SOLID GROUP INC.

PRESIDENT'S MESSAGE

I would like to offer my sincere gratitude to all our shareholders for your continued trust, support and patronage. In presenting our 2017 annual report, let me offer the following notes:

- Consolidated Revenue was Php 4.94 Billion with a Net Income of Php 404 Million. Our Company's revenue declined by 22% due to significant challenges in the digital mobile business. The good news is that overall, we were able to achieve an 18% increase in profitability as other business groups delivered better than expected results from their operations.
- Earnings per share improved from Php 0.19 in 2016 to Php 0.22 in 2017. Total assets also grew from Php 11.33 Billion in 2016 to Php 11.76 Billion in 2017. Liquidity remained high with a debt-to-equity ratio of 0.14 and current ratio of 8.4 times which establishes our capability to withstand potential financial shocks and to invest in new businesses.
- Noteworthy was the participation of Solid Video Corporation (SVC) in the ASEAN Summit events hosted by the Philippine government as Turnkey Integrator of the International Media Center. SVC's stellar performance for 2017 came from successful implementation of these ASEAN Summit projects.

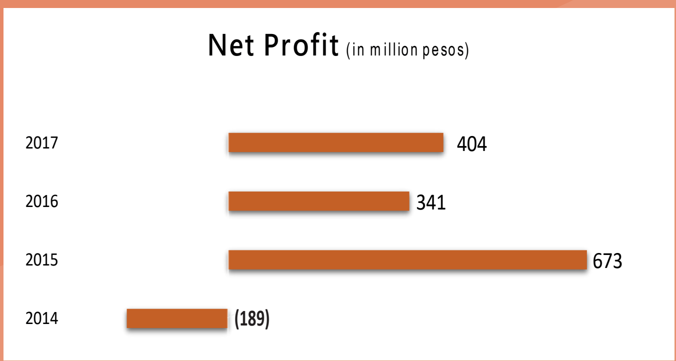
We are exploring new potentials that will increase the value of our current businesses' products and services. We will be looking into new application technologies to create more value for our digital mobile business as well as latest trends in broadcast and content creation workflows, capacity expansion in our logistics, testlab and hotel operations, and further development of our real estate assets.

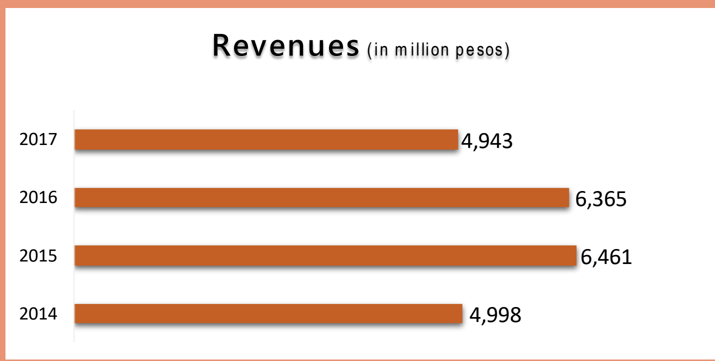
Finally, in view of evolving technologies, changing environments, and shifting customer needs, we are committed to enhance people development through continuous education and training, within and outside the workplace, to generate new ideas, innovate better solutions, and foster teamwork towards achieving sustainable growth and prosperity for all our stakeholders.

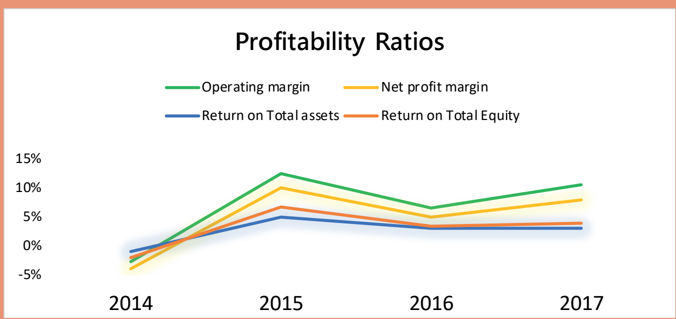
Maraming Salamat Po at Mabuhay!

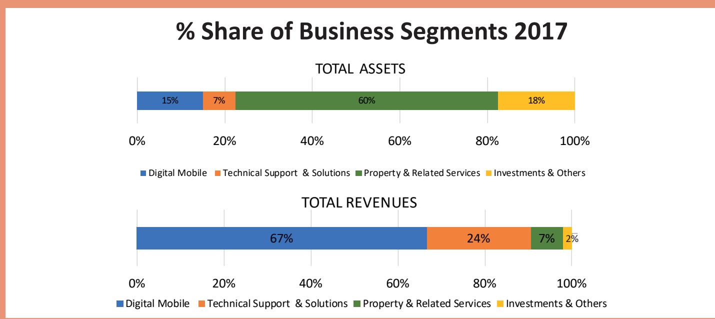
Susan L. Tan
President

FINANCIAL HIGHLIGHTS









Balance Sheet (in billion pesos)	2014	2015	2016	2017
Total Assets	13.66	12.36	11.34	11.76
Total Liabilities	4.17	2.29	1.34	1.48
Total Equity	9.49	10.07	10.00	10.29
Retained Earnings	2.59	2.97	3.13	3.40

Key Performance Indicators	2014	2015	2016	2017
Current ratio	2.31	4.34	9.05	8.40
Debt-to-equity ratio	0.44	0.22	0.13	0.14
Asset turnover	37%	50%	54%	43%
Net profit margin	-4%	10%	5%	8%
Book value per share	5.03	5.25	5.30	5.46
EPS	-0.07	0.27	0.19	0.22

DIGITAL MOBILE DEVICE

The MyPhone business had a challenging year as revenue fell 36% from Php 5.16 Billion in 2016 to Php Php 3.29 Billion in 2017. The prior year included network operator corporate sales of Php 1.16 Billion. Although profitability declined by 76% which was caused by competition and the depreciation of the peso, the business managed to stay positive with a Php 26 Million net income.

Revenues fell significantly due to lower sales volumes which were caused by supply delays in the last quarter and also by the highly competitive market conditions. Major China brands such as VIVO and OPPO invested heavily to gain market share, through aggressive marketing campaigns, consumer financing promotions and store expansion.

Competing on innovation and affordability, MyPhone grew its Digital Television (DTV) category through the sales of Android phones (A6, A7, A8 & A9 DTVs) and Tablets (T3DTV & T5DTV) which strongly appealed to consumers who enjoyed free-to-air television on the go. A unique DTV dongle accessory was introduced to enable most Android models to also receive television broadcast from regular TV stations.

Of course, MyPhone continued to compete in the mass market with affordable smart phone models such as the A1 and the A5 as well as entry level feature phones.

Towards the end of 2017, the company launched a new brand "Brown" which was designed to be sold through a new direct selling distribution model. This initiative is not confined to just phones and accessories but it is also a platform that distributes and promotes Filipino brands and products to local and international markets through third-party logistics fulfillment. It is supported by a marketing program called "Brown & Proud" which profiles local culture, education through the new Brown and Proud Academy and offers networking activities to further enhance the capabilities of Filipino business builders.

MyPhone is currently studying new business potentials that will merge the technical capabilities of its products with new applications in online transactions, e-commerce, and streaming media as a way of extending a value offering to customers beyond the product's software and physical attributes.

While the business environment continues to be tough for the mobile phone industry, "MyPhone" and "Brown" products and related services will prevail through the company's strengths in research, sourcing and distribution. These efforts will be made possible by management's strong commitment as well as the continued support and patronage of its manufacturing partners, dealer retailers and customers.

MyA9 DTV Android phone and MyT5 DTV Tablet

Brown&Proud Voice Finder with Atty. Elena Lim & David Lim

First Batch of Brown&Proud Creative Entrepreneurship Graduates

MyPhone Dongles

MyPhone Concept Stores

TECHNICAL SUPPORT AND SOLUTIONS

This business segment performed beyond expectations achieving an unprecedented Php 1.18 Billion in revenues up 51% from the Php 782 Million in 2016. It also delivered Php 152.57 Million in net income which is a 72%% growth from the Php 89 Million the previous year. The key factor for this performance was the very successful undertaking of the International Media Center (IMC) projects for the 30th and 31st ASEAN Summits.

Solid Video Corporation (SVC) marked a record performance delivering sales revenue of Php 718 Million and net profit of Php 97 Million. This performance was fueled by its major participation in the IMC system integration activities in three separate ASEAN events at the World Trade Center and the Conrad Hotel. This established SVC as a premier system integrator and technology partner for international media events. The world class IMC which brought acclaim to the Philippines as host country consisted of 100 media booths, 6 broadcast rooms, a master control center, several OB Van facilities, Satellite and Fiber Optic transmission capabilities. Also included were press briefing rooms including a 2000 seater hall, giant LED walls, reception counters and guest lounges with high speed internet, refreshments and even massage service.

ASEAN IMC Team

Omni Solid Services Inc. (OMNI) delivered a strong performance with Php 287 Million in revenue while growing net income to Php 54 Million, an 8% growth from previous year. Growth was attributed to the fully operational test chambers for airconditioners and refrigerators, and increased demand for logistic services, TV assembly and warehouse rentals. OMNI will continue to invest in delivery vehicles and upgrade testlab equipment. More importantly, it aims to reach higher levels of technical and soft skill abilities for its workforce as well as management proficiency to ensure compliance with high standards of service demanded by its major clients.

ASEAN IMC briefing room

Meanwhile, Solid Electronics Corporation (SolidService) delivered Php 177 Million in revenue up 6% from the previous year. Despite a declining volume trend, SolidService achieved a positive net income due to improved efficiency. With its extensive network and highly trained personnel, the company aims to grow its business with new products such as TV Plus by ABS CBN and diversified services such as LED panel repair, CCTV and Aircon installation.

ASEAN IMC information counter

10-wheeler delivery vehicles

IMC Master Control Center

Aircon installation by SolidService

OMNI General Assembly

PROPERTY AND BUILDING SERVICES

This segment posted Php 365 Million in revenues up by 14% from its previous year. Net profit was higher by 83% at Php 218 Million from Php 119 Million in 2016. This achievement was brought about by increased leasing revenues, improved hotel operation, gain on sale of a Baguio property and condo units and higher fair market value gains on investment property.

SOLVIDA Building, Araneta, Quezon City

Solid Manila Corporation's revenue for leasing operations increased by 58% to Php 145 Million in 2017 from Php 92 Million in 2016. The 7-storey office building in Quezon City and the 5-door warehouse facility in Sucat, Parañaque were completed and will be ready for occupancy in the first half of 2018. Also expected in 2018 is over a 100-room Dormitory project in Tandang Sora, Quezon City to cater to young professionals and students. In the planning stage for development in the near future are properties in San Pablo, Dagupan and Cebu.

Zen Towers Corporation improved its business of condominium sales and rentals from office and residential units. Revenue increased by 26% to Php 56 Million with a net income of Php 16 Million.

Green Sun Hotel Management Inc (Green Sun) took over the hotel and events place operations from Solid Manila Corporation. Its first year of operation resulted in a modest profit despite ongoing restructuring of manpower and systems. Casa Bocobo Hotel improved its income by shifting its F&B function from in-house to concessionaire-operated. Other improvements include diversifying room categories and introduction of dynamic pricing to maximize room revenues. Seven new functions rooms (Focus 1-7) were added to cater to corporate seminars and meetings. The two major events places AXON and The EYE had more bookings through stronger marketing efforts. The new elevator for The EYE patrons became operational. Meanwhile, SOMA Bistro introduced new food items and regular nightly entertainment. Green Sun celebrated Filipino talent by supporting poetry readings, theatre plays, workshops and art exhibits.

Inauguration of Building in Araneta, Quezon City

Dormitories in Tandang Sora, Quezon City

New elevator to The EYE

SOMA nightly entertainment

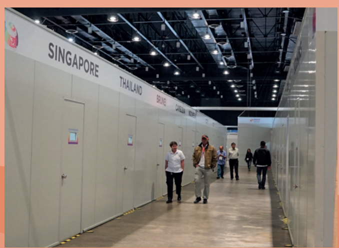
Events @ Green Sun

PROPERTY AND BUILDING SERVICES (cont.)

Solid Group Technologies Corporation which carries the MyHouse brand of modular building solutions had a turn-around year in profitability achieving Php 13.8 Million net income from Php 8.8 Million loss the year before. Its Php 53 Million revenue came from participating in Special Projects including Ms. Universe, the SONA 2018 in Batasan Complex and several ASEAN Summit projects in Seda Hotel, Conrad Hotel and World Trade Center. It also delivered its first two convenience stores to Shell Philippines in EDSA Kaingin and Valle Verde in Pasig. MyHouse will showcase its technology in the WorldBEX Exposition to create greater market awareness and generate sales momentum to achieve its projected revenue of Php 80 Million in 2018.


Ms. Universe technical booths

Shell convenience store



ASEAN IMC media booths


ASEAN outdoor media booths


IMC stand-uppers

INVESTMENTS AND OTHERS

This segment revenue was higher by 50% with Php 140 Million mainly from higher investible funds and higher yields from placements. Lower dividends from affiliates were realized amounting to Php 40 Million in 2017 from Php 65 Million in 2016.

The Company has distributed dividends to shareholders for the past five (5) years. Dividend payment rate was 32% in 2017 and 53% in 2016.

CORPORATE SOCIAL RESPONSIBILITY

- SGI participated in CARITAS Manila Scholarship Program and sponsored 40 deserving college students from the Visayas Region (Calbayog, Borongan and Dumaguete) to provide opportunities for a better future.
- OMNI conducted free medical and dental clinic services in Valenzuela and Paranaque for those in need in their communities.
- SGI donated a 2-storey MyHouse structure for medical services to the Makati Medical Foundation in support of its efforts towards the rehabilitation of Marawi.

BOARD OF DIRECTORS


Jason S. Lim
Chairman of the Board


Susan L. Tan
President & CEO


Joseph A. Lim
Founder, Director


Elena S. Lim
Chair Emeritus, Director


Quintin Chua
Independent Director


Maria G. Goolsby
Independent Director


Vincent S. Lim
SVP & CFO, Director


Beda T. Mañalac
VP, Director


Jonathan Joseph C. Lim
VP, Director

CORPORATE OFFICERS


Lita Joaquin
VP, Treasurer


Mellina Corpuz
SVP, Chief Accounting Officer


Atty. Maria Katigbak-Lim
Asst. Corporate Secretary


Atty. Roberto San Jose
Corporate Secretary


Ericson Salvador
Chief Audit Executive


Josephine Santiago
Chief Information Officer

EXECUTIVE OFFICERS


David S. Lim
President, MySolid Technologies & Devices Corp.


Kevin Michael Tan
EVP, MyPhone


Anthony Posadas
SVP, MyPhone


Abbe Daza
GM, Omni Solid Services Inc.


Christopher James Tan
GM, Solid Video Corp.


Joji Tan
GM, Solid Electronics Corp.


Rudolph Panlilio
Operations Manager, MyHouse


Jose Rhomel Santos
GM, Green Sun & Casa Bocobo Hotels

SOLID GROUP INC. is a Philippine registered listed holding company and engaged in various businesses including distribution of mobile devices, broadcast and professional solutions, after-sales service, logistics and certified product test lab services, property development and leasing, hotel management, financing and investments.

Uplifting Filipino Lives

Integrating affordable technology and quality
Pursuing continuous improvement and innovation
Enhancing value to customers and stakeholders
Doing business with integrity to serve God, country, people

MEMBER COMPANIES

MySolid Technologies and Devices Corporation – *MyPhone* Mobile Devices • Solid Video Corporation – *SVC* Broadcast and Professional Solutions • Omni Solid Services, Inc. – *OMNI* Logistics & Test Lab Services • Solid Electronics Corporation – *SolidService* After-Sales Network • Solid Manila Corporation & Precos, Inc.- Property Development & Leasing • Solid Group Technologies Corporation – *MyHouse* Modular Building Systems • Green Sun Hotel Management, Inc. & Casa Bocobo Hotel, Inc.- Hotel Business • Zen Towers Corporation- Residential & Office Condominium • Kita Corporation – CDC (Clark) Registered Operation • Laguna Int'l Industrial Park, Inc. & Starworld Corporation – Industrial Park • Solid Manila Finance, Inc. – Consumer Financing.

SOLID GROUP INC.

STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL STATEMENTS

The management of **Solid Group Inc. and Subsidiaries** is responsible for the preparation and fair presentation of the consolidated financial statements, including the schedules attached therein, for the years ended December 31, 2017 and 2016, in accordance with the prescribed financial reporting framework indicated therein, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative to do so.

The Board of Directors is responsible for overseeing the Group's financial reporting process.

The Board of Directors reviews and approves the consolidated financial statements, including the schedules attached therein, and submits the same to the stockholders.

Punongbayan & Araullo, the independent auditors appointed by the stockholders, has audited the consolidated financial statements of the Group in accordance with Philippine Standards on Auditing, and in their report to the stockholders, have expressed their opinion on the fairness of presentation upon completion of such audit.

JASON S. LIM	**SUSAN L. TAN**	**VINCENT S. LIM**
Chairman of the Board	President & Chief Executive Officer	SVP & Chief Financial Officer
Passport No. EC1478590	Passport No. EC2411790	Passport No. PO757030A
Date/Place Issued:	Date/Place Issued:	Date/Place Issued:
June 26, 2014, Manila	October 14, 2014, Manila	October 26, 2016, Manila

Signed this APR 18 2018 day of ________ 2018.

APR 18 2018

SUBSCRIBED AND SWORN to before me this ________ day of __________, affiants exhibiting to me their passport with details shown above.

Doc No. 17 ;
Page No. 4 ;
Book No. 52 ;
Series of 2018

ATTY RAYMOND A. RAMOS
COMMISSION NO. M-277
NOTARY PUBLIC FOR MAKATI CITY
UNTIL DECEMBER 31, 2018
NO. 15 J.P. RIZAL EXTN. COR. TANGUILE ST
COMEMBO, MAKATI CITY
SC Roll No. 62179/04-26-2013
IBP NO. 022957/01-04-2018/Pasig City
PTR NO MKT-6614630, 01-03-2018/MAKATI CITY
MCLE Compliance No. V-0004514/10-31-2014

Green Sun 2285 Don Chino Roces Avenue Extension, 1231 Makati City, Metro Manila, PHILIPPINES
www.solidgroup.com.ph Tel. Nos.: (632) 843 -1511/ 548-9251 Fax: (632) 548-9219

CERTIFICATE ON THE COMPILATION SERVICES FOR THE PREPARATION OF THE FINANCIAL STATEMENTS AND NOTES TO THE FINANCIAL STATEMENTS

I hereby certify that I am the Certified Public Accountant (CPA) who performed the compilation services related to the preparation and presentation of financial information of an entity in accordance with Philippine Financial Reporting Standards (PFRS) and reports as required by accounting and auditing standards for **Solid Group Inc. and Subsidiaries** for the period ended December 31, 2017.

In discharging this responsibility, I hereby declare that I am the SVP & Chief Accounting Officer of Solid Group Inc.

Furthermore, in my compilation services for the preparation of the financial statements and notes to the financial statements, I was not assisted by or did not avail of the services of Punongbayan & Araullo which is the external auditor who rendered the audit opinion for the said financial statements and notes to the financial statements.

I hereby declare, under penalties of perjury and violation of Republic Act No. 9298, that my statements are true and correct.

Mellina T. Tan-Corpuz
CPA Certificate No. 0073993
Valid Until: August 14, 2019
CPA Accreditation No. 3257
Valid Until: August 14, 2020

April 3, 2018

SUBSCRIBED AND SWORN TO BEFORE ME
THIS DAY OF APR 05 2018
AFFIANT EXHIBITED HIS/HER
NO. ______ ISSUED ON ______
AT ______

NOTARY PUBLIC

Doc. No. 127
Page No. 27
Book No. 10
Series of 2018

ATTY. RAYMOND A. RAMOS
COMMISSION NO. M-277
NOTARY PUBLIC FOR MAKATI CITY
UNTIL DECEMBER 31, 2018
NO. 15 J.P. RIZAL EXTN. COR. TANGUILE ST
COMEMBO, MAKATI CITY
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PTR NO MKT-6614630, 01-03-2018/MAKATI CITY
MCLE Compliance No. V-0004514/10-31-2014

P&A
Grant Thornton
An instinct for growth™

Punongbayan & Araullo
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The Enterprise Center
6766 Ayala Avenue
1200 Makati City
Philippines

T +63 2 988 2288

Report of Independent Auditors

The Board of Directors and Stockholders
Solid Group Inc. and Subsidiaries
2285 Don Chino Roces Avenue
Makati City

Opinion

We have audited the consolidated financial statements of Solid Group Inc. and subsidiaries (the Group), which comprise the consolidated statements of financial position as at December 31, 2017 and 2016, and the consolidated statements of income, consolidated statements of comprehensive income, consolidated statements of changes in equity and consolidated statements of cash flows for each of the three years in the period ended December 31, 2017, and the notes to consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at December 31, 2017 and 2016, and their consolidated financial performance and their consolidated cash flows for each of the three years in the period ended December 31, 2017 in accordance with Philippine Financial Reporting Standards (PFRS).

Basis for Opinion

We conducted our audits in accordance with Philippine Standards on Auditing (PSA). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics) together with the ethical requirements that are relevant to our audits of the consolidated financial statements in the Philippines, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

(a) Revenue Recognition for Sale of Goods

Description of the Matter

The Group recognizes revenue from sale of goods when the risks and rewards of ownership of the goods have passed to the buyer, i.e., generally when the customer has acknowledged delivery of goods. For the year ended December 31, 2017, revenue from sale of goods amounted to P3,450.2 million representing 69.8% of the total revenue of the Group. On the other hand, the related trade receivables amounting to P780.2 million as at December 31, 2017, accounted for the 6.6% of total assets of the Group. Since the revenue from sale of goods and the related receivables are both significant and susceptible to fraud or error that could cause material misstatements to the consolidated financial statements, we consider this as key audit matter.

The Group's disclosures about its revenue from sale of goods and the related trade receivables and revenue recognition policies are included in Notes 2 and 7, respectively.

How the Matter was Addressed in the Audit

Our audit procedures to address the risk of material misstatement relating to revenue recognition for sale of goods included:

- testing of design effectiveness of activities-level internal controls related to the process of recording sale and receipts, which include inquiry and observation, and performing walkthrough of controls of indicating processing marked on source documents and comparing details of amounts entered to source documents;

- confirming sample receivable items using positive confirmations to ascertain the existence and validity of recognized revenues and the related trade receivables;

- performing alternative audit procedures for non-responding customers, such as, examining evidence of subsequent receipts, and corresponding delivery orders and commercial invoices;

- performing sales cut-off test, including, among others, examining sales transactions near period end, and analyzing and reviewing delivery orders, commercial invoices, sales returns, credit memos and other receivable adjustments subsequent to the end of the reporting period to determine whether revenues are appropriately recognized in the proper period; and,

- performing detailed analysis of revenue components on a per month and per product basis and financial key ratio analysis related to revenues such as, but not limited to, comparing the current year's revenue as a percentage of total revenues, receivable turnover and average collection period.

(b) Measurement of Merchandise Inventories at Net Realizable Value

Description of the Matter

As at December 31, 2017, the Group's merchandise inventories amounted to P538.6 million, which accounts for the 9.0% and 4.6% of the Group's total current assets and total assets, respectively. Merchandise inventories are valued at the lower of cost and net realizable value. Cost is determined using the moving average method. Management uses estimates such as estimated cost to sell in determining the net realizable value of its merchandise inventories. These management's processes are based on judgment and certain assumptions. This factor, together with the significant share of merchandise inventories in the consolidated statements of financial position of the Group, made us conclude that the measurement of merchandise inventories at the lower of cost and net realizable value is a key audit matter.

The Group's disclosures about merchandise inventories and the related inventory valuation policies are included in Notes 9 and 2, respectively.

How the Matter was Addressed in the Audit

Our audit procedures to address the risk of material misstatement relating to the measurement of merchandise inventories at the lower of cost and net realizable value, which was considered to be a significant risk, included:

- determining whether the method of inventory costing and the application of the measurement at the lower of cost and net realizable value is appropriate and consistent with prior periods;

- performing test on inventory costing on sample basis by recomputing the unit cost, examining movements affecting the average unit cost and reviewing the supporting documents to validate the components of inventory costs;

- determining whether inventory is stated at lower of cost and net realizable value by obtaining and testing the reasonableness of the Group's computation of the net realizable value; and,

- performing a price test, on a sample basis, of inventory items by examining supporting documents.

(c) Valuation of Investment Properties at Fair Value

Description of the Matter

The Group's investment properties consist mainly of land and improvements, and buildings and improvements held for lease under operating lease arrangements. The Group's investment properties are accounted for under the fair value model. As at December 31, 2017, the Group's investment properties amounted to P2,903.9 million representing 24.7% of the total assets. In determining the fair value of investment properties, management engaged the services of professional and independent appraiser, with sufficient experience with respect to both the location and the nature of the investment properties, which uses relevant valuation methodologies.

The valuation of investment properties was considered as key audit matter as the amount is material to the consolidated financial statements and that the processes of determining the fair value involves significant estimates and assumptions which involves the utilization of the work of an expert.

The Group's disclosures about investment properties and the related fair value disclosures are included in Notes 12 and 30, respectively.

How the Matter was Addressed in our Audit

Our audit procedures to address the risk of material misstatement relating to valuation of investment properties included:

- determining whether the independent appraiser engaged by the Group has the necessary professional competency, reputation, experience and objectivity;
- evaluating the results of the work of independent appraiser by understanding the methods and data used in determining the fair value of investment properties; and,
- assessing the appropriateness and reasonableness of assumptions used such as the selection of comparable properties and determination of price adjustments due to size and features, among others.

Other Information

Management is responsible for the other information. The other information comprises the information included in the Group's Securities and Exchange Commission (SEC) Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2017, but does not include the consolidated financial statements and our auditors' report thereon. The SEC Form 20-IS, SEC Form 17-A and Annual Report for the year ended December 31, 2017 are expected to be made available to us after the date of this auditors' report.

Our opinion on the consolidated financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audits of the consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audits, or otherwise appears to be materially misstated.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with PFRS, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with PSA will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with PSA, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence and, where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audits resulting in this independent auditors' report is Sheryl G. Llovido.

PUNONGBAYAN & ARAULLO

By: **Sheryl G. Llovido**
Partner

CPA Reg. No. 0108392
TIN 221-750-103
PTR No. 6616012, January 3, 2018, Makati City
SEC Group A Accreditation
Partner - No. 1554-A (until Apr. 14, 2019)
Firm - No. 0002-FR-5 (until Mar. 26, 2021)
BIR AN 08-002511-36-2015 (until Nov. 1, 2018)
Firm's BOA/PRC Cert. of Reg. No. 0002 (until Dec. 31, 2018)

April 3, 2018

SOLID GROUP INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2017 AND 2016
(Amounts in Philippine Pesos)

	Notes	2017	2016
A S S E T S			
CURRENT ASSETS			
Cash and cash equivalents	5	**P 3,490,600,099**	P 2,259,894,549
Financial assets at fair value through profit or loss	6	**-**	741,732,076
Trade and other receivables - net	7	**1,214,427,626**	1,380,006,645
Advances to related parties	25	**9,223,071**	9,105,994
Merchandise inventories and supplies - net	9	**538,620,487**	802,961,531
Real estate inventories - net	10	**440,454,110**	451,885,998
Other current assets	13	**301,822,764**	215,170,360
Total Current Assets		**5,995,148,157**	5,860,757,153
NON-CURRENT ASSETS			
Trade and other receivables	7	**692,864,376**	663,099,702
Available-for-sale financial assets - net	8	**20,997,265**	18,076,450
Property and equipment - net	11	**1,909,014,819**	1,874,098,566
Investment properties - net	12	**2,903,917,472**	2,678,036,738
Post-employment benefit asset	21	**105,764,094**	102,973,736
Deferred tax assets - net	22	**110,772,335**	119,545,793
Other non-current assets	13	**23,451,965**	20,101,090
Total Non-current Assets		**5,766,782,326**	5,475,932,075
TOTAL ASSETS		**P 11,761,930,483**	P 11,336,689,228

	Notes	2017	2016
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Interest-bearing loans	14	**P 115,748,223**	P 112,643,382
Trade and other payables	15	**475,688,544**	438,512,255
Customers' deposits	2	**16,755,990**	10,818,247
Advances from related parties	25	**3,793,105**	1,881,549
Estimated liability for land and land development c	2	**68,304,647**	68,304,647
Income tax payable		**33,477,152**	15,248,773
Total Current Liabilities		**713,767,661**	647,408,853
NON-CURRENT LIABILITIES			
Refundable deposits	16	**27,098,123**	21,368,341
Post-employment benefit obligation	21	**37,865,673**	33,005,305
Deferred tax liabilities - net	22	**697,238,194**	636,814,539
Total Non-current Liabilities		**762,201,990**	691,188,185
Total Liabilities		**1,475,969,651**	1,338,597,038
EQUITY			
Attributable to the Parent Company's stockholders			
Capital stock	23	**2,030,975,000**	2,030,975,000
Additional paid-in capital	2	**4,641,701,922**	4,641,701,922
Treasury shares - at cost	23	**(115,614,380)**	(115,614,380)
Revaluation reserves	23	**(15,778,108)**	(27,542,667)
Retained earnings	23	**3,398,699,549**	3,129,157,242
Total equity attributable to the Parent Company's stockholders		**9,939,983,983**	9,658,677,117
Non-controlling interests	2	**345,976,849**	339,415,073
Total Equity		**10,285,960,832**	9,998,092,190
TOTAL LIABILITIES AND EQUITY		**P 11,761,930,483**	P 11,336,689,228

See Notes to Consolidated Financial Statements.

SOLID GROUP INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF INCOME
FOR THE YEARS ENDED DECEMBER 31, 2017, 2016 AND 2015
(Amounts in Philippine Pesos)

	Notes	2017	2016	2015
REVENUES				
Sale of goods	2	P 3,450,152,476	P 5,393,488,265	P 3,952,750,577
Rendering of services	25, 26	1,192,371,205	736,887,361	532,077,613
Rentals	12, 25, 27	233,294,441	184,863,639	146,091,062
Interest	7, 20, 25	44,795,183	38,054,114	41,920,757
Sale of real estate	2	22,123,780	12,065,150	1,788,006,760
		4,942,737,085	6,365,358,529	6,460,846,769
COSTS OF SALES, SERVICES, RENTALS AND REAL ESTATE SALES				
Cost of sales	17	2,970,049,060	4,706,591,200	3,577,153,783
Cost of services	17	915,753,933	595,047,557	460,303,202
Cost of rentals	12, 17	77,115,991	52,137,047	57,325,823
Cost of real estate sales	17	14,148,749	8,224,118	925,220,490
		3,977,067,733	5,361,999,922	5,020,003,298
GROSS PROFIT		965,669,352	1,003,358,607	1,440,843,471
OTHER OPERATING EXPENSES (INCOME)				
Selling and distribution costs	18	330,955,769	376,046,004	559,990,238
General and administrative expenses	18	367,737,348	358,350,005	336,954,164
Other operating income - net	19	(251,374,352)	(16,695,835)	(263,024,203)
Gain on sale of subsidiary	1, 25	-	(127,963,343)	-
		447,318,765	589,736,831	633,920,199
OPERATING PROFIT		518,350,587	413,621,776	806,923,272
OTHER INCOME (CHARGES) - Net				
Finance income	20	39,837,895	57,256,998	89,517,766
Finance costs	20	(14,453,757)	(17,998,210)	(77,005,570)
Other gains - net	20	17,726,255	12,691,553	16,058,807
Share in net loss of an associate	13	-	-	(3,305,718)
		43,110,393	51,950,341	25,265,285
PROFIT BEFORE TAX		561,460,980	465,572,117	832,188,557
TAX EXPENSE	22	157,848,957	124,862,296	159,283,615
NET PROFIT		403,612,023	340,709,821	672,904,942
Net profit (loss) attributable to the:				
Parent Company's stockholders	24	397,050,247	343,429,551	486,807,389
Non-controlling interests		6,561,776	(2,719,730)	186,097,553
		403,612,023	340,709,821	672,904,942
Earnings per share attributable to the Parent Company's stockholders	24	P 0.22	P 0.19	P 0.27

See Notes to Consolidated Financial Statements.

SOLID GROUP INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2017, 2016 AND 2015
(Amounts in Philippine Pesos)

	Notes	2017	2016	2015
NET PROFIT		**P 403,612,023**	P 340,709,821	P 672,904,942
OTHER COMPREHENSIVE INCOME (LOSS)				
Items that will be reclassified subsequently to profit or loss:				
Fair value gains on available-for-sale financial assets - net	8, 23	**2,920,815**	3,267,665	1,380,000
Currency exchange differences on translating financial statements of foreign operations	2, 23	**319,859**	12,035,355	14,380,981
Deferred tax expense on changes in fair value of available-for-sale financial assets	22, 23	**(210,000)**	(630,000)	(414,000)
Reclassification adjustments for gains recognized in profit or loss from disposal of investment in foreign operations	23	**-**	(63,709,618)	-
		3,030,674	(49,036,598)	15,346,981
Item that will not be reclassified subsequently to profit or loss:				
Remeasurement of post-employment defined benefit plan	21, 23	**11,330,762**	(18,336,523)	(1,899,376)
Tax income (expense)	22, 23	**(2,596,877)**	4,792,281	508,268
		8,733,885	(13,544,242)	(1,391,108)
Other comprehensive income (loss) – net of tax		**11,764,559**	(62,580,840)	13,955,873
TOTAL COMPREHENSIVE INCOME		**415,376,582**	278,128,981	686,860,815
Total comprehensive income (loss) attributable to:				
Parent Company's stockholders		**408,814,806**	280,848,711	500,763,262
Non-controlling interests		**6,561,776**	(2,719,730)	186,097,553
		415,376,582	278,128,981	686,860,815

See Notes to Consolidated Financial Statements.

SOLID GROUP INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2017, 2016 AND 2015
(Amounts in Philippine Pesos)

	Notes	Capital Stock	Additional Paid-in Capital	Treasury Shares - at Cost	Revaluation Reserves	Retained Earnings	Total	Non-controlling Interests	Total Equity
		Attributable to the Parent Company's Stockholders							
Balance at January 1, 2017		P 2,030,975,000	P 4,641,701,922	(115,614,380)	(27,542,667)	3,129,157,242	9,658,677,117	339,415,073	9,998,092,190
Dividends declared	23	-	-	-	-	(127,507,940)	(127,507,940)	-	(127,507,940)
Total comprehensive income for the year	23	-	-	-	11,764,559	397,050,247	408,814,806	6,561,776	415,376,582
Balance at December 31, 2017		**P 2,030,975,000**	**P 4,641,701,922**	**(115,614,380)**	**(15,778,108)**	**3,398,699,549**	**9,939,983,983**	**345,976,849**	**10,285,960,832**
Balance at January 1, 2016		P 2,030,975,000	4,641,701,922	(115,614,380)	35,038,173	2,967,881,891	9,559,982,606	508,864,998	10,068,847,604
Transaction between owners:									
Deconsolidation of a subsidiary	1	-	-	-	-	-	-	(166,730,195)	(166,730,195)
Dividends declared	23	-	-	-	-	(182,154,200)	(182,154,200)	-	(182,154,200)
Total comprehensive income for the year	23	-	-	-	(62,580,840)	343,429,551	280,848,711	(2,719,730)	278,128,981
Balance at December 31, 2016		P 2,030,975,000	4,641,701,922	(115,614,380)	(27,542,667)	3,129,157,242	9,658,677,117	339,415,073	9,998,092,190
Balance at January 1, 2015		P 2,030,975,000	4,641,701,922	(115,614,380)	21,082,300	2,590,367,022	9,168,511,864	322,767,445	9,491,279,309
Dividends declared	23	-	-	-	-	(109,292,520)	(109,292,520)	-	(109,292,520)
Total comprehensive income for the year	23	-	-	-	13,955,873	486,807,389	500,763,262	186,097,553	686,860,815
Balance at December 31, 2015		P 2,030,975,000	4,641,701,922	(115,614,380)	35,038,173	2,967,881,891	9,559,982,606	508,864,998	10,068,847,604

See Notes to Consolidated Financial Statements.

SOLID GROUP INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2017, 2016 AND 2015
(Amounts in Philippine Pesos)

	Notes	2017	2016	2015
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit before tax		P 561,460,980	P 465,572,117	P 832,188,557
Adjustments for:				
Fair value losses (gains) on investment property - net	12	(135,678,910)	52,938,928	(87,747,812)
Depreciation and amortization	11	85,528,588	80,149,510	76,013,702
Interest income	7, 20, 25	(70,327,634)	(59,861,406)	(77,425,436)
Gain on sale of investment property	12	(37,510,547)	-	(138,520,266)
Impairment loss on property and equipment	11	14,346,250	-	-
Gain on redemption of financial assets at fair value through profit or loss (FVTPL)	6	(5,918,418)	(2,268,082)	(1,403,189)
Interest expense	20	2,834,528	12,431,682	59,348,521
Interest amortization on refundable deposits	16	1,555,880	272,778	155,895
Gain on sale of property and equipment	11	(1,533,248)	(739,986)	(6,685,469)
Gain on derecognition of liabilities	15	(1,293,384)	(72,555)	-
Gain on discounting of refundable deposits	16	(486,937)	(2,891,369)	-
Unrealized foreign currency exchange gains - net	20	(406,317)	(28,119,793)	(32,197,646)
Dividend income	20	(219,272)	(164,619)	-
Gain on sale of subsidiary	1, 25	-	(127,963,343)	-
Fair value gain on financial assets at FVPTL	6	-	(2,491,078)	(260,983)
Gain on settlement of receivables	7	-	-	(19,395,000)
Operating profit before working capital changes		412,351,559	386,792,784	604,070,874
Decrease (increase) in trade and other receivables - net		137,379,997	(188,166,371)	136,928,058
Decrease (increase) in advances to related parties		(117,077)	(154,302,664)	27,327,315
Decrease (increase) in merchandise inventories and supplies - net		264,341,044	63,193,801	(271,525,372)
Decrease in real estate inventories - net		11,431,888	24,746,816	724,452,797
Decrease (increase) in other current assets		(5,195,533)	125,259,674	(134,446,514)
Decrease in post-employment benefit asset		5,943,527	763,840	4,393,168
Decrease (increase) in other non-current assets		(3,350,875)	9,387,639	14,781,965
Increase (decrease) in trade and other payables		38,469,673	23,432,122	(95,816,590)
Increase (decrease) in customers' deposits		5,937,743	55,613,237	(951,269,920)
Increase in advances from related parties		1,911,556	116,925,091	36,384,895
Increase in refundable deposits		4,660,839	4,964,040	5,708,945
Increase (decrease) in post-employment benefit obligation		4,860,368	13,265,851	(966,250)
Cash generated from operations		878,624,709	481,875,860	100,023,371
Interest received		45,361,516	38,006,465	64,967,784
Cash paid for income taxes		(151,770,477)	(120,188,155)	(227,272,116)
Net Cash From (Used in) Operating Activities		772,215,748	399,694,170	(62,280,961)
CASH FLOWS FROM INVESTING ACTIVITIES				
Proceeds from redemption of financial assets at FVTPL	6	875,150,494	811,112,953	1,016,699,632
Acquisitions of property and equipment	11	(173,211,098)	(141,407,745)	(152,791,087)
Acquisitions of financial assets at FVTPL	6	(127,500,000)	(1,425,077,589)	(391,971,786)
Additions to investment property	12	(102,145,718)	(76,772,868)	(279,581,068)
Proceeds from disposal of investment property	12	85,686,880	-	1,506,509,527
Interest received	20	23,400,466	21,807,292	35,504,679
Proceeds from disposal of property and equipment	11	3,720,816	1,321,843	7,519,692
Net proceeds from sale of a subsidiary	1	-	275,997,999	-
Acquisitions of available-for-sale financial assets	8	-	(972,258)	(3,000,000)
Net Cash From (Used in) Investing Activities		585,101,840	(533,990,373)	1,738,889,589
Balance carried forward		P 1,357,317,588	(P 134,296,203)	P 1,676,608,628

	Notes	2017	2016	2015
Balance brought forward		**P 1,357,317,588**	(P 134,296,203)	P 1,676,608,628
CASH FLOWS FROM FINANCING ACTIVITIES				
Dividends paid	23	**(127,507,940)**	(182,154,200)	(109,292,520)
Proceeds from availment of interest-bearing loans	14	**2,849,802**	-	-
Interest paid	14	**(2,834,528)**	(12,431,682)	(59,348,521)
Dividends received	19	**219,272**	164,619	-
Repayments of interest-bearing loans		**-**	(16,241,491)	(587,266,367)
Net Cash Used in Financing Activities		**(127,273,394)**	(210,662,754)	(755,907,408)
Effect of Foreign Exchange Rate Changes on Cash and Cash Equivalents		**661,356**	28,119,793	32,197,646
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS		**1,230,705,550**	(316,839,164)	952,898,866
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		**2,259,894,549**	2,576,733,713	1,623,834,847
CASH AND CASH EQUIVALENTS AT END OF YEAR		**P 3,490,600,099**	P 2,259,894,549	P 2,576,733,713

Supplemental Information on a Non-cash Investing Activity –

In 2017 and 2016, the Group transferred certain property and equipment with carrying amounts of P36.2 million and P1.0 million, respectively, to Investment Property account (see Notes 11 and 12).

See Notes to Consolidated Financial Statements.

SOLID GROUP INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2017, 2016 AND 2015
(Amounts in Philippine Pesos)

1. CORPORATE INFORMATION

1.1 Company Background

Solid Group Inc. (SGI or the Parent Company) was incorporated and registered with the Philippine Securities and Exchange Commission (SEC) on October 16, 1933.

On February 22, 1982, the SEC approved the extension of SGI's corporate life for another 50 years. SGI currently conducts business as an investment holding company. On September 4, 1996, SGI listed its shares of stock in the Philippine Stock Exchange (PSE).

The Parent Company holds ownership interests in the following subsidiaries and associate (the Parent Company and the subsidiaries are collectively referred to herein as "the Group"):

Subsidiaries/Associate	Percentage of Ownership 2017	2016	2015	Notes	Nature of Business
Subsidiaries:					
Brilliant Reach Limited (BRL)	**100**	100	100	a	Investment holding company
Kita Corporation (Kita)	**100**	100	100		Leasing of real estate properties
Solid Broadband Corporation (SBC)	**100**	100	100		Broadband, cable and satellite services
Solid Group Technologies Corporation (SGTC)	**100**	100	100		Trading of pre-fabricated modular house and office units
Precos, Inc. (Precos)	**100**	100	100	c	Real estate
Solid Electronics Corporation (SE Corp.)	**100**	100	100		Repair services for audio and video products
Solid Manila Corporation (SMC)	**100**	100	100		Real estate
Casa Bocobo Hotel, Inc. (CBHI)	**100**	100	100	b	Hotel and restaurant operations
Solid Manila Finance, Inc. (SMFI)	**100**	100	100		Financing
Solid Video Corporation (SVC)	**100**	100	100		Trading of professional audio/ video equipment
Zen Towers Corporation (ZTC)	**100**	100	100		Real estate
My Solid Technologies & Devices Corporation (My Solid)	**100**	100	100		Sale of mobile phones and accessories
Omni Solid Services, Inc. (OSSI)	**100**	100	100		Logistics and assembly of consumer electronics products
MyApp Corporation (MyApp)	**100**	100	100	h	Investment holding company
Green Sun Hotel Management, Inc. (GSHMI)	**100**	100	-	j	Hotel and restaurant operation
Skyworld Corporation (Skyworld)	**75**	75	75	b, c	Investment holding company
Interstar Holdings Company, Inc. (Interstar)	**73**	73	73	b, c	Investment holding company
Starworld Corporation (Starworld)	**50**	50	50	b, e	Real estate
Laguna International Industrial Park, Inc. (LIIP)	**50**	50	50	b, d	Real estate
Phil-Nanning Consortium, Inc. (PNCI)	**-**	-	100	f	Investment holding company
Fil-Dragon Real Estate Development, Ltd. (Fil-Dragon)	**-**	-	51	g	Real estate
Associate –					
Creative HotHouse Manila, Inc. (CHMI)	**-**	-	50	i	Development of mobile application

Notes:

(a) Incorporated and domiciled in the British Virgin Islands
(b) Indirectly owned through SMC
(c) Pre-operating or non-operating
(d) LIIP is 22.5% owned by SMC and 37.5% owned by Interstar
(e) Starworld is 20% owned by SMC and 40% owned by Skyworld
(f) Indirectly owned through Precos as of December 31, 2015; in 2016, Precos sold all its shareholdings in PNCI
(g) Indirectly owned through PNCI; incorporated and domiciled in the People's Republic of China (PRC); in 2016, deconsolidated through sale of investment in PNCI
(h) Incorporated on October 23, 2014; has not yet started commercial operation as of December 31, 2017
(i) Indirectly owned through MyApp; incorporated on February 5, 2015; in 2016, MyApp sold all its shareholdings in CHMI
(j) Incorporated on December 19, 2016

SBC holds a provisional authority, granted by the National Telecommunications Commission, to use its legislative franchise under Republic Act (RA) No. 9116, *An Act Granting Solid Broadband Corporation a Franchise to Construct, Install, Establish, Operate and Maintain Telecommunications Systems throughout the Philippines* (see Note 26.3).

SMFI is subject to the rules and regulations provided under RA No. 8556, *The Financing Company Act of 1998* (see Note 31).

1.2 Status of Operation

(a) Recognition of Real Estate Sales of Fil-Dragon

In prior years, Fil-Dragon started its pre-selling activities in relation to the Golden Hill Project located in Nanning City, Guangxi Province in PRC. However, no real estate sales were recognized, pending the receipt of the certificates of property ownership from the Chinese government. Accordingly, collections from real estate buyers were recognized as part of Customers' Deposits in the consolidated statements of financial position. In 2015, Fil-Dragon has obtained the certificates of property ownership; hence, it recognized real estate sales amounting to ¥242.5 million (P1.8 billion) in the 2015 consolidated statement of income, which represents those that have already reached the Group's revenue recognition threshold of at least 25% collection of the total contract price [see Note 2.15(e)].

(b) Start of Commercial Operations of Green Sun Hotel

On April 1, 2014, the Board of Directors (BOD) and stockholders of SMC approved the amendment to its Articles of Incorporation to include hotel operations in its secondary purpose. The amendment was approved by the SEC on April 4, 2014.

Subsequently, on October 29, 2014, Green Sun Hotel (GSH) officially started its hotel and related business operations under SMC. The Hotel offers 144 guest rooms, 13 serviced apartments, three penthouse suites, a fashion boutique, three food and beverage outlets, and a function hall situated at 2285 Don Chino Roces Avenue, Makati City. In relation to this, SMC signed an agreement with CBHI for the management of the hotel's properties and operations. On December 19, 2016, GSHMI was incorporated for the management of GSH's properties and operations.

1.3 Sale of Equity Interest in PNCI

On August 10, 2016, the Group disposed of its 100% equity interest in PNCI to Solid Company Limited (SCL), a related party owned by the Parent Company's director, for cash consideration of P296.3 million, which was received in 2016. The sale also covered the assignment of advances granted by Precos to PNCI, amounting to P146.9 million (see Note 25.10).

The gain on disposal amounting to P128.0 million is presented as a separate line item under the Other Operating Expenses (Income) section in the 2016 consolidated statement of income. No similar transaction has occurred in 2017 and 2015.

1.4 Other Corporate Information

The registered offices and principal places of business of the Parent Company and its subsidiaries and associate, except those listed below, are located at 2285 Don Chino Roces Avenue, Makati City. The registered offices and principal places of business of the other subsidiaries are as follows:

BRL	-	2nd Floor, Abbott Building, P.O. Box 933, Road Town, Tortola, British Virgin Islands
Kita	-	7175 Gil Puyat Ave. cor. Feati St., Clark Freeport Zone, Clarkfield, Pampanga
OSSI	-	Solid St., LIIP, Mamplasan, Biñan, Laguna
SE Corp.	-	1172 E. Delos Santos Avenue, Balintawak, Quezon City
SMC and CBHI	-	1000 J. Bocobo corner T.M. Kalaw St., Ermita, Manila
Starworld	-	CPIP Brgys. Batino & Prinza, Calamba, Laguna
ZTC	-	1111 Natividad A. Lopez Street, Brgy. 659-A, Zone 79, District 5, Ermita, Manila

1.5 Approval for Issuance of Consolidated Financial Statements

The consolidated financial statements of the Group as of and for the year ended December 31, 2017 (including the comparative consolidated financial statements as of December 31, 2016 and for the years ended December 31, 2016 and 2015) were authorized for issue by the Parent Company's BOD on April 3, 2018.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies that have been used in the preparation of these consolidated financial statements are summarized below and in the succeeding pages. These policies have been consistently applied to all the years presented, unless otherwise stated.

2.1 Basis of Preparation of Consolidated Financial Statements

(a) Statement of Compliance with Philippine Financial Reporting Standards

The consolidated financial statements of the Group have been prepared in accordance with Philippine Financial Reporting Standards (PFRS). PFRS are adopted by the Financial Reporting Standards Council (FRSC) from the pronouncements issued by the International Accounting Standards Board, and approved by the Philippine Board of Accountancy.

The consolidated financial statements have been prepared using the measurement bases specified by PFRS for each type of asset, liability, income and expense. The measurement bases are more fully described in the accounting policies that follow.

(b) *Presentation of Consolidated Financial Statements*

The consolidated financial statements are presented in accordance with Philippine Accounting Standard (PAS) 1, *Presentation of Financial Statements*. The Group presents consolidated statement of comprehensive income separate from the consolidated statement of income.

The Group presents a third consolidated statement of financial position as at the beginning of the preceding period when it applies an accounting policy retrospectively, or makes a retrospective restatement or reclassification of items that has a material effect on the information in the consolidated statement of financial position at the beginning of the preceding period. The related notes to the third consolidated statement of financial position are not required to be disclosed.

(c) *Functional and Presentation Currency*

These consolidated financial statements are presented in Philippine pesos, the Parent Company's functional and presentation currency, and all values represent absolute amounts except when otherwise indicated.

Items included in the consolidated financial statements of the Group are measured using the Parent Company's functional currency, which is the currency of the primary economic environment in which the Parent Company operates.

2.2 Adoption of New and Amended PFRS

(a) *Effective in 2017 that are Relevant to the Group*

The Group adopted for the first time the following amendments, which are mandatorily effective for annual periods beginning on or after January 1, 2017:

PAS 7 (Amendments)	:	Statement of Cash Flows – Disclosure Initiative
PAS 12 (Amendments)	:	Income Taxes – Recognition of Deferred Tax Assets for Unrealized Losses

Discussed in the succeeding page are the relevant information about these amendments.

(i) PAS 7 (Amendments), *Statement of Cash Flows – Disclosure Initiative*. The amendments are designed to improve the quality of information provided to users of consolidated financial statements about changes in an entity's debt and related cash flows (and non-cash changes). They require an entity to provide disclosures that enable users to evaluate changes in liabilities arising from financing activities. An entity applies its judgment when determining the exact form and content of the disclosures needed to satisfy this requirement. Moreover, they suggest a number of specific disclosures that may be necessary in order to satisfy the above requirement, including: (a) changes in liabilities arising from financing activities caused by changes in financing cash flows, foreign exchange rates or fair values, or obtaining or losing control of subsidiaries or other businesses; and, (b) a reconciliation of the opening and closing balances of liabilities arising from financing activities in the consolidated statement of financial position including those changes identified immediately above.

Management has applied these amendments and present a reconciliation between the opening and closing balances of liabilities arising from financing activities in Note 14.

(ii) PAS 12 (Amendments), *Income Taxes – Recognition of Deferred Tax Assets for Unrealized Losses*. The focus of the amendments is to clarify how to account for deferred tax assets related to debt instruments measured at fair value, particularly where changes in the market interest rate decrease the fair value of a debt instrument below cost. The amendments provide guidance in the following areas where diversity in practice previously existed: (a) existence of a deductible temporary difference; (b) recovering an asset for more than its carrying amount; (c) probable future taxable profit against which deductible temporary differences are assessed for utilization; and, (d) combined versus separate assessment of deferred tax asset recognition for each deductible temporary difference. The application of this amendment has had no impact on the Group's consolidated financial statements.

(b) Effective in 2017 but not Relevant to the Group

Among the improvements to PFRS (2014-2016 Cycle), only PFRS 12, *Disclosure of Interest in Other Entities – Scope Clarification on Disclosure of Summarized Financial Information for Interests Classified as Held for Sale*, is mandatorily effective for annual periods beginning on or after January 1, 2017 but is not relevant to the Group's consolidated financial statements.

(c) *Effective Subsequent to 2017 but not Adopted Early*

There are new PFRS, amendments and interpretations to existing standards effective for annual periods subsequent to 2017, which are adopted by the FRSC. Management will adopt the following relevant pronouncements in accordance with their transitional provisions:

(i) PAS 40 (Amendment), *Investment Property – Reclassification to and from Investment Property* (effective from January 1, 2018). The amendment states that an entity shall transfer a property to, or from, investment property when, and only when, there is evidence of a change in use. A change of use occurs if property meets, or ceases to meet, the definition of investment property. A change in management's intentions for the use of a property by itself does not constitute evidence of a change in use. The amendment provided a non-exhaustive list of examples constituting change in use. Management has assessed that this amendment has no significant impact on the Group's consolidated financial statements.

(ii) PFRS 9 (2014), *Financial Instruments* (effective from January 1, 2018). This new standard on financial instruments will replace PAS 39, *Financial Instruments: Classification and Measurement*, and PFRS 9 (2009, 2010 and 2013 versions). This standard contains, among others, the following:

- three principal classification categories for financial assets based on the business model on how an entity is managing its financial instruments;

- an expected credit loss (ECL) model in determining impairment of all financial assets that are not measured at fair value through profit or loss (FVTPL), which generally depends on whether there has been a significant increase in credit risk since initial recognition of a financial asset; and,

- a new model on hedge accounting that provides significant improvements principally by aligning hedge accounting more closely with the risk management activities undertaken by entities when hedging their financial and non-financial risk exposures.

In accordance with the financial asset classification principle of PFRS 9 (2014), a financial asset is classified and measured at amortized cost if the asset is held within a business model whose objective is to hold financial assets in order to collect the contractual cash flows that represent solely payments of principal and interest (SPPI) on the principal outstanding. Moreover, a financial asset is classified and subsequently measured at fair value through other comprehensive income (FVTOCI) if it meets the SPPI criterion and is held in a business model whose objective is achieved by both collecting contractual cash flows and selling the financial assets. All other financial assets are measured at FVTPL.

In addition, PFRS 9 (2014) allows entities to make an irrevocable election to present subsequent changes in the fair value of an equity instrument that is not held for trading in other comprehensive income.

The accounting for embedded derivatives in host contracts that are financial assets is simplified by removing the requirement to consider whether or not they are closely related, and, in most arrangements, does not require separation from the host contract.

Based on an assessment of the Group's financial assets and financial liabilities as at December 31, 2017, which has been limited to the facts and circumstances existing at that date, management has identified the following areas that are expected to be most impacted by the application of PFRS 9 (2014):

- On classification and measurement of the Group's financial assets, management holds most financial assets to hold and collect the associated cash flows and is currently assessing the underlying types of cash flows to classify financial assets correctly. Management expects the majority of loans and receivables to continue to be accounted for at amortized cost.

- The Group's available-for-sale (AFS) financial assets, regardless if quoted or not, will be measured at fair value with changes in fair value presented either in profit or loss or in other comprehensive income. To present changes in other comprehensive income requires making an irrevocable designation on initial recognition or at the date of transition.

- In applying the ECL methodology of PFRS 9 (2014), the Group initially assessed to use the simplified approach for trade and other receivables as allowed by the standard, except for loans receivable wherein the Group will apply the ECL model.

- The financial liabilities of the Group are measured at amortized cost. Upon application of PFRS 9 (2014), management has assessed that the classification for the financial liabilities will be retained.

(iii) PFRS 15, *Revenue from Contract with Customers* (effective January 1, 2018). This standard will replace PAS 18, *Revenue*, and PAS 11, *Construction Contracts*, the related interpretations on revenue recognition: International Financial Reporting Interpretations Committee (IFRIC) 13, *Customer Loyalty Programmes*, IFRIC 15, *Agreement for the Construction of Real Estate*, IFRIC 18, *Transfer of Assets from Customers*, and Standing Interpretations Committee 31, *Revenue – Barter Transactions Involving Advertising Services*. This new standard establishes a comprehensive framework for determining when to recognize revenue and how much revenue to recognize. The core principle in the said framework is for an entity to recognize revenue to depict the transfer of promised goods or services to the customer in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services.

The Group's major revenue streams, which has been limited to the facts and circumstances existing as at December 31, 2017, consist of sale of goods, rendering of services, rentals, interest and sale of real estate. Except for interest income which are covered by PFRS 9 and will continue to be amortized using the effective interest method and rental income which are covered by PAS 17, *Leases*, and will continue to be accounted for using straight line method, the other revenue streams of the Group will be recognized at point in time upon application of PFRS 15.

(iv) IFRIC 22, *Foreign Currency Transactions and Advance Consideration - Interpretation on Foreign Currency Transactions and Advance Consideration* (effective from January 1, 2018). The interpretation provides more detailed guidance on how to account for transactions that include the receipt or payment of advance consideration in a foreign currency. The interpretation states that the date of the transaction, for the purpose of determining the exchange rate, is the date of initial recognition of the non-monetary asset (arising from advance payment) or liability (arising from advance receipt). If there are multiple payments or receipts in advance, a date of transaction is established for each payment or receipt.

(v) Among the improvements to PFRS 2014-2016 Cycle, PAS 28 (Amendment), *Investment in Associates – Clarification on Fair Value through Profit or Loss Classification* (effective from January 1, 2018) is relevant to the Group. The amendments clarify that the option for venture capital organization, mutual funds and other similar entities to elect the fair value through profit or loss classification in measuring investments in associates and joint ventures shall be made at initial recognition, separately for each associate or joint venture. Management has assessed that these amendments have no significant impact on the Group's consolidated financial statements.

(vi) PAS 28 (Amendment), *Investment in Associates – Long-term Interest in Associates and Joint Venture* (effective from January 1, 2019). The amendment clarifies that the scope exclusion in PFRS 9 (2014) applies only to ownership interests accounted for using the equity method. Thus, the amendment further clarifies that long term interests in an associate or joint venture – to which the equity method is not applied – must be accounted for under PFRS 9 (2014), which shall also include long term interests that, in substance, form part of the entity's net investment in an associate or joint venture. The Group is currently assessing the impact of this amendment on its consolidated financial statements.

(vii) PFRS 9 (Amendment), *Financial Instruments – Prepayment Features with Negative Compensation* (effective from January 1, 2019). The amendment clarifies that prepayment features with negative compensation attached to financial instruments may still qualify under the SPPI test. As such, the financial assets containing prepayment features with negative compensation may still be classified at amortized cost or at FVTOCI. The Group is currently assessing the impact of this new standard in its consolidated financial statements.

(viii) PFRS 16, *Leases* (effective from January 1, 2019). The new standard will eventually replace PAS 17.

For lessees, it requires to account for leases "on-balance sheet" by recognizing a "right-of-use" asset and a lease liability. The lease liability is initially measured as the present value of future lease payments. For this purpose, lease payments include fixed, non-cancellable payments for lease elements, amounts due under residual value guarantees, certain types of contingent payments and amounts due during optional periods to the extent that extension is reasonably certain. In subsequent periods, the "right-of-use" asset is accounted for similar to a purchased asset subject to depreciation or amortization. The lease liability is accounted for similar to a financial liability which is amortized using the effective interest method. However, the new standard provides important reliefs or exemptions for short-term leases and leases of low value assets. If these exemptions are used, the accounting is similar to operating lease accounting under PAS 17 where lease payments are recognized as expenses on a straight-line basis over the lease term or another systematic basis (if more representative of the pattern of the lessee's benefit).

For lessors, lease accounting is similar to PAS 17's. In particular, the distinction between finance and operating leases is retained. The definitions of each type of lease, and the supporting indicators of a finance lease, are substantially the same as PAS 17's. The basic accounting mechanics are also similar, but with some different or more explicit guidance in few areas. These include variable payments, sub-leases, lease modifications, the treatment of initial direct costs and lessor disclosures.

Management is currently assessing the impact of this new standard in its consolidated financial statements.

(ix) IFRIC 23, *Uncertainty over Income Tax Treatments* (effective from January 1, 2019). The interpretation provides clarification on the determination of taxable profit, tax bases, unused tax losses, unused tax credits, and tax rates when there is uncertainty over income tax treatments. The core principle of the interpretation requires the Group to consider the probability of the tax treatment being accepted by the taxation authority. When it is probable that the tax treatment will be accepted, the determination of the taxable profit, tax bases, unused tax losses, unused tax credits, and tax rates shall be on the basis of the accepted tax treatment. Otherwise, the Group has to use the most likely amount or the expected value, depending on the surrounding circumstances, in determining the tax accounts identified immediately above. Management is currently assessing the impact of this new interpretation in its consolidated financial statements.

(x) Annual Improvements to PFRS 2015-2017 Cycle (effective from January 1, 2019). Among the improvements, the following amendments, as discussed in the succeeding page, are relevant to the Group but had no material impact on the Group's consolidated financial statements as these amendments merely clarify existing requirements.

- PAS 12 (Amendments), *Income Taxes – Tax Consequences of Dividends*. The amendments clarify that all income tax consequence of dividend payments should be recognized in profit or loss.

- PAS 23 (Amendments), *Borrowing Costs – Eligibility for Capitalization.* The amendments clarify that any specific borrowing which remains outstanding after the related qualifying asset is ready for its intended purpose, such borrowing will then form part of the entity's general borrowings when calculating the capitalization rate for capitalization purposes.

- PFRS 3 (Amendments), *Business Combinations,* and PFRS 11 (Amendments), *Joint Arrangements – Remeasurement of Previously Held Interests in a Joint Operation.* The amendments clarify that previously held interest in a joint operation shall be remeasured when the Group obtains control of the business. On the other hand, previously held interests in a joint operation shall not be remeasured when the Group obtains joint control of the business.

(xi) PFRS 10 (Amendments), *Consolidated Financial Statements*, and PAS 28 (Amendments), *Investments in Associates and Joint Ventures – Sale or Contribution of Assets Between an Investor and its Associates or Joint Venture* (effective date deferred indefinitely). The amendments to PFRS 10 require full recognition in the investor's financial statements of gains or losses arising on the sale or contribution of assets that constitute a business as defined in PFRS 3, *Business Combinations*, between an investor and its associate or joint venture. Accordingly, the partial recognition of gains or losses (i.e., to the extent of the unrelated investor's interests in an associate or joint venture) only applies to those sale of contribution of assets that do not constitute a business. Corresponding amendments have been made to PAS 28 to reflect these changes. In addition, PAS 28 has been amended to clarify that when determining whether assets that are sold or contributed constitute a business, an entity shall consider whether the sale or contribution of those assets is part of multiple arrangements that should be accounted for as a single transaction. Management is currently assessing the impact of these amendments on the consolidated financial statements.

2.3 Basis of Consolidation

The Group's consolidated financial statements comprise the accounts of the Parent Company and its subsidiaries as enumerated in Note 1.1, after the elimination of intercompany transactions. All intercompany assets and liabilities, equity, income, expenses and cash flows relating to transactions between entities under the Group are eliminated in full on consolidation. Unrealized profits and losses from intercompany transactions that are recognized in assets are also eliminated in full. Intercompany losses that indicate impairment are recognized in the consolidated financial statements.

The financial statements of subsidiaries are prepared for the same reporting period as the Parent Company, using consistent accounting principles.

The Parent Company accounts for its investments in subsidiaries, associate and non-controlling interests (NCI) as presented as follows.

(a) Investments in Subsidiaries

Subsidiaries are entities (including structured entities) over which the Parent Company has control. The Parent Company controls an entity when it has power over the investee, it is exposed, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are consolidated from the date the Parent Company obtains control.

The Parent Company reassesses whether or not it controls an entity if facts and circumstances indicate that there are changes to one or more of the three elements of controls indicated above. Accordingly, entities are deconsolidated from the date that control ceases.

The acquisition method is applied to account for acquired subsidiaries. This requires recognizing and measuring the identifiable assets acquired, the liabilities assumed and any NCI in the acquiree. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Parent Company, if any. The consideration transferred also includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Acquisition-related costs are expensed as incurred and subsequent change in the fair value of contingent consideration is recognized directly in profit or loss.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. On an acquisition-by-acquisition basis, the Group recognizes any NCI in the acquiree, either at fair value or at the NCI's proportionate share of the recognized amounts of acquiree's identifiable net assets.

The excess of the consideration transferred, the amount of any NCI in the acquiree and the acquisition-date fair value of any existing equity interest in the acquiree over the acquisition-date fair value of identifiable net assets acquired is recognized as goodwill. If the consideration transferred is less than the fair value of the net assets of the subsidiary acquired in the case of a bargain purchase, the difference is recognized directly as gain in profit or loss (see Note 2.13).

(b) Transactions with NCI

The Group's transactions with NCI that do not result in loss of control are accounted for as equity transactions – that is, as transaction with the owners of the Group in their capacity as owners. The difference between the fair value of any consideration paid and the relevant share acquired of the carrying value of the net assets of the subsidiary is recognized in equity. Disposals of equity investments to NCI result in gains and losses for the Group that are also recognized in equity.

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

2.4 Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Group's Executive Committee, its chief operating decision-maker. The Executive Committee is responsible for allocating resources and assessing performance of the operating segments.

In identifying its operating segments, management generally follows the Group's products and service lines as disclosed in Note 4, which represent the main products and services provided by the Group.

Each of these operating segments is managed separately as each of these service lines requires different technologies and other resources as well as marketing approaches. All intersegment transfers are carried out at arm's length prices.

The measurement policies the Group uses for segment reporting under PFRS 8, *Operating Segments*, are the same as those used in its consolidated financial statements, except that post-employment benefit expenses are not included in arriving at the operating profit of the operating segments.

In addition, corporate assets which are not directly attributable to the business activities of any operating segment are not allocated to any segment.

There have been no changes from prior periods in the measurement methods used to determine reported segment profit or loss.

2.5 Financial Assets

Financial assets are recognized when the Group becomes a party to the contractual terms of the financial instrument. For purposes of classifying financial assets, an instrument is considered as an equity instrument if it is non-derivative and meets the definition of equity for the issuer in accordance with the criteria of PAS 32, *Financial Instruments: Presentation*. All other non-derivative financial instruments are treated as debt instruments.

(a) Classification and Measurement of Financial Assets

Financial assets other than those designated and effective as hedging instruments are classified into the following categories: financial assets at FVTPL, loans and receivables, held-to-maturity investments and AFS financial assets. Financial assets are assigned to the different categories by management on initial recognition, depending on the purpose for which the investments were acquired.

Regular purchases and sales of financial assets are recognized on their trade date. All financial assets that are not classified as at FVTPL are initially recognized at fair value plus any directly attributable transaction costs. Financial assets carried at FVTPL are initially recorded at fair value and the related transaction costs are recognized in profit or loss. A more detailed description of the categories of financial assets currently relevant to the Group are shown below and in the succeeding page.

(i) Financial Assets at FVTPL

This category includes financial assets that are either classified as held for trading or that meets certain conditions and are designated by the entity to be carried at fair value through profit or loss upon initial recognition. All derivatives fall into this category, except for those designated and effective as hedging instruments. Assets in this category are classified as current if they are either held for trading or are expected to be realized within 12 months from the end of each reporting period.

Financial assets at FVTPL are measured at fair value, and changes therein are recognized in profit or loss. Financial assets (except derivatives and financial instruments originally designated as financial assets at fair value through profit or loss) may be reclassified out of FVTPL category if they are no longer held for the purpose of being sold or repurchased in the near term under rare circumstances.

(ii) Loans and Receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They arise when the Group provides money, goods or services directly to a debtor with no intention of trading the receivables. They are included in current assets, except for those with maturities greater than 12 months after the end of each reporting period, which are classified as non-current assets.

The Group's financial assets categorized as loans and receivables are presented as Cash and Cash Equivalents, Trade and Other Receivables – Net (excluding Advances to suppliers), Advances to Related Parties and Refundable deposits, Restricted cash and Short-term placements, presented as part of Other Current Assets and Cash bond presented as part of Other Non-current Asset accounts, in the consolidated statement of financial position. Cash and cash equivalents are defined as cash on hand, demand deposits and short-term, highly liquid investments with original maturities of three months or less, readily convertible to known amounts of cash and which are subject to insignificant risk of changes in value.

Loans and receivables are subsequently measured at amortized cost using the effective interest method, less impairment loss, if any.

(iii) AFS Financial Assets

This category includes non-derivative financial assets that are either designated to this category or do not qualify for inclusion in any of the other categories of financial assets. They are included in non-current assets presented as Available-for-sale Financial Assets account in the consolidated statement of financial position unless management intends to dispose of the investment within 12 months from the reporting period. The Group's AFS financial assets include proprietary membership club shares, equity securities and others.

All financial assets within this category are subsequently measured at fair value, except for equity instruments that do not have a quoted market price in an active market and whose fair value cannot be reliably measured which are measured at cost, less impairment loss, if any. Gains and losses are recognized in other comprehensive income, net of any income tax effects, and are reported as part of the Revaluation Reserves account in equity, except for interest and dividend income, impairment losses and foreign exchange differences on monetary assets, which are recognized in profit or loss.

When the financial asset is disposed of or is determined to be impaired, that is, when there is a significant or prolonged decline in the fair value of the security below its cost, the cumulative fair value gains or losses recognized in other comprehensive income is reclassified from equity to profit or loss and is presented as reclassification adjustment within other comprehensive income even though the financial asset has not been derecognized.

(b) Impairment of Financial Assets

The Group assesses at the end of each reporting period whether there is objective evidence that a financial asset or group of financial assets is impaired. The Group recognizes impairment loss based on the category of financial assets as follows:

(i) Carried at Amortized Cost – Loans and Receivables

Impairment loss is provided when there is objective evidence that the Group will not be able to collect all amounts due to it in accordance with the original terms of the agreement. If there is objective evidence that an impairment loss on loans and receivables carried at amortized cost has been incurred, the amount of the impairment loss is determined as the difference between the assets' carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred), discounted at the financial asset's original effective interest rate or current effective interest rate determined under the contract if the loan has a variable interest rate.

The carrying amount of the asset shall be reduced either directly or through the use of an allowance account. The amount of the loss shall be recognized in profit or loss.

If in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognized (such as an improvement in the debtor's credit rating), the previously recognized impairment loss is reversed by adjusting the allowance account. The reversal shall not result in a carrying amount of the financial asset that exceeds what the amortized cost would have been had the impairment not been recognized at the date the impairment is reversed. The amount of the reversal is recognized in profit or loss.

(ii) Carried at Cost – AFS Financial Assets

If there is objective evidence of impairment for any of the unquoted equity instruments 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 required to be settled by delivery of such an unquoted equity instrument, impairment loss is recognized. The amount of impairment loss is the difference between the carrying amount of the financial asset and the present value of estimated future cash flows discounted at the current market rate of return for a similar financial asset. Such impairment losses are not reversed.

(iii) Carried at Fair Value – AFS Financial Assets

When a decline in the fair value of an AFS financial asset has been recognized in other comprehensive income and there is objective evidence that the asset is impaired, the cumulative loss – measured as the difference between the acquisition cost (net of any principal repayment and amortization) and current fair value, less any impairment loss on that financial asset previously recognized in profit or loss – is reclassified from Revaluation Reserves to profit or loss as a reclassification adjustment even though the financial asset has not been derecognized.

Impairment losses recognized in profit or loss on equity instruments are not reversed through profit or loss. Reversal of impairment losses are recognized in other comprehensive income, except for financial assets that are debt securities which are recognized in profit or loss only if the reversal can be objectively related to an event occurring after the impairment loss was recognized.

(c) Items of Income and Expense Related to Financial Assets

All income and expenses, including impairment losses, relating to financial assets that are recognized in profit or loss are presented as part of Finance Income or Finance Costs account in the consolidated statement of income.

Non-compounding interest and other cash flows resulting from holding financial assets are recognized in profit or loss when earned, regardless of how the related carrying amount of financial assets is measured.

(d) *Derecognition of Financial Assets*

The financial assets (or where applicable, a part of a financial asset or part of a group of financial assets) are derecognized when the contractual rights to receive cash flows from the financial instruments expire, or when the financial assets and all substantial risks and rewards of ownership have been transferred to another party. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognizes its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognize the financial asset and also recognizes a collateralized borrowing for the proceeds received.

2.6 Merchandise Inventories and Supplies

Inventories are valued at the lower of cost and net realizable value. Cost is determined using the moving average method. Merchandise inventories, service parts, supplies, and others include all costs directly attributable to acquisitions, such as the purchase price, import duties and other taxes that are not subsequently recoverable from taxing authorities.

Net realizable value of merchandise inventories is the estimated selling price in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to make the sale. Net realizable value of spare parts, supplies and others is the current replacement cost.

2.7 Real Estate Inventories

Real estate inventories consist of the following:

(a) *Land and Land Development Costs*

Land and land development costs include the acquisition cost of raw land intended for future development and sale, as well as other costs and expenses incurred to effect the transfer of title of the property.

(b) *Property Development Costs*

Property development costs include the cost of land used as a building site for a condominium project and the accumulated costs incurred in developing and constructing the property for sale.

Land and land development costs and property development costs are carried at the lower of cost or net realizable value. Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.

2.8 Other Assets

Other assets except those classified as financial assets, pertain to other resources controlled by the Group as a result of past events. They are recognized in the consolidated financial statements when it is probable that the future economic benefits will flow to the Group and the asset has a cost or value that can be measured reliably.

Other recognized assets of similar nature, where future economic benefits are expected to flow to the Group beyond one year after the end of the reporting period (or in the normal operating cycle of the business, if longer), are classified as non-current assets.

2.9 Property and Equipment

Property and equipment, except land, are carried at acquisition cost or construction cost less subsequent depreciation, amortization and any impairment losses. Land held for use in production or administration is stated at cost less any impairment losses.

The cost of an asset comprises its purchase price and directly attributable costs of bringing the asset to working condition for its intended use. Expenditures for additions, major improvements and renewals are capitalized while expenditures for repairs and maintenance are charged to expense as incurred.

Depreciation is computed on the straight-line basis over the estimated useful lives of the assets as follows:

Buildings and improvements	10 to 25 years
Test, communication and other equipment	5 to 20 years
Machinery and equipment	5 to 10 years
Transportation equipment	5 years
Computer system	2 to 5 years
Furniture, fixtures and office equipment	2 to 5 years
Tools and equipment	2 to 3 years

Construction in progress represents properties under construction and is stated at cost. This includes cost of construction, applicable borrowing costs (see Note 2.20) and other direct costs. The account is not depreciated until such time that the assets are completed and available for use.

Leasehold improvements are amortized over the estimated useful lives of the assets from two to 15 years or the terms of the relevant leases, whichever is shorter.

Fully depreciated and amortized assets are retained in the accounts until they are no longer in use and no further charge for depreciation and amortization is made in respect of those assets.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount (see Note 2.18).

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

An item of property and equipment, including the related accumulated depreciation, amortization and any impairment losses, 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 (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in the consolidated statement of income in the year the item is derecognized.

2.10 Investment Property

Investment property represents property held either to earn rental income or for capital appreciation or both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

Investment property is accounted for under the fair value model. It is revalued annually and is included in the consolidated statement of financial position at its fair value. Fair value is supported by market evidence and is determined by independent appraisers with sufficient experience with respect to both the location and the nature of the investment property (see Note 30.4).

Investment property, which consists mainly of land and improvements, and buildings and improvements under operating lease agreements, is initially measured at acquisition cost, including transaction costs.

Any gain or loss resulting from either a change in the fair value or the sale or retirement of an investment property is immediately recognized in profit or loss as Fair value gains or losses on investment property under the Other Operating Expenses (Income) section in the consolidated statement of income.

Investment property is derecognized upon disposal or when permanently withdrawn from use and no future economic benefit is expected from its disposal.

For tax purposes, investment property is carried at cost less accumulated depreciation computed on a straight-line basis over the estimated net useful lives of the assets ranging from 11 to 25 years.

2.11 Financial Liabilities

Financial liabilities, which include interest-bearing loans, trade and other payables (excluding tax-related liabilities, advances from customers and reserve for warranty costs), advances from related parties and refundable deposits, are recognized when the Group becomes a party to the contractual terms of the instrument. All interest-related charges are recognized as an expense in profit or loss under the caption Finance Costs in the consolidated statement of income.

Interest-bearing loans are recognized at proceeds received, net of direct issue costs. Finance charges, including premiums payable on settlement or redemption and direct issue costs, are charged to profit or loss on an accrual basis using the effective interest method and are added to the carrying amount of the instrument to the extent that they are not settled in the period in which they arise.

Trade and other payables, advances from related parties and refundable deposits are initially recognized at their fair values and subsequently measured at amortized cost, using the effective interest method for maturities beyond one year, less settlement payments.

Dividend distributions to shareholders are recognized as financial liabilities upon declaration by the Parent Company's BOD.

Financial liabilities are classified as current liabilities if payment is due to be settled within one year or less after the reporting period (or in the normal operating cycle of the business, if longer), or the Group does not have an unconditional right to defer settlement of the liability for at least 12 months after the end of reporting period. Otherwise, these are presented as non-current liabilities.

Financial liabilities are derecognized from the consolidated statement of financial position only when the obligations are extinguished either through discharge, cancellation or expiration. The difference between the carrying amount of the financial liability derecognized and the consideration paid or payable is recognized in profit or loss.

2.12 Offsetting Financial Instruments

Financial assets and financial liabilities are offset and the resulting net amount, considered as a single financial asset or financial liability, is reported in the consolidated statement of financial position when the Group currently has legally enforceable right to set off the recognized amounts and there is an intention to settle on a net basis, or realize the asset and settle the liability simultaneously. The right of set-off must be available at the end of the reporting period, that is, it is not contingent on a future event. It must also be enforceable in the normal course of business, in the event of default, and in the event of insolvency or bankruptcy, and must be legally enforceable for both entity and all counterparties to the financial instruments.

2.13 Business Combinations

Business acquisitions are accounted for using the acquisition method of accounting.

The acquisition method involves the recognition of the acquiree's identifiable assets and liabilities, including contingent liabilities, regardless of whether they are recorded in the consolidated financial statements prior to acquisition. On initial recognition, the assets and liabilities of the acquired subsidiary are included in the consolidated statement of financial position at their fair values, which are also used as the bases for the subsequent measurement in accordance with the Group's accounting policies.

Goodwill represents the excess of the cost of an acquisition over the fair value of the Group's share of the net identifiable assets of the acquired subsidiary at the date of acquisition. Subsequent to initial recognition, goodwill is measured at cost less any accumulated impairment losses. Goodwill is tested annually for impairment and carried at cost less accumulated impairment losses. Impairment losses on goodwill are not reversed (see Note 2.18).

Negative goodwill, which is the excess of the Group's interest in the net fair value of the net identifiable assets acquired over acquisition cost, is charged directly to profit or loss.

For the purpose of impairment testing, goodwill is allocated to cash-generating units or groups of cash-generating units that are expected to benefit from the business combination in which the goodwill arose. The cash-generating units or groups of cash-generating units are identified according to operating segment.

Gains and losses on the disposal of an interest in a subsidiary include the carrying amount of goodwill relating to it.

If the business combination is achieved in stages, the acquirer is required to remeasure its previously held equity interest in the acquiree at its acquisition-date fair value and recognize the resulting gain or loss, if any, in profit or loss or other comprehensive income, as appropriate.

Any contingent consideration to be transferred by the Group is recognized at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration that is deemed to be an asset or liability is recognized in accordance with PAS 37, *Provisions, Contingent Liabilities and Contingent Assets*, either in profit or loss or as a change to other comprehensive income. Contingent consideration that is classified as equity is not remeasured, and its subsequent settlement is accounted for within equity.

2.14 Provisions and Contingencies

Provisions are recognized when present obligations will probably lead to an outflow of economic resources and they can be estimated reliably even if the timing or amount of the outflow may still be uncertain. A present obligation arises from the presence of a legal or constructive obligation that has resulted from past events.

Provisions are measured at the estimated expenditure required to settle the present obligation, based on the most reliable evidence available at the end of the reporting period, including the risks and uncertainties associated with the present obligation. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. When time value of money is material, long-term provisions are discounted to their present values using a pretax rate that reflects market assessments and the risks specific to the obligation. The increase in the provision due to passage of time is recognized as interest expense. Provisions are reviewed at the end of each reporting period and adjusted to reflect the current best estimate.

In those cases where the possible outflow of economic resource as a result of present obligations is considered improbable or remote, or the amount to be provided for cannot be measured reliably, no liability is recognized in the consolidated financial statements. Similarly, possible inflows of economic benefits to the Group that do not yet meet the recognition criteria of an asset are considered contingent assets; hence, are not recognized in the consolidated financial statements. On the other hand, any reimbursement that the Group can be virtually certain to collect from a third party with respect to the obligation is recognized as a separate asset not exceeding the amount of the related provision.

2.15 Revenue and Expense Recognition

Revenue comprises revenue from the sale of goods and the rendering of services measured by reference to the fair value of consideration received or receivable by the Group for goods sold and services rendered, excluding value-added tax (VAT) and trade discounts.

Revenue is recognized to the extent that the revenue can be reliably measured; it is probable that future economic benefits will flow to the Group; and, the costs incurred or to be incurred can be measured reliably. In addition, the following specific recognition criteria must also be met before revenue is recognized:

(a) *Rendering of services (other than commission income)* – Revenue is recognized when the performance of contractually agreed services have been substantially rendered.

(b) *Sale of goods* – Revenue is recognized when the risks and rewards of ownership of the goods have passed to the buyer, i.e., generally when the customer has acknowledged delivery of goods.

(c) *Rentals* – Revenue is recognized on a straight-line basis over the duration of the term of the lease (see Note 2.16).

(d) *Warranty and network support fee (shown as part of Rendering of Services)* – Revenue from warranty is recognized upon actual rendering of in-warranty and out-of-warranty services to the customers. Revenue from network support is accrued monthly based on a fixed amount specified in the service contract as agreed with the customer.

(e) *Sale of real estate* – Revenue from sale of real estate is accounted for using the full accrual method. Under this method, gross profit on sale is fully recognized when: (a) the collectibility of the sales price is reasonably assured; (b) the earnings process is virtually complete; and, (c) the seller does not have a substantial continuing involvement with the subject properties. The collectibility of the sales price is considered reasonably assured when: (a) the related loan documents have been delivered to the banks; or (b) the full down payment comprising a substantial portion (at least 25%) of the contract price is received and the capacity to pay and credit worthiness of buyers have been reasonably established for sales under the deferred cash payment arrangement.

Subsequent cancellations of prior years' real estate sales are deducted from revenues and cost of real estate sales in the year in which such cancellations are made.

If the transaction does not yet qualify as a sale, the deposit method is applied until all conditions for recording the sale are met. Pending the recognition of sale, payments received from buyers are presented under the Customers' Deposits account in the liabilities section of the consolidated statement of financial position.

Cost of real estate sales is recognized consistent with the revenue recognition method applied. Cost of real estate property sold before completion of the development is determined on the basis of the acquisition cost of the land plus its full development costs, which include estimated costs for future development, as determined by technical staff. The estimated future expenditures for the development of the real estate property for sale are shown under the Estimated Liability for Land and Land Development Costs account in the liabilities section of the consolidated statement of financial position.

(f) *Interest income on loans receivables* – Revenue is recognized as the interest accrues using the effective interest method.

The effective interest method is a method of calculating the amortized cost of a financial asset or a financial liability and of allocating the interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period to the net carrying amount of the financial asset or financial liability. When calculating the effective interest rate, the Group estimates cash flows considering all contractual terms of the financial instrument but does not consider future credit losses. The calculation includes all fees and points paid or received between parties to the contract that are an integral part of the effective interest rate, transaction costs and all other premiums or discounts.

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

(g) *Commission income (shown as part of rendering of services)* – Revenue is recognized on an accrual basis computed based on a certain percentage of sales.

(h) *Increase in cash surrender value of life insurance* – Revenue is recognized when the increase in cash surrender value occurs and becomes determinable.

(i) *Service charges and penalties* – Revenue is generally recognized on an accrual basis when the service has been provided and when there is reasonable degree of certainty as to their collectibility.

(j) *Interest income on cash and cash equivalents* – Revenue is recognized as the interest accrues taking into account the effective yield on the asset.

Cost and expenses are recognized in the consolidated statement of income upon receipt of the goods or utilization of services or at the date they are incurred. Expenditure for warranties is recognized and charged against the associated provision when the related revenue is recognized. All finance costs are reported in the consolidated statement of income on an accrual basis, except capitalized borrowing costs, which are included as part of the cost of the related qualifying asset (see Note 2.20).

2.16 Leases

The Group accounts for its leases as follows:

(a) *Group as Lessee*

Leases which do not transfer to the Group substantially all the risks and rewards of ownership of the asset are classified as operating leases. Operating lease payments (net of any incentive received from the lessor) are recognized as expense in the consolidated statement of income on a straight-line basis over the lease term. Associated costs, such as maintenance and insurance, are expensed as incurred.

(b) *Group as Lessor*

Leases which do not transfer to the lessee substantially all the risks and rewards of ownership of the asset are classified as operating leases. Lease income from operating leases is recognized in the consolidated statement of income on a straight-line basis over the lease term (see Note 2.15).

The Group determines whether an arrangement is, or contains a lease based on the substance of the arrangement. It makes an assessment of whether the fulfillment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset.

2.17 Foreign Currency Transactions and Translation

(a) *Transactions and Balances*

The accounting records of the Group, except BRL and Fil-Dragon, are maintained in Philippine pesos. Foreign currency transactions during the period are translated into the functional currency at exchange rates which approximate those prevailing on transaction dates. The accounting records of BRL and Fil-Dragon are maintained in United States (U.S.) dollar and Chinese yuan renminbi (RMB), respectively.

Foreign currency exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognized in the consolidated statement of income as part of Finance Income or Finance Costs.

(b) *Translation of Financial Statements of Foreign Subsidiaries*

The operating results and financial position of BRL and Fil-Dragon are translated to Philippine pesos, the Parent Company's functional and presentation currency, as presented below.

(i) Assets and liabilities for each statement of financial position presented are translated at the closing rate at the end of the reporting period;

(ii) Income and expenses for each statement of income account are translated at the monthly average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the rates prevailing at the dates of the transactions); and,

(iii) All resulting exchange differences are recognized as a separate component of other comprehensive income under currency exchange differences on translating financial statements of foreign operations, which is included under items that will be reclassified subsequently to profit or loss.

On consolidation, exchange differences arising from the translation of the net investments in BRL and Fil-Dragon are recognized in other comprehensive income and taken to equity under Revaluation Reserves. When a foreign operation is partially disposed of or sold, such exchange differences are reclassified in the consolidated statement of income as part of the gain or loss on sale. Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rate.

The translation of the consolidated financial statements into Philippine pesos should not be construed as a representation that the U.S. dollar and Chinese yuan RMB amounts could be converted into Philippine pesos amounts at the translation rates or at any other rates of exchange.

2.18 Impairment of Non-financial Assets

The Group's property and equipment, goodwill and other non-financial assets are subject to impairment testing whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

For purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units). As a result, assets are tested for impairment either individually or at the cash-generating unit level.

Impairment loss is recognized in profit or loss for the amount by which the asset's or cash-generating unit's carrying amount exceeds its recoverable amounts which is the higher of its fair value less costs to sell and its value in use. In determining value in use, management estimates the expected future cash flows from each cash-generating unit and determines the suitable interest rate in order to calculate the present value of those cash flows. The data used for impairment testing procedures are directly linked to the Group's latest approved budget, adjusted as necessary to exclude the effects of asset enhancements. Discount factors are determined individually for each cash-generating unit and reflect management's assessment of respective risk profiles, such as market and asset-specific risk factors.

All assets are subsequently reassessed for indications that an impairment loss previously recognized may no longer exist. Except for impairment losses on goodwill, an impairment loss is reversed if the asset's or cash generating unit's recoverable amount exceeds its carrying amount.

2.19 Employee Benefits

The Group provides post-employment benefits to employees through a defined benefit plan, as well as defined contribution plans, and other employee benefits which are recognized as follows.

(a) *Post-employment Defined Benefit Plan*

A defined benefit plan is a post-employment plan that defines an amount of post-employment benefit that an employee will receive on retirement, usually dependent on one or more factors such as age, years of service and salary. The legal obligation for any benefits from this kind of post-employment plan remains with the Group, even if plan assets for funding the defined benefit plan have been acquired. Plan assets may include assets specifically designated to a long-term benefit fund, as well as qualifying insurance policies. The Group's defined benefit post-employment plan covers all regular full-time employees. The pension plan is tax-qualified, non-contributory and administered by a trustee-bank.

The liability recognized in the consolidated statement of financial position for post-employment defined benefit plans is the present value of the defined benefit obligation (DBO) at the end of the reporting period less the fair value of plan assets. The DBO is calculated annually by an independent actuary using the projected unit credit method. The present value of the DBO is determined by discounting the estimated future cash outflows for expected benefit payments using a discount rate derived from the interest rates of a zero coupon government bond as published by the Philippine Dealing and Exchange Corporation, that are denominated in the currency in which the benefits will be paid and that have terms to maturity approximating to the terms of the related post-employment liability.

Remeasurements, comprising of actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions and the return on plan assets (excluding amount included in net interest) are reflected immediately in the consolidated statement of financial position with a charge or credit recognized in other comprehensive income in the period in which they arise. Net interest is calculated by applying the discount rate at the beginning of the period, taking account of any changes in the net defined benefit liability or asset during the period as a result of contributions and benefit payments. Net interest is reported as part of Other Gains – Net under the Other Income (Charges) – Net section in the consolidated statement of income.

Past-service costs are recognized immediately in profit or loss in the period of a plan amendment and curtailment.

(b) *Post-employment Defined Contribution Plans*

A defined contribution plan is a post-employment plan under which the Group pays fixed contributions into an independent entity. The Group has no legal or constructive obligations to pay further contributions after payment of the fixed contribution. The contributions recognized in respect of defined contribution plans are expensed as they fall due. Liabilities and assets may be recognized if underpayment or prepayment has occurred and are included in current liabilities or current assets as they are normally of a short term nature.

(c) *Termination Benefits*

Termination benefits are payable when employment is terminated by the Group before the normal retirement date, or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Group recognizes termination benefits at the earlier of when it can no longer withdraw the offer of such benefits and when it recognizes costs for a restructuring that is within the scope of PAS 37 and involves the payment of termination benefits. In the case of an offer made to encourage voluntary redundancy, the termination benefits are measured based on the number of employees expected to accept the offer. Benefits falling due more than 12 months after the end of the reporting period are discounted to their present value.

(d) *Profit-sharing and Bonus Plans*

The Group recognizes a liability and an expense for bonuses and profit-sharing, based on a formula that takes into consideration the profit attributable to the Group's shareholders after certain adjustments. The Group recognizes a provision where it is contractually obliged to pay the benefits, or where there is a past practice that has created a constructive obligation.

(e) *Compensated Absences*

Compensated absences are recognized for the number of paid leave days (including holiday entitlement) remaining at the end of the reporting period. They are included in Trade and Other Payables account in the consolidated statement of financial position at the undiscounted amount that the Group expects to pay as a result of the unused entitlement.

2.20 Borrowing Costs

Borrowing costs are recognized as expenses in the period in which they are incurred, except to the extent that they are capitalized. Borrowing costs that are attributable to the acquisition, construction or production of a qualifying asset (i.e., an asset that takes a substantial period of time to get ready for its intended use or sale) are capitalized as part of cost of such asset. The capitalization of borrowing costs commences when expenditures for the asset and borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalization ceases when substantially all such activities are complete.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

For income tax purposes, interest and other borrowing costs are charged to expense when incurred.

2.21 Income Taxes

Tax expense recognized in the consolidated statement of income comprises the sum of current tax and deferred tax not recognized in other comprehensive income or directly in equity, if any.

Current tax assets or liabilities comprise those claims from, or obligations to, fiscal authorities relating to the current or prior reporting period, that are uncollected or unpaid at the end of the reporting period. They are calculated using the tax rates and tax laws applicable to the fiscal periods to which they relate, based on the taxable profit for the year. All changes to current tax assets or liabilities are recognized as a component of tax expense in the consolidated statement of income.

Deferred tax is accounted for using the liability method, on temporary differences at the end of each reporting period between the tax base of assets and liabilities and their carrying amounts for financial reporting purposes. Under the liability method, with certain exceptions, deferred tax liabilities are recognized for all taxable temporary differences and deferred tax assets are recognized for all deductible temporary differences and the carryforward of unused tax losses and unused tax credits to the extent that it is probable that taxable profit will be available against which the deductible temporary differences can be utilized. Unrecognized deferred tax assets are reassessed at the end of each reporting period and are recognized to the extent that it has become probable that future taxable profit will be available to allow such deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realized or the liability is settled provided such tax rates have been enacted or substantively enacted at the end of the reporting period.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities. For purposes of measuring deferred tax liabilities and deferred tax assets for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered entirely through sale, unless the presumption is rebutted, that is, when the investment property is depreciable and is held within the business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale.

Most changes in deferred tax assets or liabilities are recognized as a component of tax expense in profit or loss, except to the extent that it relates to items recognized in other comprehensive income or directly in equity. In this case, the tax is also recognized in other comprehensive income or directly in equity, respectively.

Deferred tax assets and deferred tax liabilities are offset if the Group has a legally enforceable right to set-off current tax assets against current tax liabilities and the deferred taxes relate to the same entity and the same taxation authority.

2.22 Related Party Transactions and Relationships

Related party transactions are transfers of resources, services or obligations between the Group and its related parties, regardless whether a price is charged.

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. These parties include: (a) individuals owning, directly or indirectly through one or more intermediaries, control or are controlled by, or under common control with the Group; (b) associates; (c) individuals owning, directly or indirectly, an interest in the voting power of the Group that gives them significant influence over the Group and close members of the family of any such individual; and, (d) the Group's funded retirement plan.

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

2.23 Equity

Capital stock represents the nominal value of shares that have been issued.

Additional paid-in capital (APIC) includes any premiums received on the initial issuance of capital stock. Any transaction costs associated with the issuance of shares are deducted from APIC, net of any related tax benefits.

Treasury shares are stated at the cost of reacquiring such shares and are deducted from equity attributable to the Group's equity holders until the shares are cancelled, reissued or disposed of.

Revaluation reserves comprise the remeasurements of post-employment defined benefit plan, cumulative translation adjustments on financial statements of foreign subsidiaries and unrealized fair value gains (losses) arising from the revaluation of certain AFS financial assets.

Retained earnings, the appropriated portion of which is not available for distribution, represent all current and prior period results of operations as reported in the consolidated statement of income, reduced by the amounts of dividends declared, if any.

NCI represent the portion of net assets and profit or loss not attributable to the Parent Company's stockholders which are presented separately in the Group's consolidated statement of income and consolidated statement of comprehensive income and within equity in the Group's consolidated statement of financial position and consolidated statement of changes in equity.

2.24 Earnings Per Share

Basic earnings per share (EPS) is computed by dividing net profit attributable to the Parent Company's stockholders by the weighted average number of shares issued and outstanding, adjusted retroactively for any stock dividends declared, stock split and reverse stock split declared during the current period.

Diluted EPS is computed by adjusting the weighted average number of ordinary shares outstanding to assume conversion of potential dilutive shares. Currently, the Group does not have potentially dilutive shares outstanding; hence, the diluted earnings per share is equal to the basic earnings per share.

2.25 Events After the End of the Reporting Period

Any post-year-end event that provides additional information about the Group's consolidated financial position at the end of the reporting period (adjusting event) is reflected in the consolidated financial statements. Post-year-end events that are not adjusting events, if any, are disclosed when material to the consolidated financial statements.

3. SIGNIFICANT ACCOUNTING JUDGMENTS AND ESTIMATES

The preparation of the Group's consolidated financial statements in accordance with PFRS requires management to make judgments and estimates that affect amounts reported in the consolidated financial statements and related notes. Judgments and estimates 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. Actual results may ultimately differ from these estimates.

3.1 Critical Management Judgments in Applying Accounting Policies

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

(a) Revenue Recognition Criteria on Real Estate Sales

The Group recognizes revenues from real estate sales under the full accrual method. Under this method, critical judgment is made by management in determining whether the collectability of the sales price is reasonably assured. Management considers the collectability of real estate sales as reasonably assured when: (a) the related loan documents have been delivered to the banks; or (b) the full down payment comprising a substantial portion (at least 25%) of the contract price is received and the capacity to pay and credit worthiness of buyers have been reasonably established for sales under the deferred cash payment arrangement.

(b) Impairment of AFS Financial Assets

The determination when an investment is other-than-temporarily impaired requires significant judgment. In making this judgment, the Group evaluates, among other factors, the duration and extent to which the fair value of an investment is less than its cost, and the financial health of and near-term business outlook for the investee, including factors such as industry and sector performance, changes in technology and operational and financing cash flows.

Based on the recent evaluation of information and circumstances affecting the Group's AFS financial assets, management concluded that certain assets are permanently impaired as of December 31, 2017 and 2016, as disclosed in Note 8. Future changes in those information and circumstances might significantly affect the carrying amount of the assets.

(c) Costing of Merchandise Inventories and Supplies

The Group's inventory costing policies and procedures were based on a careful evaluation of present circumstances and facts affecting production operations. A review of the benchmarks set by management necessary for the determination of inventory costs and allocation is performed regularly. Actual data are compared to the related benchmarks and critical judgment is exercised to assess the reasonableness of the costing policies and procedures which are currently in place and to make the necessary revisions in light of current conditions.

(d) Distinction between Investment Property, Owner-occupied Properties and Real Estate Inventories

The Group determines whether a property qualifies as investment property. In making its judgment, the Group considers whether the property generates cash flows largely independent of the other assets held by an entity. Owner-occupied properties generate cash flows that are attributable not only to the properties but also to other assets used in the production or supply process. On the other hand, real estate inventories are properties intended to be sold in the normal course of business.

(e) Distinction between Operating and Finance Leases

The Group has entered into various lease agreements as either a lessor or lessee. Critical judgment was exercised by management to distinguish each lease agreement as either an operating or finance lease by looking at the transfer or retention of significant risk and rewards of ownership of the properties covered by the agreements. Failure to make the right judgment will result in either overstatement or understatement of assets and liabilities. Based on management's judgment, all of the Group's lease agreements were determined to be operating leases.

(f) Recognition of Provisions and Contingencies

Judgment is exercised by management to distinguish between provisions and contingencies. Policies on recognition of provision and contingencies are discussed in Note 2.14 and the disclosures on relevant provisions and contingencies are presented in Notes 26 and 27.

3.2 Key Sources of Estimation Uncertainty

The following are the key 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 reporting period:

(a) Impairment of Trade and Other Receivables and Advances to Related Parties

Adequate amount of allowance for impairment is provided for specific and groups of accounts, where objective evidence of impairment exists. The Group evaluates the amount of allowance for impairment based on available facts and circumstances affecting the collectability of the accounts, including, but not limited to, the length of the Group's relationship with the counterparties, their current credit status, average age of accounts, collection experience and historical loss experience. The methodology and assumptions used in estimating future cash flows are reviewed regularly by the Group to reduce any differences between loss estimate and actual loss experience.

The carrying value of trade and other receivables and the analysis of allowance for impairment on such financial assets are shown in Note 7. Meanwhile, there were no impairment losses recognized on advances to related parties for the years ended December 31, 2017, 2016 and 2015 based on management's assessment (see Note 25.4).

(b) Fair Value Measurement of Financial Instruments

Fair value measurement is generally determined based on quoted prices in active markets. Where active market quotes are not available, management applies valuation techniques to determine the fair value of financial instruments. This requires management to develop estimates and assumptions based on market inputs, using observable data that market participants would use in pricing the instrument. Where such data is not observable, management uses its best estimate. Estimated fair values of financial instruments may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

The carrying values of the Group's financial assets at FVTPL and AFS financial assets and the amounts of fair value changes recognized on those assets are disclosed in Notes 6 and 8, respectively.

(c) Determination of Net Realizable Value of Merchandise Inventories and Supplies

In determining the net realizable value of merchandise inventories and supplies, management takes into account the most reliable evidence available at the time the estimates are made. The Group's core business is continuously subject to rapid technology changes which may cause inventory obsolescence. Moreover, future realization of the carrying amounts of inventories is affected by price changes in different market segments of electronic devices, modular houses, broadcast equipment and accessories (see Note 9). Both aspects are considered key sources of estimation uncertainty and may cause significant adjustments to the Group's merchandise inventories and supplies within the next reporting period.

(d) Determination of Net Realizable Value of Real Estate Inventories

The Group adjusts the cost of its real estate inventories to net realizable value based on its assessment of the recoverability of real estate inventories. Net realizable value for completed real estate inventories is assessed with reference to market conditions and prices existing at the reporting date and is determined by the Group in the light of recent market transactions. Net realizable value in respect of real estate inventories under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and less estimated costs to sell. The amount and timing of recorded expenses for any period would differ if different judgments were made or different estimates were utilized.

Management's assessment of net realizable value of properties under development requires the estimates of future cash flows to be derived from these properties. These estimates require judgment as to the anticipated sale prices by reference to recent sales transactions in nearby locations, rate of new property sales, marketing costs (including price discounts required to stimulate sales) and the expected costs to completion of properties, the legal and regulatory framework and general market conditions.

The carrying amounts of the real estate inventories are disclosed in Note 9.

(e) Estimation of Useful Lives of Property and Equipment

The Group estimates the useful lives of property and equipment based on the period over which the assets are expected to be available for use. The estimated useful lives of property and equipment are reviewed periodically and are updated if expectations differ from previous estimates due to physical wear and tear, technical/commercial obsolescence and legal or other limits on the use of the assets.

The carrying amounts of property and equipment are analyzed in Note 11. Based on management's assessment as at December 31, 2017 and 2016, there is no change in the estimated useful lives of property and equipment during those years. Actual results, however, may vary due to changes in estimates brought about by changes in factors mentioned above.

(f) Fair Value Measurement of Investment Property

The Group's investment property, which consists of parcels of land and improvements and buildings and improvements, are carried at fair value at the end of the reporting period. In determining the fair value of these assets, the Group engages the services of professional and independent appraisers applying the relevant valuation methodologies as discussed in Note 30.4.

For investment properties with appraisals conducted prior to the end of the current reporting period, management determines whether there are significant circumstances during the intervening period that may require adjustments or changes in the disclosure of fair value of those properties.

A significant change in these elements may affect prices and the value of the assets. The amounts of fair value gains recognized on investment property are disclosed in Notes 12 and 19.

(g) Determination of Realizable Amount of Deferred Tax Assets

The Group reviews its deferred tax assets at the end of each reporting period and reduces the carrying amount to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized.

The carrying value of recognized deferred tax assets, which management assessed may be fully utilized in the coming years, as at December 31, 2017 and 2016 is disclosed in Note 22.2. Certain deferred tax assets, however, were not recognized since management believes that there is no assurance that the related tax benefits will be realized in the coming years.

(h) Impairment of Non-financial Assets

In assessing impairment, management estimates the recoverable amount of each asset or a cash-generating unit based on expected future cash flows and uses an interest rate to calculate the present value of those cash flows. Estimation uncertainty relates to assumptions about future operating results and the determination of a suitable discount rate (see Note 2.18). Though management believes that the assumptions used in the estimation of fair values reflected in the consolidated financial statements are appropriate and reasonable, significant changes in those assumptions may materially affect the assessment of recoverable values and any resulting impairment loss could have a material adverse effect on the results of operations.

In 2017, the Group recognized impairment loss amounting to P14.3 million, and is presented under the Other Operating Expenses (Income) section in the 2017 consolidated statement of income. Based on management's assessment, there were no additional impairment losses recognized for the years ended December 31, 2016 and 2015.

(i) Estimation of Liability for Land and Land Development Costs

The Group's liability for land and development cost for future development is determined by technical staff based on updated budgets and available information and circumstances, as well as its previous experience. The amount of estimated liability for land and development costs as at December 31, 2017 and 2016 is disclosed in Note 10.

(j) Estimation of Reserve for Warranty Costs

The Group offers warranty, for a period ranging from one to two years, for each consumer electronic product sold. Management estimates the related provision for future warranty costs based on a certain percentage of sales, as determined based on historical warranty claim information as well as recent trends that might suggest that past cost information may differ from expectations. Warranty costs also include the actual cost of materials used in repairing the electronic products.

The amounts of provision for warranty claims recognized and the outstanding balance of Reserve for warranty costs, which is presented as part of Trade and Other Payables account in the consolidated statements of financial position, are disclosed in Note 15.

(k) Valuation of Post-employment Defined Benefit

The determination of the Group's obligation and cost of post-employment benefit is dependent on the selection of certain assumptions used by actuaries in calculating such amounts. Those assumptions are described in Note 21.2 and include, among others, discount rates and expected rate of salary increases. A significant change in any of these actuarial assumptions may generally affect the recognized expense, other comprehensive income or losses and the carrying amount of the post-employment benefit asset and obligation in the next reporting period.

The amounts of the fair value of the retirement benefit asset and present value of retirement benefit obligation and the analysis of the movements in the fair value of the retirement benefit asset and present value of retirement benefit obligation, as well as the significant assumptions used in estimating such asset and obligation are presented in Note 21.2.

4. SEGMENT INFORMATION

4.1 Business Segments

The Group's operating businesses are organized and managed separately according to the nature of products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets. The Group's different business segments are as follows:

(a) Digital mobile devices services is involved in the sale of mobile phones and devices;

(b) Property and building services is involved in the leasing, development and sale of industrial and other real estate properties, sale of prefabricated modular houses and hotel and restaurant operations;

(c) Technical support and solutions is presently engaged in the business of sale of professional audio and video equipment, after sales services, warehousing and distribution; and,

(d) Investment and others include investment holding companies, and those included in the business of financing and credit extension.

Segment accounting policies are the same as the policies described in Note 2.4.

4.2 Segment Assets and Liabilities

Segment assets include all operating assets used by each business segment and consist principally of operating cash, receivables, inventories and property and equipment, net of allowances and provisions. Similar to segment assets, segment liabilities include all operating liabilities used by each segment and consist principally of accounts, wages, taxes currently payable and accrued liabilities.

4.3 Intersegment Transactions

Segment revenues, expenses and performance include sales and purchases between business segments, such sales and purchases are eliminated in the consolidation.

4.4 *Analysis of Segment Information*

The following tables present certain asset and liability information regarding business segments as at December 31, 2017, 2016 and 2015 and the related revenue and profit information for each of the three years in the period ended December 31, 2017 (amounts in thousands):

	Digital Mobile Devices	Property and Building Services	Technical Support and Solutions	Investments and Others	Total
2017					
SEGMENT RESULTS					
Sales to external customers	P 3,293,235	P 365,366	P 1,184,028	P 140,107	P 4,982,736
Intersegment sales	74,963	99,148	50,699	24,180	248,990
Total revenues	3,368,198	464,514	1,234,727	164,287	5,231,726
Cost of sales, services, and rentals	2,915,495	267,052	862,935	70,098	4,112,736
Other operating Expenses (income)	416,465	(127,127)	162,384	30,018	482,426
Operating profit	36,238	324,589	209,408	64,171	636,564
Finance income	4,788	27,055	3,864	4,132	39,838
Finance costs	(2,613)	(21,745)	(1,473)	(3,031)	(29,369)
Other gains (losses) – net	(563)	8,824	7,262	998	16,434
Profit before tax	37,850	338,723	219,061	66,270	663,467
Tax expense	10,876	120,393	66,488	4,333	202,090
Net profit	**P 26,974**	**P 218,330**	**P 152,573**	**P 61,937**	**P 459,814**
SEGMENT ASSETS AND LIABILITIES					
Total assets	**P 1,952,268**	**P 5,857,231**	**P 1,078,028**	**P 8,675,375**	**P 17,562,902**
Total liabilities	**P 1,491,370**	**P 2,267,149**	**P 345,015**	**P 449,979**	**P 4,553,513**
OTHER SEGMENT INFORMATION					
Capital expenditures	**P 73**	**P 225,963**	**P 46,545**	**P 214**	**P 272,795**
Depreciation and amortization	**1,060**	**39,912**	**30,782**	**502**	**72,256**
Impairment loss	**-**	**19,341**	**28**	**177**	**19,546**

	Digital Mobile Devices	Property and Building Services	Technical Support and Solutions	Investments and Others	Total
2016					
SEGMENT RESULTS					
Sales to external customers	P 5,162,612	P 320,977	P 782,805	P 93,391	P 6,359,785
Intersegment sales	1,805	27,757	47,248	85,504	162,314
Total revenues	5,164,417	348,734	830,053	178,895	6,522,099
Cost of sales, services, and rentals	4,536,783	197,887	584,048	69,097	5,387,815
Other operating expenses	467,547	27,471	132,022	32,868	659,908
Operating profit	160,087	123,376	113,983	76,930	474,376
Finance income	19,733	22,197	4,012	11,315	57,257
Finance costs	(495)	(13,006)	(2,015)	(2,482)	(17,998)
Other gains (losses) – net	(317)	5,698	10,237	1,319	16,937
Profit before tax	179,008	138,265	126,217	87,082	530,572
Tax expense	64,704	19,153	37,615	3,390	124,862
Net profit	P 114,304	P 119,112	P 88,602	P 83,692	P 405,710
SEGMENT ASSETS AND LIABILITIES					
Total assets	P 2,277,117	P 5,557,466	P 966,765	P 8,173,388	P 17,514,736
Total liabilities	P 1,843,870	P 1,950,075	P 350,265	P 438,002	P 4,582,212
OTHER SEGMENT INFORMATION					
Capital expenditures	P 373	P 90,601	P 50,091	P 343	P 141,408
Depreciation and amortization	1,709	51,444	26,590	407	80,150
Impairment loss	-	1,886	185	255	2,326

	Digital Mobile Devices	Property and Building Services	Technical Support and Solutions	Investments and Others	Total
2015					
SEGMENT RESULTS					
Sales to external customers	P 3,527,735	P 2,102,331	P 727,123	P 103,657	P 6,460,846
Intersegment sales	66,280	34,076	29,111	42,014	171,481
Total revenues	3,594,015	2,136,407	756,234	145,671	6,632,327
Cost of sales, services, and rentals	3,216,420	1,059,324	553,014	80,346	4,909,104
Other operating expenses	489,752	224,552	153,953	20,691	888,948
Operating profit (loss)	(112,157)	852,531	49,267	44,634	834,275
Finance income	20,463	57,545	1,977	9,533	89,518
Finance costs	(12,307)	(56,832)	(1,097)	(6,769)	(77,005)
Share in net loss of an associate	-	-	-	(3,306)	(3,306)
Other gains – net	5,246	5,195	4,437	1,181	16,059
Profit (loss) before tax	(98,755)	858,439	54,584	45,273	859,541
Tax expense (income)	(29,309)	167,603	15,737	5,253	159,284
Net profit (loss)	(P 69,446)	P 690,836	P 38,847	P 40,020	P 700,257
SEGMENT ASSETS AND LIABILITIES					
Total assets	P 2,623,032	P 7,207,455	P 930,885	P 8,139,049	P 18,900,421
Total liabilities	P 2,296,969	P 3,145,517	P 338,589	P 359,565	P 6,140,640
OTHER SEGMENT INFORMATION					
Capital expenditures	P 540	P 111,460	P 40,544	P 247	P 152,791
Depreciation and amortization	2,474	48,827	24,259	454	76,014
Impairment loss	11,542	20	814	805	13,181

4.5 Reconciliations

The total segment balances presented for the Group's operating segments reconciled to the Group's consolidated balances as presented in the consolidated financial statements are as follows (amount in thousands):

	Segment Totals	Intercompany Accounts	Consolidated Balances
2017			
Revenues	**P 5,231,726**	**(P 288,988)**	**P 4,942,738**
Net profit for the year	**459,814**	**(56,202)**	**403,612**
Total assets	**17,562,902**	**(5,800,972)**	**11,761,930**
Total liabilities	**4,553,513**	**(3,077,543)**	**1,475,970**
Other segment information:			
Capital expenditures	**272,795**	**2,562**	**275,357**
Depreciation and amortization	**72,256**	**13,273**	**85,529**
Impairment losses	**19,546**	**-**	**19,546**
2016			
Revenues	P 6,527,673	(P 162,314)	P 6,365,359
Net profit for the year	405,710	(65,000)	340,710
Total assets	17,514,736	(6,178,047)	11,336,689
Total liabilities	4,582,212	(3,243,615)	1,338,597
Other segment information:			
Capital expenditures	141,408	-	141,408
Depreciation and amortization	80,150	-	80,150
Impairment losses	2,326	-	2,326
2015			
Revenues	P 6,632,327	(P 171,481)	P 6,460,846
Net profit for the year	700,257	(27,352)	672,905
Total assets	18,900,421	(6,538,799)	12,361,622
Total liabilities	6,140,640	(3,847,866)	2,292,774
Other segment information:			
Capital expenditures	152,791	-	152,791
Depreciation and amortization	76,014	-	76,014
Impairment losses	13,181	-	13,181

CASH AND CASH EQUIVALENTS

Cash and cash equivalents include the following components as at December 31:

	2017	2016
Cash on hand and in banks	**P 690,867,359**	P 441,472,662
Short-term placements	**2,799,732,740**	1,818,421,887
	P 3,490,600,099	P 2,259,894,549

Cash in banks generally earn interest based on daily bank deposit rates. Short-term placements are made for varying periods of between 1 to 90 days and earn annual interests ranging from 0.1% to 3.5% in 2017, from 0.1% to 2.2% in 2016 and from 0.3% to 2.5% in 2015 (see Note 20.2).

The balance of short-term placements as of December 31, 2017 did not include an amount of P60.0 million which is shown as part of the Other Current Assets account in the 2017 consolidated statement of financial position (see Note 13). Such amount pertains to time deposits with maturity of more than three months.

6. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

This account represents investments in unit investments trust funds (UITF) which have been designated by the management as financial assets at FVTPL upon initial recognition.

The reconciliation of the carrying amounts of these financial assets at the beginning and end of 2017 and 2016 follows:

	Note	**2017**	2016
Balance at beginning of year		**P 741,732,076**	P 123,008,280
Additions		**127,500,000**	1,425,077,589
Redemptions		**(869,232,076)**	(808,844,871)
Fair value gains	20.2	**-**	2,491,078
Balance at end of year		**P -**	P 741,732,076

Financial assets at FVTPL are stated at their fair values which have been determined directly by reference to published prices. As at December 31, 2016, the fair value of these financial assets were derived using the net asset value per unit (computed by dividing the net asset value of the fund by the number of outstanding units at the end of the reporting period), as published by banks and the Investment Company Association of the Philippines.

In 2017, the Group redeemed all of its investments in UITF for P875.2 million. The Group recognized gain on redemption of financial assets at FVTPL amounting to P5.9 million, P2.3 million and P1.4 million in 2017, 2016 and 2015 respectively, and is presented as part of Finance Income under the Other Income (Charges) – Net section in the consolidated statements of income (see Note 20.2).

7. TRADE AND OTHER RECEIVABLES

This account is composed of the following:

	Notes	2017	2016
Current:			
Trade receivables	25.2, 25.5, 26.1, 26.3	**P 766,617,490**	P 793,778,987
Advances to suppliers	25.5	**451,094,241**	551,917,085
Loans receivables	25.3	**37,194,998**	38,563,648
Rental receivable	25.2	**6,274,639**	5,587,720
Interest receivable		**2,209,591**	643,939
Receivable from officers and employees		**2,171,345**	1,090,835
Receivable from treasurer	25.9	**-**	12,500,000
Other receivables		**41,717,033**	65,203,008
		1,307,279,337	1,469,285,222
Allowance for impairment		**(92,851,711)**	(89,278,577)
		1,214,427,626	1,380,006,645
Non-current:			
Trade receivables		**13,620,877**	12,527,394
Loans receivables	25.3	**647,049**	51,938
Cash surrender value of investment in life insurance		**678,596,450**	650,520,370
		692,864,376	663,099,702
		P 1,907,292,002	P 2,043,106,347

Trade receivables include amounts due from the Group's receivables related to the sold condominium units which are being paid for by the customers in monthly installments. The titles to the real estate properties sold remains with the Group until the receivables are fully collected. Trade receivables from sale of condominium units are measured at amortized cost and bear effective interests ranging from 9.75% to 18.0% depending on the terms of payment.

Advances to suppliers mainly include advance payments made by My Solid for future purchases of mobile phone units and accessories (see Note 25.5). These also include advances made to various suppliers made by SVC for the purchase of pro-tapes, video and medical equipment and spare parts.

Interest income recognized on the Group's loans receivables amounted to P7.7 million, P8.2 million and P11.3 million in 2017, 2016 and 2015, respectively, and are presented as part of Interest under the Revenues section of the consolidated statements of income. The effective interest rates on loans receivables range from 7.5% to 30.0% in 2017, 2016 and 2015.

Other receivables include amounts due from the sales of CCTV and credit card companies. This account also consist of unsecured, noninterest-bearing cash advances made to the ZTC's Unit Owners' Association for expenses incurred by the unit owners and rent receivables.

Cash surrender value of investment in life insurance pertains to insurance policies purchased by BRL for certain directors of the Parent Company. The investment in life insurance is accounted for under the cash surrender value method. Under this method, the initial cash surrender value of the insurance policies is recognized immediately in the consolidated statements of income. Subsequently, any increase in cash surrender value is recognized in the consolidated statements of income (see Note 19).

The cash surrender value of the investment in life insurance is used as collateral for interest-bearing loans obtained by BRL (see Note 14).

All of the Group's trade and other receivables have been reviewed for indications of impairment. Certain trade and other receivables, which are mostly due from small business customers, were found to be impaired; hence, adequate amount of allowance for impairment has been recognized.

A reconciliation of the allowance for impairment at beginning and end of 2017 and 2016 is shown below.

	Note	**2017**	2016
Balance at beginning of year		**P 89,278,577**	P 87,260,575
Impairment losses during the year	20.1	**5,199,729**	2,326,209
Reversal of impairment losses	20.2	**(1,555,166)**	(308,207)
Write-off of receivable		**(71,429)**	-
Balance at end of year		**P 92,851,711**	P 89,278,577

In 2016, certain trade and other receivables were included as part of the consideration transferred upon disposal of the investment in PNCI (see Note 1.3).

In 2015, SMC foreclosed certain machineries of one of its lessees in settlement of the latter's outstanding liability to the former amounting to P10.6 million. Such foreclosed machineries were eventually sold by SMC for P30.0 million and recognized gain on settlement of receivables amounting to P19.4 million, which is presented as part of Finance Income in the 2015 consolidated statement of income (see Note 20.2). There were no similar transactions occurred in 2017 and 2016.

8. AVAILABLE-FOR-SALE FINANCIAL ASSETS

This account comprises of the following:

	2017	2016
Club shares	P 22,307,258	P 19,407,258
Equity securities	8,580,000	8,827,065
Others	540,007	272,127
	31,427,265	28,506,450
Allowance for impairment	(10,430,000)	(10,430,000)
	P 20,997,265	P 18,076,450

A reconciliation of the net carrying amounts of AFS financial assets is shown below.

	Note	2017	2016
Balance at beginning of year		P 18,076,450	P 13,836,527
Additions		-	972,258
Fair value gains – net	23.3	2,920,815	3,267,665
Balance at end of year		P 20,997,265	P 18,076,450

Investment in equity securities pertains to the Parent Company's 33% ownership interest in the common stock of Sony Philippines, Inc. (SPI). The Joint Venture Agreement (JVA) executed in 1997 with Sony Corporation of Japan covering the Parent Company's investment in SPI expired on May 8, 2005. On April 11, 2005, the Parent Company received a formal notice of the expiry of the JVA. The Parent Company and Sony Corporation have both agreed to pursue negotiations for an equitable settlement of all matters relating to the JVA and its expiration.

As a result of the above events, the Parent Company determined that it no longer has significant influence over the investee company. Consequently, it reclassified its remaining investment in shares of stock of SPI with total cost of P8.6 million to AFS financial assets in 2005.

The Group's management has determined that there is an objective evidence that the decline in the fair values of SPI shares and of some of its club shares is permanent. Such evaluation was based on the significant downturn in the business operations of SPI and the prolonged decline in the market value of certain club shares of the Group. Accordingly, the Group recognized impairment losses on the SPI shares and such club shares in prior years. As at December 31, 2017 and 2016, the Parent Company's investment in SPI is fully provided with allowance for impairment losses. There were no additional impairment losses recognized on other available-for-sale financial assets in 2017, 2016 and 2015.

The fair values of the Group's investments in club shares, which represent proprietary membership club shares, as at December 31, 2017 and 2016 have been determined based on quoted prices in less active markets due to lack of trading activities among its participants (see Note 30.2).

9. MERCHANDISE INVENTORIES AND SUPPLIES

The details of this account are shown below.

	Notes	2017	2016
Merchandise inventories	17.1	**P 681,659,177**	P 863,290,614
Service parts, supplies and others	25.1	**4,203,582**	35,803,094
		685,862,759	899,093,708
Allowance for inventory obsolescence		**(147,242,272)**	(96,132,177)
		P 538,620,487	P 802,961,531

The movements in the allowance for inventory obsolescence are as follows:

	Notes	2017	2016
Balance at beginning of year		**P 96,132,177**	P 62,592,533
Provisions for inventory obsolescence	17.1, 18	**51,531,964**	34,461,052
Reversal of allowance for inventory obsolescence	17.1, 18	**(421,869)**	(921,408)
		P 147,242,272	P 96,132,177

The Group has no outstanding purchase commitment for the acquisition of merchandise inventories and supplies as at December 31, 2017 and 2016.

10. REAL ESTATE INVENTORIES

This account is composed of:

	2017	2016
Land and land development costs:		
Land	**P 4,265,299**	P 4,265,299
Land development costs	**35,281,523**	35,281,523
	39,546,822	39,546,822
Allowance for impairment	**(2,022,800)**	(2,022,800)
	37,524,022	37,524,022
Property development costs – Construction in progress and development costs	**402,930,088**	414,361,976
	P 440,454,110	P 451,885,998

Land and land development costs pertain to cost of land and related improvements, held by Starworld and LIIP, which are held for sale. Property development costs pertain to the cost of land used as a building site and the accumulated construction costs of the condominium building project being developed by ZTC, which are also for sale.

The allowance for impairment recognized in prior years pertains to the estimated cost of parcels of land and land development costs which may not be fully realized as a result of the Group's long-outstanding claims against the seller for the transfer of title to the name of LIIP. There were no additional impairment losses recognized in 2017, 2016 and 2015.

Under its registration with the Board of Investments, Starworld shall develop 118 hectares of land in its development project located in Calamba Premiere International Park (CPIP) in Bo. Prinza, Calamba City, Laguna. As at December 31, 2017 and 2016, lot areas totaling 83 hectares (65 hectares for Phase 1 and 18 hectares for Phase 2) were acquired and fully developed.

The Group, through ZTC, has initiated the planning and construction of the Tri Towers condominium building (see Notes 27.4 and 27.5). The construction was started by SMC in 2005. The accumulated construction costs (including cost of the land) were eventually transferred to ZTC. The construction of Tower 1 and Tower 2 was completed in 2008 and 2012, respectively, while the construction of Tower 3 has not yet started as of December 31, 2017.

There were no movements in the Estimated Liability for Land and Land Development Costs account in 2017 and 2016 which was established for the fulfilment of Starworld's projects in the development and marketing of CPIP (see Note 27.3).

11. PROPERTY AND EQUIPMENT

The gross carrying amounts and accumulated depreciation, amortization and impairment losses of property and equipment at the beginning and end of 2017 and 2016 are shown below.

	Land	Buildings and Improvements	Machinery and Equipment	Furniture, Fixtures and Office Equipment	Transportation Equipment	Test, Communication and Other Equipment	Computer System	Leasehold Improvements	Tools and Equipment	Construction in Progress	Total
December 31, 2017											
Cost	P 1,277,854,682	P 361,070,743	P 169,152,246	P 250,079,053	P 149,020,103	P 9,927,050	P 74,795,455	P 102,189,564	P 64,875,423	P 181,390,018	P 2,640,354,337
Accumulated depreciation and amortization	-	(88,184,946)	(92,463,398)	(178,831,782)	(103,148,251)	(9,738,023)	(70,261,687)	(87,284,428)	(52,080,753)	-	(681,993,268)
Accumulated impairment losses	-	(35,000,000)	-	-	-	-	-	-	-	(14,346,250)	(49,346,250)
Net carrying amount	**P 1,277,854,682**	**P 237,885,797**	**P 76,688,848**	**P 71,247,271**	**P 45,871,852**	**P 189,027**	**P 4,533,768**	**P 14,905,136**	**P 12,794,670**	**P 167,043,768**	**P 1,909,014,819**
December 31, 2016											
Cost	P 1,277,854,682	P 356,697,622	P 162,455,341	P 202,355,167	P 119,023,617	P 9,747,050	P 72,505,577	P 93,441,319	P 60,075,665	P 151,407,206	P 2,505,563,246
Accumulated depreciation and amortization	-	(69,941,475)	(71,710,085)	(163,123,443)	(90,655,974)	(9,423,314)	(69,213,309)	(80,104,682)	(42,292,398)	-	(596,464,680)
Accumulated impairment losses	-	(35,000,000)	-	-	-	-	-	-	-	-	(35,000,000)
Net carrying amount	P 1,277,854,682	P 251,756,147	P 90,745,256	P 39,231,724	P 28,367,643	P 323,736	P 3,292,268	P 13,336,637	P 17,783,267	P 151,407,206	P 1,874,098,566
January 1, 2016											
Cost	P 1,277,854,682	P 352,874,436	P 129,719,241	P 193,871,092	P 113,276,561	P 9,747,050	P 70,705,200	P 88,589,364	P 52,774,064	P 76,494,236	P 2,365,905,926
Accumulated depreciation and amortization	-	(52,396,919)	(53,606,685)	(148,002,053)	(78,333,799)	(9,030,818)	(68,488,935)	(73,032,427)	(32,841,677)	-	(515,733,313)
Accumulated impairment losses	-	(35,000,000)	-	-	-	-	-	-	-	-	(35,000,000)
Net carrying amount	P 1,277,854,682	P 265,477,517	P 76,112,556	P 45,869,039	P 34,942,762	P 716,232	P 2,216,265	P 15,556,937	P 19,932,387	P 76,494,236	P 1,815,172,613

A reconciliation of the carrying amounts at the beginning and end of 2017 and 2016 of property and equipment is shown below.

	Land	Buildings and Improvements	Machinery and Equipment	Furniture, Fixtures and Office Equipment	Transportation Equipment	Test, Communication and Other Equipment	Computer System	Leasehold Improvements	Tools and Equipment	Construction in Progress	Total
Balance at January 1, 2017, net of accumulated depreciation, amortization and impairment losses	P 1,277,854,682	P 251,756,147	P 90,745,256	P 39,231,724	P 28,367,643	P 323,736	P 3,292,268	P 13,336,637	P 17,783,267	P 151,407,206	P 1,874,098,566
Additions	-	3,606,611	4,685,430	11,119,342	30,740,572	180,000	2,289,878	8,748,245	5,118,527	106,722,493	173,211,098
Reclassification	-	801,271	2,011,475	37,694,496	-	-	-	-	-	(40,507,242)	-
Transfer to investment property	-	-	-	-	-	-	-	-	-	(36,232,439)	(36,232,439)
Disposals – net	-	(34,762)	-	(1,089,952)	(744,085)	-	-	-	(318,769)	-	(2,187,568)
Impairment loss	-	-	-	-	-	-	-	-	-	(14,346,250)	(14,346,250)
Depreciation and amortization charges for the year	-	(18,243,470)	(20,753,313)	(15,708,339)	(12,492,278)	(314,709)	(1,048,378)	(7,179,746)	(9,788,355)	-	(85,528,588)
Balance at December 31, 2017, net of accumulated depreciation, amortization and impairment losses	**P 1,277,854,682**	**P 237,885,797**	**P 76,688,848**	**P 71,247,271**	**P 45,871,852**	**P 189,027**	**P 4,533,768**	**P 14,905,136**	**P 12,794,670**	**P 167,043,768**	**P 1,909,014,819**
Balance at January 1, 2016, net of accumulated depreciation, amortization and impairment losses	P 1,277,854,682	P 265,477,517	P 76,112,556	P 45,869,039	P 34,942,762	P 716,232	P 2,216,265	P 15,556,937	P 19,932,387	P 76,494,236	P 1,815,172,613
Additions	-	3,823,186	32,736,100	8,785,388	6,155,725	-	1,800,377	4,851,955	7,301,601	75,953,413	141,407,745
Reclassification	-	-	-	57,179	-	-	-	-	-	(57,179)	-
Transfer to investment property	-	-	-	-	-	-	-	-	-	(983,264)	(983,264)
Transferred on sale of investment in a subsidiary	-	-	-	(358,492)	(408,669)	-	-	-	-	-	(767,161)
Disposals – net	-	-	-	(11,930)	(553,250)	-	-	-	(16,677)	-	(581,857)
Depreciation and amortization charges for the year	-	(17,544,556)	(18,103,400)	(15,109,460)	(11,768,925)	(392,496)	(724,374)	(7,072,255)	(9,434,044)	-	(80,149,510)
Balance at December 31, 2016, net of accumulated depreciation, amortization and impairment losses	P 1,277,854,682	P 251,756,147	P 90,745,256	P 39,231,724	P 28,367,643	P 323,736	P 3,292,268	P 13,336,637	P 17,783,267	P 151,407,206	P 1,874,098,566

Construction in progress pertains to accumulated costs incurred on building improvements being constructed in various properties of the Group as part of its expansion program.

Impairment loss amounting to P14.3 million was recognized in 2017. No additional impairment losses were recognized in 2016 and 2015 based on management's assessment.

In 2017, 2016 and 2015, the Group recognized gain on disposal of certain property and equipment totaling P1.5 million, P0.7 million and P6.7 million, respectively (see Note 20.3). The recognized gain on the transactions are presented as part of Other Gains – net in the consolidated statements of income (see Note 20.3). In 2016, certain property and equipment with carrying amount of P0.8 million were included as part of the consideration transferred upon disposal of the investment in PNCI.

The amount of depreciation and amortization computed on property and equipment is presented as part of the following accounts:

	Notes	**2017**	2016	2015
Cost of services	17.2	**P 45,618,535**	P 52,898,375	P 46,974,521
Cost of rentals	17.3	**3,394,270**	1,775,932	1,903,617
General and administrative expenses		**36,515,783**	25,475,203	27,135,564
	18	**P 85,528,588**	P 80,149,510	P 76,013,702

There were no restrictions on titles and items of property and equipment as of December 31, 2017 and 2016.

Fully depreciated property and equipment still in use in the Group's operations amounted to P308.3 million and P275.8 million as of December 31, 2017 and 2016, respectively.

12. INVESTMENT PROPERTIES

The Group's investment properties accounted for under the fair value method, consists mainly of land and improvements, and buildings and improvements that are held under operating lease agreements. These properties earn rental income, presented as Rentals in the consolidated statements of income and incur direct costs such as real property taxes, repairs and maintenance and utilities which are presented as part of Cost of Rentals in the consolidated statements of income (see Note 17.3).

The fair values of the Group's investment properties as at December 31, 2017 and 2016 were determined based on appraisal reports dated October 27, 2017 and December 8, 2016, respectively. Management obtains annual appraisal reports on its investment properties from independent appraisers (see Note 30.4).

The changes in the carrying amounts of investment property as presented in the consolidated statements of financial position are summarized as follows as of December 31:

	Land and Improvements	Buildings and Improvements	Total
2017:			
Balance at beginning of year	P 1,922,930,032	P 755,106,706	P 2,678,036,738
Additions	69,813,706	32,332,012	102,145,718
Fair value gains (losses) on investment property – net (see Note 19)	226,119,344	(90,440,434)	135,678,910
Transfer from property and equipment	200,250	36,032,189	36,232,439
Disposals	(47,768,000)	(408,333)	(48,176,333)
Balance at end of year	**P 2,171,295,332**	**P 732,622,140**	**P 2,903,917,472**
2016:			
Balance at beginning of year	P 1,850,330,296	P 802,889,238	P 2,653,219,534
Additions	39,061,688	37,711,180	76,772,868
Fair value gains (losses) on investment property – net (see Note 19)	33,538,048	(86,476,976)	(52,938,928)
Transfer from property and equipment	-	983,264	983,264
Balance at end of year	P 1,922,930,032	P 755,106,706	P 2,678,036,738

In 2017 and 2015, SMC sold an investment property with a total carrying amount of P48.2 million and P1.1 billion, respectively. The recognized gain on the transaction amounted to P37.5 million in 2017 and P138.5 million in 2015, are presented as part of Other Operating Income – Net account in the 2017 and 2015 consolidated statement of income (see Note 19). There was no similar transaction in 2016.

13. OTHER ASSETS

The composition of these accounts as of December 31 is shown below and in the succeeding page.

	Notes	**2017**	2016
Current:			
Creditable withholding taxes		**P 83,400,385**	P 52,827,965
Input VAT – net		**75,142,087**	117,033,705
Short-term placements	5	**60,000,000**	-
Deferred costs		**40,977,153**	-
Prepayments		**23,010,706**	24,651,269
Refundable deposits	27.2	**10,698,615**	13,419,531
Deferred input VAT		**6,090,847**	-
Advances to contractors		**-**	644,382
Others		**2,642,052**	6,593,508
Balance carried forward		**P 301,822,764**	P 215,170,360

	Notes	2017	2016
Balance brought forward		**P 322,149,600**	P 215,170,360
Non-current:			
Deposits to suppliers		**7,030,204**	7,030,204
Land under litigation	27.7	**4,935,606**	4,935,606
Refundable deposits	27.2	**4,731,811**	4,714,533
Investment in shares		**3,135,818**	1,375,291
Cash bond		**568,234**	568,234
Intangible assets		**171,883**	-
Others		**2,878,409**	1,477,222
		23,451,965	20,101,090
		P 325,274,729	P 235,271,450

Short-term placements are made for 180 days and earn effective interest of 3.5% in 2017 (see Note 5).

Deferred costs by SVC represent cost of inventories which have not been charged to cost of sales pending the completion of its projects.

Prepayments pertain to prepaid insurance, prepaid rent, and prepayments for professional fees, import charges and others.

Land under litigation pertains to certain real estate properties owned by SMC are the subject of litigations brought up by third parties against the subsidiary (see Note 27.7).

On October 28, 2016, management sold the investment in CHMI to Creative Hothouse Philippines PTE LTD for cash consideration amounting to P6.5 million. Accordingly, CHMI ceased to be an associate of the Group as of that date. The Group's share in the net loss of CHMI amounted to P3.3 million and presented as Share in Net Loss of an Associate under Other Income (Charges) – Net section in the 2015 consolidated statement of income.

The table below presents information on the financial position and performance of the CHMI as of and for the period ended December 31, 2015.

Total assets	P 4,793,824
Total liabilities	3,880,787
Total equity	913,037
Net loss	6,611,436

Deposits to suppliers represent refundable amount paid by the SVC to its suppliers for the distribution utilities provided to SVC.

14. INTEREST-BEARING LOANS

The Group's short-term interest-bearing loans as at December 31, 2017 and 2016 amounting to P115.7 million ($2.3 million) and P112.6 million ($2.3 million), respectively, pertains to loan of BRL which are denominated in U.S. dollar and is currently due within 12 months after the end of reporting period; hence, classified as part of the Group's current liabilities in the consolidated statements of financial position. Presented below is the reconciliation of the Group's interest-bearing loans.

	2017		2016	
	USD	**PHP**	USD	PHP
Balance at beginning of year	$ 2,261,325	P 112,643,382	$ 2,261,325	P 104,683,711
Additional borrowings	57,210	2,849,802	41,851	2,084,724
Translation adjustment	-	255,039	-	5,874,947
Balance at end of year	**$ 2,318,535**	**P 115,748,223**	$ 2,261,325	P 112,643,382

Information relating to significant loan transactions of the Group are as follows:

The loan of BRL are secured by the cash surrender value of investment in life insurance (see Note 7). The loan bears interest at prevailing market rates ranging from 2.35% to 2.50% in 2017, from 1.60% to 2.35% in 2016 and 1.6% in 2015. Interest expense arising from these loans amounted to P2.8 million, P2.2 million and P2.7 million in 2017, 2016 and 2015, respectively, and is shown as part of Interest expense on interest-bearing loans under Finance Costs account in the consolidated statements of income (see Note 20.1).

Also, the Group incurred borrowing costs related to loans obtained by Fil-Dragon amounting to P10.2 million for the period January 1 to July 31, 2016 and P56.6 million in 2015. These costs were recognized as part of Interest expense on interest-bearing loans under Finance Costs account in the consolidated statements of income (see Note 20.1). In 2016, these loans were included as part of the consideration transferred upon disposal of the investment in PNCI (see Note 1.3).

The fair value of loan obtained approximates the carrying values since the interest rates are repriced at market rates at the end of the reporting period. As at December 31, 2017 and 2016, the Group is not subjected to any covenants relating to the loan.

15. TRADE AND OTHER PAYABLES

This account consists of:

	Note	2017	2016
Trade payables	25.5	**P 216,881,183**	P 184,360,048
Accrued dealers' incentives		**96,882,320**	114,109,193
Refundable deposits		**27,553,369**	26,687,689
Accrued expenses		**25,788,820**	18,312,533
Advances from customers		**20,682,813**	40,457,128
Deferred output VAT		**17,615,732**	9,010,496
Rentals payable		**9,207,379**	12,155,459
Output VAT		**6,307,771**	1,852,297
Withholding taxes payable		**6,039,526**	4,997,195
Reserve for warranty costs		**1,448,684**	2,677,478
Retention payable		**43,423**	43,423
Other payables		**47,237,524**	23,849,316
		P 475,688,544	P 438,512,255

Accrued dealers' incentives pertain to rebates awarded to dealers once certain level of sales were achieved during a particular period.

Accrued expenses include amounts charged for rentals, outside services, salaries and other operating expenses which remained unpaid as at the end of the reporting periods.

The outstanding deferred output VAT arises from the outstanding receivables on the Group's sale of services.

The movements in the Reserve for warranty costs account are as follows:

	Notes	2017	2016
Balance at beginning of year		**P 2,677,478**	P 3,253,200
Provisions for warranty claims	18	**27,223,140**	60,087,131
Actual warranty claims		**(27,791,704)**	(60,288,576)
Reversal of reserve for warranty claims	19	**(660,230)**	(374,277)
Balance at end of year		**P 1,448,684**	P 2,677,478

The Group derecognized certain accrued expenses and other payables amounting to P1.3 million in 2017 and P0.1 million in 2016, since management believes that the possibility of cash outflows is remote as the purpose for which the liabilities were recognized no longer exists. The related Gain on derecognition of liabilities is presented as part of Other Gains – Net under the Other Income (Charges) – Net section in the consolidated statements of income (see Note 20.3). There was no similar transaction in 2015.

Other payables primarily consist of payroll-related liabilities and due to government agencies for unpaid contributions for social security and other benefits of the Group's employees.

In 2016, certain trade and other payables were included as part of the consideration transferred upon disposal of the investment in PNCI (see Note 1.3).

16. REFUNDABLE DEPOSITS

SMC and Kita have long-term refundable deposits from various tenants amounting to P27.1 million and P21.4 million as at December 31, 2017 and 2016, respectively. The refundable deposits are remeasured at amortized cost using the effective interest ranging from 3.48% to 6.25% at the inception of the lease terms.

SMC recognized gain on discounting of its refundable deposits amounting to P0.5 million and P2.9 million in 2017 and 2016, respectively (nil in 2015). These are presented as part of Finance Income in the consolidated statements of income (see Note 20.2). The interest expense recognized amounting to P1.6 million in 2017, P0.3 million in 2016 and P0.2 million in 2015 is presented as part of Finance Costs in the consolidated statements of income (see Note 20.1).

The refundable deposits are shown as a separate line item under Non-current Liabilities section in the consolidated statements of financial position.

17. COSTS OF SALES, SERVICES, RENTALS AND REAL ESTATE SALES

17.1 Cost of Sales

The details of this account are shown below.

	Notes	**2017**	2016	2015
Merchandise inventories at beginning of year	9	**P 863,290,614**	P 896,356,985	P 656,074,999
Net purchases of merchandise inventories during the year	25.5	**2,737,307,528**	4,639,985,185	3,856,468,664
Goods available for sale		**3,600,598,142**	5,536,342,170	4,512,543,663
Merchandise inventories at end of year	9	**(681,659,177)**	(863,290,614)	(896,356,985)
Net provision (reversal of allowance) for inventory obsolescence	9	**51,110,095**	33,539,644	(39,032,895)
	18	**P 2,970,049,060**	P 4,706,591,200	P 3,577,153,783

17.2 Cost of Services

The following are the breakdown of direct costs and expenses from rendering of services:

	Notes	2017	2016	2015
Materials, supplies and other consumables	25.1	**P 105,595,086**	P 112,659,737	P 88,312,907
Rentals	27.2	**183,880,158**	16,447,316	25,120,095
Outside services		**163,448,547**	39,299,628	48,801,512
Equipment cost	18	**115,699,072**	-	-
Subcontracting services		**91,176,417**	75,425,967	59,894,407
Salaries and employee benefits	21.1	**58,333,359**	55,339,554	66,314,648
Depreciation and amortization	11	**45,618,535**	52,898,375	46,974,521
Service fees	26.3	**40,300,756**	69,097,449	60,651,473
Communication, light and water		**30,428,513**	22,614,281	20,844,345
Food and beverage		**24,725,309**	11,488,724	16,380,171
Transportation and travel		**15,847,199**	12,996,776	10,391,314
Repairs and maintenance		**8,209,412**	7,494,950	4,902,902
Integration		**8,018,209**	111,016,068	8,834,505
Others		**24,473,361**	8,268,732	2,880,402
	18	**P 915,753,933**	P 595,047,557	P 460,303,202

17.3 Cost of Rentals

The details of this account are as follows:

	Notes	2017	2016	2015
Taxes and licenses		**P 39,980,258**	P 12,349,184	P 22,956,318
Outside services		**14,608,570**	15,910,825	11,826,310
Rentals	27.2	**11,467,507**	7,353,293	7,353,293
Repairs and maintenance		**4,783,421**	11,978,499	9,314,104
Depreciation and amortization	11	**3,394,270**	1,775,932	1,903,617
Salaries and employee benefits	21.1	**2,413,462**	2,280,375	3,554,777
Others		**468,503**	488,939	417,404
	12, 18	**P 77,115,991**	P 52,137,047	P 57,325,823

Others primarily consists of supplies and transportation and travel expenses.

17.4 Cost of Real Estate Sales

The following are the breakdown of direct costs and expenses for sale of real estate:

	Notes	2017	2016	2015
Cost of condominium units and parking lots		**P 14,148,749**	P 8,224,118	P 434,180
Construction costs		**-**	-	836,387,295
Land and land use rights		**-**	-	43,593,535
Borrowing costs	14	**-**	-	36,523,690
Miscellaneous		**-**	-	8,281,790
	18	**P 14,148,749**	P 8,224,118	P 925,220,490

18. OPERATING EXPENSES BY NATURE

The details of operating expenses by nature are shown below.

	Notes	2017	2016	2015
Net purchases of merchandise inventories	17.1, 25.5	**P 2,737,307,528**	P 4,639,985,185	P 3,856,468,664
Salaries and employee benefits	21.1	**257,491,822**	223,033,845	225,646,424
Outside services		**242,066,904**	147,642,428	148,829,489
Subcontracting services		**225,418,410**	258,871,927	244,046,046
Rentals	27.2	**212,499,305**	34,768,484	37,486,808
Changes in merchandise, finished goods and work-in-process inventories	17.1	**181,631,437**	33,066,371	(240,281,986)
Equipment cost		**115,699,072**	-	-
Materials, supplies and other consumables	17.1, 25.1	**105,595,086**	121,367,240	107,476,390
Taxes and licenses		**92,907,763**	63,804,781	69,491,359
Depreciation and amortization	11	**85,528,588**	80,149,510	76,013,702
Utilities and communication		**61,367,400**	39,656,142	67,336,289
Net provision (reversal) for inventory obsolescence	9, 17.1	**51,110,095**	33,539,644	(39,032,895)
Service fees	26.3	**40,300,756**	69,097,449	60,651,473
Advertising and promotions		**35,838,885**	46,335,532	148,948,033
Transportation and travel		**28,987,519**	29,365,267	52,800,901
Provisions for warranty claims	15	**27,223,140**	60,087,131	902,095
Food and beverage		**24,725,309**	11,488,724	16,380,171
Repairs and maintenance		**21,316,518**	22,685,881	16,419,968
Warranty claims		**15,615,301**	46,890,701	36,345,120
Excess of actual over standard input VAT		**15,221,644**	-	-
Impairment losses on property and equipment		**14,346,250**	-	-
Cost of condominium units and parking lots		**14,148,749**	8,224,118	434,180
Installation cost		**13,857,773**	7,906,364	-
Integration		**10,862,109**	110,195,187	8,834,505
Construction costs		**-**	-	836,387,295
Land and land use rights		**-**	-	43,593,535
Borrowing costs		**-**	-	36,523,690
Miscellaneous		**44,693,517**	8,234,020	105,246,444
		P 4,675,760,850	P 6,096,395,931	P 5,916,947,700

These expenses are classified in the consolidated statements of income as follows:

	Note	2017	2016	2015
Cost of sales	17.1	**P 2,970,049,060**	P 4,706,591,200	P 3,577,153,783
Cost of services	17.2	**915,753,933**	595,047,557	460,303,202
Cost of rentals	17.3	**77,115,991**	52,137,047	57,325,823
Cost of real estate sales	17.4	**14,148,749**	8,224,118	925,220,490
Selling and distribution costs		**330,955,769**	376,046,004	559,990,238
General and administrative expenses		**367,737,348**	358,350,005	336,954,164
		P 4,675,760,850	P 6,096,395,931	P 5,916,947,700

19. OTHER OPERATING INCOME – Net

The breakdown of this account is as follows:

	Notes	2017	2016	2015
Fair value gains (losses) on investment property – net	12	**P 135,678,910**	(P 52,938,928)	P 87,747,812
Gain on sale of investment property	12	**37,510,547**	-	138,520,266
Increase in cash surrender value of investment in life insurance	7	**27,177,277**	24,625,954	21,921,474
Income from utilities charged to tenants		**19,929,905**	1,353,798	-
Common usage service area		**11,567,900**	1,407,619	3,732,705
Forfeited customer deposit		**10,435,789**	-	-
Revenue share from embedded third party application		**6,302,100**	16,330,198	-
Forfeited refundable deposit		**1,711,096**	-	-
Reversal of reserve for warranty costs	15	**660,230**	374,277	-
Penalties arising from lease contract		**400,598**	-	-
Reversal of provision for penalty		**-**	-	1,476,161
Miscellaneous		**-**	25,542,917	9,625,785
		P 251,374,352	P 16,695,835	P 263,024,203

20. OTHER INCOME (CHARGES) – Net

20.1 Finance Costs

This account consists of the following:

	Notes	2017	2016	2015
Impairment losses on trade and other receivables	7	**P 5,199,729**	P 2,326,209	P 13,180,829
Foreign currency exchange losses		**5,150,204**	2,262,546	493,499
Interest expense on interest-bearing loans	14	**2,834,528**	12,431,682	59,348,521
Interest amortization on refundable deposits	16	**1,555,880**	272,778	155,895
Others		**286,584**	704,995	3,826,826
		P 14,453,757	P 17,998,210	P 77,005,570

20.2 Finance Income

This account consists of the following:

	Notes	2017	2016	2015
Interest income from cash and cash equivalents, short-term placements and restricted cash	5, 13	**P 23,400,466**	P 21,807,292	P 35,504,679
Foreign currency exchange gains		**6,344,923**	30,382,339	32,691,145
Gain on redemption of financial assets at FVTPL	6	**5,918,418**	2,268,082	1,403,189
Interest income from real estate sale		**2,131,985**	-	-
Reversal of impairment losses on trade and other receivables	7	**1,555,166**	308,207	262,770
Gain on discounting of refundable deposit	16	**486,937**	2,891,369	-
Fair value gains on financial assets at FVTPL	6	**-**	2,491,078	260,983
Gain on settlement of receivables	7	**-**	-	19,395,000
		P 39,837,895	P 57,256,998	P 89,517,766

20.3 Other Gains – Net

The breakdown of this account is as follows:

	Notes	2017	2016	2015
Refund of deposits of electricity		**P 6,199,033**	P -	P -
Net interest income on retirement benefit asset	21.2	**3,723,337**	4,961,743	4,754,859
Gain on sale of property and equipment	11	**1,533,248**	739,986	6,685,469
Gain on derecognition of liabilities	15	**1,293,384**	72,555	-
Reversal of allowance for inventory obsolescence		**421,869**	-	-
Dividend income		**219,272**	164,619	-
Excess of standard over actual input VAT		**-**	5,364,560	-
Sale of scrap		**-**	611,383	-
Proceeds from litigation claims		**-**	-	2,532,114
Proceeds from insurance		**-**	-	1,554,837
Miscellaneous		**4,336,112**	776,707	531,528
		P 17,726,255	P 12,691,553	P 16,058,807

21. EMPLOYEE BENEFITS

21.1 Salaries and Employee Benefits Expense

Expenses recognized for salaries and employee benefits are summarized below (see Notes 25.8 and 25.11).

	Notes	**2017**	2016	2015
Short-term benefits		**P 237,813,913**	P 208,649,477	P 213,467,517
Post-employment benefits	21.2	**19,677,909**	14,384,368	12,178,907
	18	**P 257,491,822**	P 223,033,845	P 225,646,424

These expenses are classified in the consolidated statements of income as follows:

	Notes	**2017**	2016	2015
General and administrative expenses		**P 190,053,510**	P 131,348,905	P 149,602,672
Cost of services	17.2	**58,333,359**	55,339,554	66,314,648
Selling and distribution costs		**6,691,491**	34,065,011	6,174,327
Cost of rentals	17.3	**2,413,462**	2,280,375	3,554,777
	18	**P 257,491,822**	P 223,033,845	P 225,646,424

21.2 Post-employment Benefits

(a) Characteristics of the Defined Benefit Plan

The Parent Company and certain subsidiaries maintain a funded, tax-qualified, non-contributory post-employment benefit plan that is being administered by a trustee bank that is legally separated from the Group. The trustee bank managed the fund in coordination with the Group's management who acts in the best interest of the plan assets and is responsible for setting the investment policies. The post-employment plan covers all regular full-time employees.

The normal retirement age is 60 with a minimum of five years of credited service. The Group's post-employment benefit plan provides retirement benefits ranging from 100% to 115% of the final monthly salary for every year of credited service.

(b) Explanation of Amounts Presented in the Financial Statements

Actuarial valuations are made annually to update the retirement benefit costs and the amount of contributions. All amounts presented below and in the succeeding pages are based on the actuarial valuation reports obtained from an independent actuary in 2017 and 2016.

The components of the retirement benefit asset of SGI and certain subsidiaries at the end of the reporting periods are shown below.

	2017	2016
Fair value of plan assets	**P 178,965,686**	P 188,639,137
Present value of obligation	**(73,201,592)**	(85,665,401)
	P 105,764,094	P 102,973,736

The amounts of the retirement benefit obligation recognized by certain subsidiaries at the end of the reporting periods are shown below.

	2017	2016
Fair value of plan assets	**P 3,289,187**	P 2,821,707
Present value of obligation	**(41,154,860)**	(35,827,012)
	(P 37,865,673)	(P 33,005,305)

The movements in the fair value of plan assets of the Group are presented below.

	2017	2016
Balance at beginning of year	**P 191,460,844**	P 190,368,803
Benefits paid by the plan	**(16,205,625)**	(6,040,974)
Interest income	**10,203,233**	9,830,313
Return on plan assets (excluding amounts included in net interest)	**(5,757,379)**	(5,201,661)
Contributions paid into the plan	**2,553,800**	2,504,363
Balance at end of year	**P 182,254,873**	P 191,460,844

The movements in the present value of the retirement benefit obligation recognized in the books are as follows:

	2017	2016
Balance at beginning of year	**P 121,492,413**	P 92,826,439
Current service costs	**19,677,909**	14,384,368
Benefits paid*	**(16,205,625)**	(3,721,826)
Interest costs	**6,479,896**	4,868,57
Remeasurements – actuarial losses (gains) arising from:		
Experience adjustments	**(13,236,283)**	(2,260,094)
Changes in financial assumptions	**(5,078,640)**	14,807,849
Changes in demographic assumptions	**1,226,782**	587,107
Balance at end of year	**P 114,356,452**	P 121,492,413

* *These amounts include benefits paid directly by the Group amounting to P1,465,555 in 2016. There were no benefits paid directly during 2017.*

The plan assets consist of the following as of December 31:

	2017	2016
Debt securities:		
Philippines government bonds	**P 152,854,025**	P 117,338,492
Corporate bonds	**13,718,540**	18,662,816
UITF	**9,670,600**	13,219,025
Mutual funds	**1,567,437**	41,324,512
Other assets	**4,444,271**	915,999
	P 182,254,873	P 191,460,844

The fair values of the above debt securities are determined based on quoted market prices in active markets (classified as Level 1 of the fair value hierarchy). Mutual funds and UITF are classified both as Level 2 while other assets are classified as Level 3 in the fair value hierarchy.

The plan assets earned a net return of P4.4 million, P4.6 million and P3.1 million in 2017, 2016 and 2015, respectively.

Plan assets do not comprise any of the Group's own financial instruments or any of its assets occupied and/or used in its operations.

The components of amounts recognized in profit or loss and in other comprehensive income in respect of the defined benefit post-employment plan are as follows:

	Notes	2017	2016	2015
Reported in consolidated statements of income:				
Current service cost	21.1	**P 19,677,909**	P 14,384,368	P 12,178,907
Net interest income	20.3	**(3,723,337)**	(4,961,743)	(4,754,859)
		P 15,954,572	P 9,422,625	P 7,424,048
Reported in consolidated statements of comprehensive income:				
Actuarial gains (losses) from:				
Changes in experience adjustments		**P 13,236,283**	P 2,260,094	P 10,795,456
Financial assumptions		**5,078,640**	(14,807,849)	(6,118,553)
Changes in demographic assumption		**(1,226,782)**	(587,107)	(949,590)
Return on plan assets (excluding amounts included in net interest)		**(5,757,379)**	(5,201,661)	(5,626,689)
	23.3	**P 11,330,762**	(P 18,336,523)	(P 1,899,376)

Current service cost is presented as part of salaries and employee benefit account under the General and Administrative Expenses account in the consolidated statements of income (see Notes 18).

The net interest income is included in Other Gains – Net account in the consolidated statements of income (see Note 20.3). Amounts recognized in other comprehensive income, net of tax, were classified within items that will not be reclassified subsequently to profit or loss in the consolidated statements of comprehensive income.

For determination of the post-employment benefit obligation, the following actuarial assumptions were used:

	2017	2016	2015
Discount rates	**5.58% - 5.70%**	4.2% - 5.4%	5.0% - 5.4%
Salary increases rate	**9.00%**	9.00%	8.00%

Assumptions regarding future mortality are based on published statistics and mortality tables. The average remaining working lives of employees before retirement at the age of 60 ranges from 1.95 to 10.99 years for males and 2.01 to 37 years for females. These assumptions were developed by management with the assistance of an independent actuary. Discount factors are determined close to the end of each reporting period by reference to the interest rates of a zero coupon government bond with terms to maturity approximating to the terms of the post-employment obligation. Other assumptions are based on current actuarial benchmarks and management's historical experience.

(c) Risks Associated with the Retirement Plan

The plan exposes the Group to actuarial risks such as investment risk, interest rate risk, longevity risk and salary risk.

(i) Investment and Interest Risks

The present value of the DBO is calculated using a discount rate determined by reference to market yields of government bonds. Generally, a decrease in the interest rate of a reference government bonds will increase the plan obligation. However, this will be partially offset by an increase in the return on the plan's investments in debt securities and if the return on plan asset falls below this rate, it will create a deficit in the plan. Currently, the plan has generally concentrated on investment in debt securities, although the Group also invests in UITF and mutual funds.

(ii) Longevity and Salary Risks

The present value of the DBO is calculated by reference to the best estimate of the mortality of the plan participants both during and after their employment, and to their future salaries. Consequently, increases in the life expectancy and salary of the plan participants will result in an increase in the plan obligation.

(iii) Inflation Risk

A significant proportion of the DBO is linked to inflation. The increase in inflation will increase the Group's liability. A portion of the plan assets are inflation-linked debt securities which will mitigate some of the effects of inflation.

(d) *Other Information*

The information on the sensitivity analysis for certain significant actuarial assumptions, the Group's asset-liability matching strategy, and the timing and uncertainty of future cash flows related to the retirement plan are described below and in the succeeding page.

(i) Sensitivity Analysis

The following table summarizes the effects of changes in the significant actuarial assumptions used in the determination of the defined benefit asset as of December 31, 2017 and 2016:

	Impact on Post-employment Benefit Asset		
	Change in Assumption	Increase in Assumption	Decrease in Assumption
2017			
Discount rate	**+/- 0.5%**	**(P 9,070,616)**	**P 10,138,881**
Salary increase rate	**+/- 1.0%**	**20,014,097**	**(16,506,866)**
2016			
Discount rate	+/- 0.5%	(P 9,760,791)	P 10,478,134
Salary increase rate	+/- 1.0%	20,707,154	(17,491,159)

The sensitivity analysis above is based on a change in an assumption while holding all other assumptions constant. This analysis may not be representative of the actual change in the DBO as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. Furthermore, in presenting the above sensitivity analysis, the present value of the DBO has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the DBO recognized in the consolidated statements of financial position.

The methods and types of assumptions used in preparing the sensitivity analysis did not change compared to the previous years.

(ii) Asset-liability Matching Strategies

To efficiently manage the retirement plan, the Group through its Management Committee, ensures that the investment positions are managed in accordance with its asset-liability matching strategy to achieve that long-term investments are in line with the obligations under the retirement scheme. This strategy aims to match the plan assets to the retirement obligations by investing in long-term fixed interest securities (i.e., government or corporate bonds) with maturities that match the benefit payments as they fall due and in the appropriate currency. The Group actively monitors how the duration and the expected yield of the investments are matching the expected cash outflows arising from the retirement obligations.

In view of this, investments are made in reasonably diversified portfolio, such that the failure of any single investment would not have a material impact on the overall level of assets. A large portion of the plan assets as at December 31, 2017 and 2016 consists of government and corporate debt securities, although the Group also invests in UITF and mutual funds.

(iii) Funding Arrangements and Expected Contributions

The plan is currently underfunded by P16.5 million based on the latest actuarial valuations.

The Group expects to make contribution of P34.5 million to the plan during the next reporting period.

The maturity profile of undiscounted expected benefit payments from the plan follows:

	2017	2016
Within one year	**P 3,924,688**	P 3,831,351
More than one year to five years	**18,837,068**	10,109,488
More than five years to 10 years	**62,109,003**	64,565,355
More than 10 years to 15 years	**86,996,250**	94,496,591
More than 15 years to 20 years	**219,446,411**	201,827,742
More than 20 years	**3,013,653,464**	2,801,810,623
	P3,404,966,884	P3,176,641,150

22. TAXES

22.1 Registration with Economic Zone Authorities

(a) Registration with Clark Development Corporation (CDC)

Kita, a subsidiary, is registered with CDC under RA No. 7227, *The Bases Conversion and Development Act of 1992*, as amended under RA No. 9400, *An Act Amending RA No. 7227, as Amended, Otherwise Known as the Bases Conversion and Development Act of 1992, and for Other Purposes*. As a registered business enterprise within the Clark Freeport Zone, Kita is exempted from national and local taxes and is entitled to tax and duty free importation of raw materials, equipment, household and personal items. In lieu of said taxes, Kita is subject to a 5% preferential tax rate on its registered activities. However, the 30% regular corporate income tax (RCIT) tax rate is applied to income coming from sources other than Kita's registered activities.

(b) Registration with Philippine Economic Zone Authority (PEZA)

SMC is registered with the PEZA as an Ecozone Facilities Enterprise at the Laguna International Industrial Park – Special Economic Zone (LIIP – SEZ). As an Ecozone Facilities Enterprise, SMC shall lease its building in LIIP – SEZ to PEZA-registered export enterprises located therein. SMC is subject to 5% tax on gross income earned on such facilities in lieu of all national and local taxes.

SMC waived its right to avail of the 5% special tax rate on gross income tax for the taxable year ended December 31, 2015. In 2017 and 2016, SMC did not have transactions with PEZA-registered entities.

On July 1, 1998, the PEZA approved Starworld's registration as an Ecozone developer and operator of the CPIP – Special Economic Zone located at Bo. Parian, Calamba City. Under the terms of the registration and subject to certain requirements, Starworld shall be exempt from all national and local taxes and instead will be subject to the 5% preferential tax rate on gross income after allowable deductions.

22.2 Current and Deferred Taxes

The components of tax expense as reported in the consolidated statements of income and consolidated statements of comprehensive income are as follows:

	2017	2016	2015
Reported in consolidated statements of income:			
Current tax expense:			
RCIT at 30%	**P 102,073,471**	P 44,965,959	P 252,629,434
Minimum corporate income tax (MCIT) at 2%	**(23,929,276)**	14,675,969	6,587,196
Final taxes at 20% and 7.5%	**12,149,899**	9,967,555	11,373,538
Preferential tax at 5%	**1,590,086**	1,604,536	2,062,586
Capital gains tax	**-**	13,982,500	-
PRC corporate income tax at 25%	**-**	-	214,541,027
	91,884,180	85,196,519	487,193,781
Application of excess MCIT	**(624,265)**	(244,237)	-
Deferred tax expense (income) relating to origination and reversal of temporary differences	**66,589,042**	39,910,014	(327,910,166)
	P 157,848,957	P 124,862,296	P 159,283,615
Reported in consolidated statements of comprehensive income:			
Deferred tax expense (income) on remeasurements of defined benefit post-employment plan	**P 2,596,877**	(P 4,792,281)	(P 508,268)
Deferred tax expense on changes in fair value of AFS financial assets	**210,000**	630,000	414,000
	P 2,806,877	(P 4,162,281)	(P 94,268)

A reconciliation of tax on pretax profit computed at the applicable statutory rate to tax expense reported in the consolidated statements of income is shown below.

	2017	2016	2015
Tax on pretax profit at 30%	**P 168,438,294**	P 139,671,635	P 249,656,567
Adjustment for income subjected to lower tax rates	**(5,473,954)**	(16,184,706)	(14,790,374)
Tax effects of:			
Nontaxable income	**(8,379,376)**	(3,624,737)	(7,339,663)
Nondeductible expenses and losses	**2,407,938**	15,712,782	59,185,631
Unrecognized deferred tax assets (DTA) from net operating loss carry-over (NOLCO) and MCIT and other temporary differences	**1,498,054**	18,184,943	14,295,227
Impairment loss on receivables	**750,797**	-	-
Application of unrecognized MCIT	**(624,265)**	-	-
Excess of itemized deductions over optional standard deduction	**(402,113)**	(107,258)	(133,754,476)
Post-employment defined benefits	**(329,165)**	-	-
Income of foreign subsidiary not subject to taxes	**(39,197)**	-	(7,232,973)
Benefit from previously unrecognized NOLCO, MCIT and other temporary differences	**37,994**	(810,363)	(944,037)
Application of NOLCO	**(30,453)**		- -
Others	**(5,597)**	-	207,713
Gain on sale of investment in a subsidiary	**-**	(27,980,000)	-
	P 157,848,957	P 124,862,296	P 159,283,615

The net deferred tax assets of certain subsidiaries having a net deferred tax asset position as of December 31 relate to the following:

	2017	2016
Deferred tax assets:		
Allowance for inventory obsolescence	**P 43,971,501**	P 28,638,472
Accrued expenses	**29,064,696**	-
Allowance for impairment on trade and other receivables	**23,182,609**	22,812,783
Retirement benefit obligation	**8,395,322**	-
MCIT	**4,011,357**	29,535,787
Unrealized foreign currency loss	**1,278,094**	-
Provision for warranty claims	**434,605**	35,036,001
NOLCO	**434,151**	74,895
Amortization of past service cost	**-**	6,123,375
Unamortized past service costs	**-**	103,737
Balance brought forward	**P 110,772,335**	P 122,325,050

	2017	2016
Balance carried forward	**P 110,772,335**	P 122,325,050
Deferred tax liabilities:		
Unrealized foreign currency gains	**-**	(2,441,012)
Changes in fair value of financial assets at FVTPL	**-**	(338,245)
	-	(2,779,257)
Deferred tax assets – net	**P 110,772,335**	P 119,545,793

The net deferred tax liabilities of SGI and other subsidiaries, which have a net deferred tax liability position as of December 31 relate to the following:

	2017	2016
Deferred tax assets:		
Unearned rent income	**P 5,086,366**	P 3,775,825
Impairment losses on property and equipment	**4,303,875**	-
Allowance for impairment on trade and other receivables	**2,917,872**	2,901,755
MCIT	**2,717,134**	1,121,980
Loss on investment in subsidiaries	**838,709**	838,709
Unamortized past service costs	**598,961**	756,324
NOLCO	**59,724**	5,243,300
Allowance for inventory obsolescence	**35,760**	35,759
Deferred rent expense – PAS 17	**-**	311,264
	16,558,401	14,984,916
Deferred tax liabilities:		
Fair value gains on investment property – net	**(523,852,805)**	(454,207,272)
Accumulated depreciation on investment property	**(136,906,716)**	(148,117,625)
Retirement benefit asset	**(29,436,332)**	(28,664,691)
Excess of FV over cost of property	**(14,653,835)**	(14,653,835)
Unrealized foreign currency gains	**(4,269,860)**	(2,635,520)
Accrued rent income	**(3,790,307)**	(2,603,139)
Changes in fair value of AFS	**(1,080,000)**	(870,000)
Deferred rent income – PAS 17	**193,260**	-
Changes in fair value of financial assets at FVTPL	**-**	(47,373)
	(713,796,595)	(651,799,455)
Deferred tax liabilities – net	**(P 697,238,194)**	(P 636,814,539)

The components of net deferred tax expense (income) reported in the consolidated statements of income are as follows:

	2017	2016	2015
Fair value gains on investment property – net	**P 45,989,950**	(P 13,914,094)	(P 289,768,359)
Excess of MCIT over RCIT	**25,517,625**	-	-
Allowance for inventory obsolescence	**(15,333,029)**	(10,061,893)	11,709,868
Accumulated depreciation on investment property	**10,917,024**	6,010,283	(1,849,819)
Retirement benefit asset	**(8,122,932)**	(1,452,878)	(984,648)
Reserve for commission	**5,168,062**	-	-
NOLCO	**4,824,320**	64,483,167	(35,518,264)
Unrealized foreign currency gains (losses) – net	**(2,111,743)**	2,255,865	(7,634,216)
Unamortized pre-operating expenses	**(1,556,619)**	-	-
Refundable deposits	**1,247,766**	-	-
Provision for warranty claims	**395,409**	(2,359,659)	81,910
Allowance for impairment on trade and other receivables	**(321,143)**	(605,401)	(4,398,520)
Deferred rent income – PAS 17	**(137,041)**	480,598	(227,395)
Unamortized past service costs	**130,590**	65,523	178,593
Changes in fair value of financial assets at FVTPL	**(47,374)**	385,619	-
Unearned rent income	**28,177**	(4,403,809)	-
Benefits from previously unrecognized MCIT	**-**	(3,075,190)	(6,456,516)
Accrued expenses		2,041,970	6,957,200
Accrued income	**-**	59,913	-
	P 66,589,042	P 39,910,014	(P 327,910,166)

The deferred tax expense recognized in the consolidated statements of comprehensive income pertains to the tax effect of the changes in fair value of AFS financial assets and remeasurements of post-employment defined benefit plan (see Note 23.3).

The movements in the Group's NOLCO and MCIT are as follows:

Year	Original Amount	Applied	Expired Balance	Remaining Balance	Valid Until
NOLCO:					
2017	P 22,095,114	P -	P -	P 22,095,114	2020
2016	30,461,687	6,557,311	-	23,904,376	2019
2015	26,420,480	3,380,378	-	23,040,102	2018
2014	49,791,181	33,079,292	16,711,889	-	
	P 128,768,462	P 43,016,981	P 16,711,889	P 69,039,592	
MCIT					
2017	P 78,115	P -	P -	P 78,115	2020
2016	13,102,960	9,042,429	-	4,060,531	2019
2015	7,702,496	7,702,496	-	-	2018
2014	9,393,350	9,393,350	-	-	
	P 30,276,921	P 26,188,275	P -	P 4,138,646	

The NOLCO, MCIT and other deductible temporary differences as of December 31 for which the related deferred tax assets have not been recognized by certain entities in the Group are shown below.

	2017		2016		2015	
	Amount	**Tax Effect**	Amount	Tax Effect	Amount	Tax Effect
NOLCO	**P 61,381,137**	**P 18,414,342**	P 93,859,213	P 28,157,764	P 79,397,012	P 23,819,104
Allowance for impairment of trade receivables	**13,600,000**	**4,080,000**	19,330,570	5,799,171	165,422	49,627
Unrealized foreign currency gain	**(356,304)**	**(106,891)**	(8,603,911)	(2,581,173)	(13,297,033)	(3,989,110)
Allowance for impairment loss on AFS financial assets	**3,809,492**	**1,142,848**	3,809,492	1,142,848	3,809,492	1,142,848
Retirement benefit obligation	**-**	**-**	6,544,607	1,963,382	1,063,827	319,148
MCIT	**-**	**-**	654,265	654,265	928,369	928,369
Allowance for inventory obsolescence	**-**	**-**	551,407	165,423	844,748	253,423
	P 78,434,325	**P 23,530,299**	P 116,145,643	P 35,301,680	P 72,911,837	P 22,523,409

The deferred tax liability on unrealized foreign currency gains in 2017, 2016 and 2015 was not recognized since the Group has sufficient deferred tax assets to cover any future tax liability that will arise once this gain has been realized.

Except for SBC in 2016 and 2017, and ZTC in 2017, the Group opted to claim itemized deductions in computing for its income tax due in 2017, 2016, and 2015. SMC opted to claim optional standard deductions in 2015 while it claimed itemized deductions in 2017 and 2016.

23. EQUITY

23.1 Capital Stock

The Parent Company has a total authorized capital stock of P5.0 billion divided into 5,000,000,000 shares with P1 par value.

On June 18, 1996, the SEC issued an Order approving the Registration Statement covering the securities which comprised the Parent Company's entire authorized capital stock. On September 4, 1996, the Parent Company's shares were listed in the PSE and the trading of offer shares commenced. The Parent Company offered to the public 665,000,000 shares at an offer price of P5.85 per share. The offer shares consisted of 524,475,000 primary shares (new shares) and 140,525,000 secondary shares (existing shares).

As of December 31, 2017 and 2016, the Company has issued shares of 2,030,975,000 (with P1 par value), of which, 386,922,704 and 395,960,704 shares are held by the public in 2017 and 2016, respectively. There are 4,267 and 4,309 holders of the listed shares, which closed at P1.57 and P1.22 per share on December 31, 2017 and 2016, respectively.

23.2 Retained Earnings

The BOD approved the declaration of cash dividends in 2017, 2016 and 2015 as follows:

Date of Declaration	Stockholders of Record as of	No. of Shares Outstanding	Amount per Share	Total
August 11, 2017	August 31, 2017	1,821,542,000	P 0.07	P 127,507,940
August 10, 2016	August 31, 2016	1,821,542,000	0.10	182,154,200
August 7, 2015	August 28, 2015	1,821,542,000	0.06	109,292,520

Retained earnings is restricted in the amount of P115.6 million as of December 31, 2017 and 2016, equivalent to the cost of 209,433,000 shares held in treasury. The dividends were paid within their respective year of declaration and approval.

23.3 Revaluation Reserves

The components of this account and its movements are as follows:

	Notes	**2017**	2016	2015
Remeasurement of post-employment benefit:				
Balance at beginning of year		**P 12,019,876**	P 25,564,118	P 26,955,226
Actuarial gains (loss) during the year	21.2	**11,330,762**	(18,336,523)	(1,899,376)
Tax income (expense)	22.2	**(2,596,877)**	4,792,281	508,268
Balance at the end of the year		**20,753,761**	12,019,876	25,564,118
Cumulative translation adjustments:				
Balance at beginning of year		**52,067,724**	103,741,987	89,361,006
Currency exchange differences on translating financial statements of foreign operations	2	**319,859**	12,035,355	14,380,98
Reclassification adjustments for gains recognized in profit or loss from disposal of investment in foreign operations		**-**	(63,709,618)	-
Balance at end of year		**52,387,583**	52,067,724	103,741,987
Unrealized fair value losses on AFS financial assets:				
Balance at beginning of year		**(91,665,267)**	(94,302,932)	(95,268,932)
Fair value gains – net	8	**2,920,815**	3,267,665	1,380,000
Tax expense	22.2	**(210,000)**	(630,000)	(414,000)
Balance at end of year		**(88,954,452)**	(91,665,267)	(94,302,932)
Other comprehensive income attributable to non-controlling interest		**35,000**	35,000	35,000
		(P 15,778,108)	(P 27,542,667)	P 35,038,173

24. EARNINGS PER SHARE

Basic and diluted earnings for profit attributable to the Parent Company's stockholders are computed as follows:

	2017	2016	2015
Net profit for the year attributable to the Parent Company's stockholders	**P 397,050,247**	P 343,429,551	P 486,807,389
Divided by weighted average shares outstanding:			
Number of shares issued	**2,030,975,000**	2,030,975,000	2,030,975,000
Treasury shares	**(209,433,000)**	(209,433,000)	(209,433,000)
	1,821,542,000	1,821,542,000	1,821,542,000
Earnings per share – basic and diluted	**P 0.22**	P 0.19	P 0.27

There were no outstanding convertible preferred shares and bonds or other stock equivalents as of December 31, 2017, 2016 and 2015; hence, diluted earnings per share is equal to the basic earnings per share.

25. RELATED PARTY TRANSACTIONS

The Group's related parties include other companies owned by the Parent Company's majority stockholders and the Group's key management personnel.

A summary of the Group's related party transactions as at December 31, 2017 and 2016 and for each of the three years in the period ended December 31, 2017 is summarized below and in the succeeding pages.

		Amounts of Transaction			Outstanding Receivable (Payable)	
Related Party Category	Notes	**2017**	2016	2015	**2017**	2016
Related Parties Under Common Ownership:						
Purchase of mobile phones	25.5	**P 2,553,884,042**	P 4,265,620,907	P 2,881,839,025	**(P 1,010,941)**	(P 248,258)
Advances to suppliers	25.5	**2,581,598,142**	4,230,430,349	(174,696,873)	**435,170,669**	542,044,871
Purchase of spare parts	25.1	**27,714,099**	134,850	772,315	**(7,067,911)**	(9,049,483)
Sale of goods	25.12	**13,058,613**	-	-	**7,712,111**	-
Purchase of supplies and services	25.1	**5,879,937**	-	-	**(567,882)**	-
Rendering of services	25.13	**4,462,209**	3,937,161	-	**1,098,802**	841,136
Lease of real property	25.2	**2,393,875**	2,039,760	823,650	**162,103**	56,511
Granting (collection) of business loans	25.3, 25.6	**(2,000,000)**	-	(162,688,761)	**12,000,000**	14,000,000
Commissions	25.5	**1,501,182**	2,363,233	1,800,000	**1,501,182**	2,363,233
Interest income	25.3, 25.6	**1,070,519**	1,396,111	8,991,695	**-**	-
Payment of loans	25.7	**-**	-	(456,642,697)	**-**	-
Interest expense	25.7	**-**	-	56,567,376	**-**	-
Cash advances obtained	25.4	**-**	(72,555)	36,384,895	**(3,793,105)**	(1,881,549)
Cash advances granted	25.4	**-**	(573,306)	(27,327,315)	**9,223,071**	9,105,994
Collection of receivables	25.5	**-**	-	15,588,734	**-**	(3,190,413)
Others:						
Key management personnel compensation	25.8	**43,301,964**	39,862,851	46,053,852	**-**	-
Receivable from treasurer	25.9	**-**	12,500,000	-	**-**	12,500,000
Sale of investment in a subsidiary	25.10	**-**	296,325,000	-	**-**	-

None of the companies under the Group is a joint venture. The Parent Company is not subject to joint control. Related parties that exercise significant influence over the Parent Company are AA Commercial, Inc. and AV Value Holdings Corporation.

Unless otherwise stated, the Group's outstanding receivables from and payables to related parties arising from advances, sale and purchase of goods, management services and other services, are unsecured, noninterest-bearing and generally settled in cash within 12 months from the end of the reporting period. None of the Group's outstanding receivables from related parties are impaired.

25.1 Purchase of Goods, Supplies and Services

In 2016, SE Corp. purchases parts and supplies from CPD. Total purchases of parts and supplies amounting to nil in 2017 and P0.1 million in 2016 are recorded as part of Materials, supplies and other consumables under Cost of Services in the consolidated statements of income (see Note 17.2), while unused parts and supplies are included as part of Service parts, supplies and others under the Merchandise Inventories and Supplies account in the consolidated statements of financial position (see Note 9).

Outstanding payable from STL and CPD is presented as part of Trade payables under the Trade and Other Payables – Net account in the consolidated statements of financial position (see Note 7).

In 2017, SVC purchased electronic devices from Avid Sales Corporation (Avid) amounting to P5.9 million and recorded as part of Net purchases under Cost of Sales in the 2017 consolidated statement of income. Outstanding payable for this purchase amounted to P0.6 million as of December 31, 2017 and are shown as part of Trade payables under the Trade and Other Payables – Net in the statement of financial position (see Note 15).

25.2 Lease of Real Property

SMC leases out certain land and buildings to Avid, a related party under common ownership. Also, SE Corp. leases out its office space to CPD and Avid. Income from these leases is shown as part of Rentals in the consolidated statements of income (see Note 12). Uncollected billings, on the other hand, form part of Rental receivables under the Trade and Other Receivables – Net account in the consolidated statements of financial position (see Note 7).

The outstanding receivables from related parties are unsecured and do not bear any interest.

25.3 Granting of Loans

SMFI grants business loans and other loans to its related parties that bear interest rate of 9.0% in 2017, 2016 and 2015. Total interest earned from these loans amounted to P1.1 million in 2017, P1.4 million in 2016 and P9.0 million in 2015 and is presented as part of Interest under the Revenues account in the consolidated statements of income. The outstanding receivables from these business loans are shown as part of Loans receivables under the Trade and Other Receivables – net account in the consolidated statements of financial position (see Note 7).

In prior years, SMFI granted unsecured business loan to Avid with the original principal loan amounting to P80.0 million. Principal repayment related to this loan amounted to P2.0 million in 2017 and nil in 2016 and P11.0 million in 2015. No principal repayment related to this loan was made in 2016. This loan is payable on demand. The outstanding receivables from this business loan amounted to P12.0 million and P14.0 million as of December 31, 2017 and 2016, respectively.

The business loans to AA Export, AA Marine, PPI, BFI and KFI were originally repayable with a lump sum payment in January 2009 of the outstanding principal balance as of December 31, 2008. On January 12, 2009, SMFI's BOD approved the extension of the payment term of the business loan for an additional period of seven years until December 31, 2015. Also, on August 23, 2012, SMFI's BOD approved the suspension of the payment of amortization for the principal amount of these loans; hence, there were no principal repayments on these loans in 2013. In 2014, principal repayment amounted to P2.0 million. These loans were fully settled in 2015.

The business loan granted to AA Export is secured by its own shares of stock, which are owned by a related party (see Note 7). All other business loans granted to related parties are unsecured.

25.4 Advances to and from Related Parties

Certain subsidiaries of the Group grants and obtains unsecured, noninterest-bearing cash advances to and from related parties owned by the Parent Company's majority stockholders for working capital requirements and other purposes. The outstanding balances of Advances to Related Parties amounted to P9.2 million and P9.1 million as of December 31, 2017 and 2016, respectively, while the outstanding balances of Advances from Related Parties amounted to P3.8 million and P1.9 million as of December 31, 2017 and 2016, respectively.

These advances have no definite repayment dates and are generally settled in cash depending on available resources of the parties involved

25.5 Transactions with Solid Trading Limited (STL)

SVC earns commission from sales of STL, a company owned by SGI's majority stockholders, to customers in the Philippines. Commissions earned are presented as part of Rendering of Services in the consolidated statements of income. The outstanding balance arising from these transactions as of December 31, 2017 and 2016 are shown as part of Trade receivables under the Trade and Other Receivables – Net account in the consolidated statements of financial position (see Note 7).

SVC also collects the receivables related to the sales of STL, which are payable immediately upon receipt. Total collections received in behalf of STL in 2015 (nil in 2017 and 2016) amounted to P15.6 million. Total obligations arising from this transaction as of December 31, 2016 amounting to P3.2 million is presented as Due to a related party under the Trade and Other Payables account in the consolidated statements of financial position (see Note 15).

My Solid purchases mobile phone inventories from STL amounting to P2.6 billion, P4.3 billion and P2.9 billion in 2017, 2016 and 2015, respectively. In 2017, My Solid acquired mobile phone spare parts from STL amounting to P27.7 million (nil in 2016). Total outstanding payable from these purchases amounted to P8.1 million and P0.2 million as of December 31, 2017 and 2016, respectively, and are shown as part of Trade payables under the Trade and Other Payables account in the consolidated statements of financial position (see Note 15).

My Solid also made advance payments to STL for its future purchase of mobile phone inventories. The outstanding advances amounting to P435.2 million and P542.0 million as of December 31, 2017 and 2016, respectively, is presented as part of Advances to suppliers under Trade and Other Receivables – Net account in the consolidated statements of financial position (see Note 7).

25.6 Transactions with SCL

In 2008, BRL granted an unsecured, interest-bearing loan denominated in Chinese yuan RMB to SCL, amounting to P125.1 million (¥17.4 million) which matures on March 1, 2011. The loan bears an annual interest rate of 6% payable annually with any unpaid interest compounded annually at the same rate of the principal amount. In 2009, the parties agreed to amend the loan agreement reducing the annual interest rate to 4% and making the loan payable in U.S. dollar. In 2011, the parties agreed to increase the annual interest rate to 5% and extend the loan for another year. In 2014, the parties agreed to further extend the term of the loan to March 31, 2015. Interest rate was maintained at 5%. In 2015, all of the loan receivable has been collected which has been used to partially pay the loan obtained from Bank of Singapore.

Interests earned from these loans amounted to P5.0 million in 2015, and is presented as part of Interest account under the Revenues section in the 2015 consolidated statement of income.

25.7 Loan Availments

In 2011, Fil-Dragon obtained loans from companies that are owned by SCL. Outstanding balance from these loans amounted to ¥21.1 million (P152.5 million) as of December 31, 2015. These loans bear annual interest at prevailing market rates ranging from 6% to 15% in 2015. The liabilities are unsecured and payable on demand. The amount of loan is presented as part of Interest-bearing Loans in the 2015 consolidated statement of financial position. Borrowing cost incurred in 2015 amounting to ¥7.8 million (P56.6 million is shown as part of Interest expense on interest-bearing loans under the Finance Costs account in the consolidated statement of income (see Notes 14 and 20.1). In 2016, these loans were included as part of the consideration transferred upon disposal of the investment in PNCI.

25.8 Key Management Personnel Compensation

The compensation of key management personnel is broken down as follows:

	2017	2016	2015
Short-term benefits	**P 41,084,414**	P 36,501,892	P 42,692,723
Post-employment benefit	**2,217,550**	3,360,959	3,361,129
	P 43,301,964	P 39,862,851	P 46,053,852

These amounts are shown as part of Salaries and employee benefits under General and Administrative Expenses account in the consolidated statements of income (see Note 21).

25.9 Receivable from Treasurer

As of December 31, 2016, GSHMI has not yet maintained a bank account under its name. Its cash amounting to P12.5 million that was received from the issuance of shares was temporarily held in trust by one of the Company's officers; thus, presented as Receivable from treasurer under the Trade and Other Receivables – Net account in the 2016 statement of financial position (see Note 7). This had been fully collected in 2017.

25.10 Sale of Equity Interest in PNCI

On August 10, 2016, the Group's BOD approved the sale of its 100% shares in PNCI, consisting of 96,000 common shares, to SCL for a consideration of P296.3 million. The sale covered the assignment of advances granted by Precos to PNCI, amounting to P146.9 million.

The gain on disposal amounting to P128.0 million is presented as a separate line item under the Other Operating Expenses (Income) section in the 2016 consolidated statement of income (see Note 19). No similar transaction has occurred in 2017 and 2015.

25.11 Transactions with the Retirement Fund

The Group has established a formal multi-employer retirement plan which is administered by a trustee bank, except for CBHI, My Solid, SGTC and ZTC, whose retirement fund remained unfunded as of December 31, 2017.

The retirement fund consists of government securities, corporate bonds, UITF and mutual funds with fair values totaling P182.3 million and P191.5 million as at December 31, 2017 and 2016, respectively (see Note 21.2). The retirement fund neither provides any guarantee or surety for any obligation of the Group. The retirement fund also has no investments in the Parent Company's shares of stock which are listed for trading at the PSE.

The details of the contributions of the Group and benefits paid out by the plan to employees are presented in Note 21.2.

25.12 Sale of Goods

My Solid and SVC sells mobile phones, tablets and accessories to Avid. Revenues from said transactions are presented as part of Sale of Goods account in the statements of comprehensive income.

The outstanding receivables from these transactions which are generally unsecured, noninterest-bearing and settled through cash within 30 to 45 days are presented as part of Trade receivables under the Trade and Other Receivables account in the statements of financial position (see Note 7).

25.13 Rendering of Services

OSSI provides assembly, repair, warehouse and distribution services to Avid. Revenues from the said transactions amounting to P4.5 million in 2017 and P3.9 million in 2016 are presented as part of Rendering of Services account under the Revenues account in the statements of comprehensive income.

The outstanding receivables arising from these transactions, which are generally unsecured, noninterest-bearing and settled through cash within 30 to 60 days, amounts to P1.1 million and P0.8 million as of December 31, 2017 and 2016, respectively, and is presented as part of Trade under the Trade and Other Receivables account in the statements of financial position (see Note 7).

26. SIGNIFICANT CONTRACTS AND AGREEMENTS

26.1 Memorandum of Understanding with SPI

On July 1, 2003, SE Corp. entered into a Memorandum of Understanding (MOU) with SPI for network support services to be performed by the former to the latter. Under the MOU, SPI authorized SE Corp. to perform in-warranty and out-of-warranty services to customers in the Philippines for a fee equivalent to a certain percentage of SPI's annual sales.

In-warranty services shall be rendered free of charge to customers. The actual cost of replacement parts related to in-warranty services shall be shouldered by SPI. In the first quarter of 2009, SE Corp. and SPI agreed to lower the network support fees to 0.45% of SPI's net sales. Subsequently, SE Corp. and SPI agreed that network support fees shall be fixed at P1.25 million per month effective April 2009. Management believes that the MOU continues to be effective unless revoked by any of the parties.

Network support fees and in-warranty service fees relating to Sony products amounted to P86.7 million, P82.3 million and P80.8 million in 2017, 2016 and 2015, respectively, and are presented as part of Rendering of Services in the consolidated statements of income. Outstanding balances arising from these transactions amounted to P19.4 million and P7.2 million as of December 31, 2017 and 2016, respectively, and are included as part of Trade receivables under the Trade and Other Receivables – Net account in the consolidated statements of financial position (see Note 7).

26.2 Distributorship Agreement with Sony Corporation of Hong Kong Limited (Sony HK)

SVC has a non-exclusive Distributorship Agreement (the Agreement) with Sony HK, a corporation organized and existing under and by virtue of the laws of Hong Kong. Under the Agreement, SVC was designated by Sony HK as its non-exclusive distributor of Sony products in the Philippines. In addition, SVC shall provide the customers in the Philippines with repair and parts replacement services, including but not limited to repair and parts replacement services rendered by SVC which are covered under the 12 month-warranty period at its own costs and expenses. Management believes that the Agreement continues to be effective although no formal renewal has been made since 2007.

26.3 Management Agreement with Sky Cable Corporation

SBC and Sky Cable Corporation (SCC) agreed that the management and administration of the sale, assignment and transfer of its assets, equipment, contracts, permits, licenses and subscriber base (the "Assets") of SBC be entrusted to SCC. SCC, as the manager of the Assets, was given the overall power and responsibilities to handle all aspects necessary to carry out the administration and operations of the Assets and SBC, to accord the necessary additional authorizations, should the need arise.

Revenues arising from these transactions amounted to P2.2 million both in 2017 and 2016, and P1.8 million in 2015 and is presented as part of Rendering of Services under Revenues in the consolidated statements of income. The outstanding receivable amounted to P0.4 million and P3.1 million as of December 31, 2017 and 2016, respectively, and is included as part of Trade receivables under Trade and Other Receivables – Net account in the consolidated statements of financial position (see Note 7). The related expense is presented as part of Service fees under Cost of Services account in the consolidated statements of income (see Note 17.2).

27. COMMITMENTS AND CONTINGENCIES

The following are the significant commitments and contingencies involving the Group:

27.1 Operating Lease Commitments – Group as Lessor

Certain subsidiaries lease out real estate properties under various non-cancellable lease agreements with terms ranging from one to ten years. Some of these lease transactions are subject to 5% to 10% escalation rate. The future minimum lease receivables under these non-cancellable operating leases as of December 31 are presented below.

	2017	2016
Within one year	**P 34,609,719**	P 97,485,928
After one year but not more than five years	**50,039,883**	220,848,436
More than five years	**294,247**	294,247
	P 84,943,849	P 318,628,611

Rental income earned from these transactions amounted to P233.3 million, P184.9 million and P146.1 million in 2017, 2016 and 2015, respectively, and are presented as Rentals under Revenues section in the consolidated statements of income.

27.2 Operating Lease Commitments – Group as Lessee

The Group is a lessee under non-cancellable operating leases covering several parcels of land. These leases have terms of 25 years expiring in 2019. Lease payments are fixed for the first five years. Thereafter, the lease on land is subject to 100% escalation rate every five years while the lease on land improvements is subject to an annual escalation rate of 10%.

	2017	2016
Within one year	**P 24,275,484**	P 17,648,288
After one year but not more than five years	**17,038,791**	24,802,927
	P 41,314,275	P 42,451,215

Rental expense charged to operations from these operating leases amounted to P11.5 million, P0.8 million and P0.8 million in 2017, 2016 and 2015, respectively, and are shown as part of Rentals under Cost of Rentals account in the consolidated statements of income (see Notes 17.2 and 17.3).

Refundable deposits received in relation to these lease arrangements amounted to P15.4 million and P18.1 million as of December 31, 2017 and 2016, respectively. These amounts are presented as part of Other Current Assets and Other Non-current Assets in the consolidated statements of financial position (see Note 13).

27.3 Estimated Liability for Land and Land Development Cost

The Group has commitment of about P68.3 million as at December 31, 2017 and 2016 for the fulfillment of projects in the development and marketing of CPIP (see Note 10).

27.4 Purchase Commitments

In 2007, ZTC entered into several construction contracts with various suppliers for the construction of the Tri Towers condominium building (see Note 10). The construction of Tower 1 and Tower 2 was completed in 2008 and 2012, respectively, while the construction of Tower 3 was not yet started as of December 31, 2017.

27.5 Possible Impact of Government Project

In 2005, ZTC received a notification from the Urban Roads Projects Office (URPO) of the Department of Public Works and Highways (DPWH) that the location of the Tri Towers condominium building project might be affected by the plans of the National Government of the Philippines for the construction of the proposed 2nd Ayala Bridge (see Note 10). However, the URPO stated that it has not yet undertaken the detailed engineering design that will ascertain if the location of the ZTC's property will be affected by the road's right-of-way.

The Group decided to continue the Tri Towers condominium building project despite the notification received from the DPWH because management believes that the likelihood of a possible expropriation of the land is remote given the current status of the government project.

27.6 Option Agreement

Relative to SBC's sale of its broadband assets and subscriber base, SGI granted SCC with an option to purchase SGI'S shares in SBC. The said option is exercisable until December 31, 2013. As of December 31, 2013, SCC has not exercised this option (see Note 26.3); hence, the Parent Company still holds the ownership interests in SBC.

27.7 Legal Claims

SMC is involved in a litigation covering a certain portion of land in Pililia, Rizal as the subject of expropriation coverage under the Agrarian Reform. The land subject to litigation is presented as Land under litigation under Other Non-current Assets account in the consolidated statements of financial position (see Note 13).

Management believes that the ultimate resolution of these cases will not materially affect the Group's consolidated financial statements.

27.8 Others

As of December 31, 2017 and 2016, the Group has unused credit facilities amounting to P1.1 billion and P1.2 billion, respectively.

There are other commitments, guarantees, litigations and contingent liabilities that arise in the normal course of the Group's operations which are not reflected in the consolidated financial statements. As of December 31, 2017, management is of the opinion that losses, if any, that may arise from these commitments and contingencies will not have a material effect on the Group's consolidated financial statements.

28. RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group is exposed to a variety of financial risks in relation to financial instruments. The Group's financial assets and financial liabilities by category are summarized in Note 29.1. The main types of risks are market risk, credit risk and liquidity risk.

The Group's risk management is coordinated with its BOD and focuses on actively securing the Group's short to medium-term cash flows by minimizing the exposure to financial markets. Long-term financial investments are managed to generate continuous returns.

The Group does not engage in the trading of financial assets for speculative purposes nor does it write options. The most significant financial risks to which the Group is exposed to are described below and in the succeeding pages.

28.1 Market Risk

The Group is exposed to market risk through its use of financial instruments and specifically to foreign currency risk, interest rate risk and certain other price risk which result from its operating, investing and financing activities.

(a) Foreign Currency Risk

Most of the Group's transactions are carried out in Philippine pesos, its functional currency. Exposures to currency exchange rates arise from the Group's foreign currency denominated trade and other receivables, interest-bearing loans and trade and other payables, which are primarily denominated in U.S. dollars. The Group also holds U.S. dollar-denominated cash and cash equivalents.

To mitigate the Group's exposure to foreign currency risk, non-Philippine peso cash flows are monitored.

Foreign currency-denominated financial assets and financial liabilities, translated into Philippine pesos at the closing rate are as follows:

	2017	2016
Financial assets	**P 125,584,496**	P 102,740,587
Financial liabilities	**(137,590,698)**	(121,312,975)
Short-term exposure	**(P 12,006,202)**	(P 18,572,388)

The following table illustrates the sensitivity of the Group's profit (loss) before tax with respect to changes in Philippine pesos against foreign currency exchange rates. The percentage changes in rates have been determined based on the average market volatility in exchange rates, using standard deviation, in the previous 12 months at a 99% confidence level.

	2017		2016		2015	
	Reasonably Possible Change in Rate	**Effect in Profit Before Tax**	Reasonably Possible Change in Rate	Effect in Profit Before Tax	Reasonably Possible Change in Rate	Effect in Loss Before Tax
Php – USD	10.77%	**P 1,293,068**	12.91%	P 2,397,695	10.42%	(P 1,678,603)
		P 1,293,068		P 2,397,695		P 48,288,877

Exposures to foreign exchange rates vary during the year depending on the volume of overseas transactions. Nonetheless, the analysis above is considered to be representative of the Group's foreign currency risk.

(b) Interest Rate Risk

At December 31, 2017 and 2016, the Group is exposed to changes in market interest rates through its cash and cash equivalents, which are subject to variable interest rates (see Note 5). All other financial assets and financial liabilities have fixed rates.

The following illustrates the sensitivity of profit (loss) before tax for the year to a reasonably possible change in interest rates of +/-1.68% in 2017, +/-1.33% in 2016 and +/-2.03% in 2015. These changes in rates have been determined based on the average market volatility in interest rates, using standard deviation, in the previous 12 months, estimated at 99% level of confidence. The sensitivity analysis is based on the Group's financial instruments held at each reporting date, with effect estimated from the beginning of the year. All other variables held constant, if the interest rate increased by 1.68%, 1.33% and 2.03%, profit (loss) before tax in 2017 and 2016, and loss before tax in 2015 would have increased/decreased by P47.0 million, P17.2 million and P26.8 million, respectively. Conversely, if the interest rate decreased by the same percentages, profit before tax in 2017, 2016 and 2015 would have been lower by the same amounts.

(c) Other Price Risk

The Group's market price risk arises from its investments carried at fair value (i.e., financial assets classified as financial assets at FVTPL and AFS financial assets). The Group manages exposures to price risk by monitoring the changes in the market price of the investments and at some extent, diversifying the investment portfolio in accordance with the limit set by management.

28.2 Credit Risk

Credit risk is the risk that the counterparties may fail to discharge an obligation to the Group. The Group is exposed to this risk for various financial instruments arising from granting loans and selling goods and services to customers including related parties, placing deposits with banks.

The maximum credit risk exposure of financial assets is the carrying amount of the financial assets as shown in the consolidated statements of financial position (or in the detailed analysis provided in the notes to the consolidated financial statements), as summarized below.

	Notes	**2017**	2016
Cash and cash equivalents	5	**P 3,490,600,099**	P 2,259,894,549
Trade and other receivables (excluding advances to suppliers) – net	7	**1,456,197,761**	1,491,189,262
Short-term placements	13	**60,000,000**	-
Refundable deposits	13	**15,430,426**	18,134,064
Advances to related parties	25.4	**9,223,071**	9,105,994
Cash bond	13	**568,234**	568,234
		P 5,032,019,591	P 3,778,892,103

The Group continuously monitors defaults of customers and other counterparties, identified either individually or by group, and incorporate this information into its credit risk controls. Where available at a reasonable cost, external credit ratings and/or reports and other counterparties are obtained and used. The Group's policy is to deal only with creditworthy counterparties. In addition, for a significant proportion of real estate sales, advance payments are received to mitigate credit risk.

The Group's management considers that all the above financial assets that are not impaired or past due at the end of each reporting period are of good credit quality.

(a) Cash and Cash Equivalents

The credit risk for cash and cash equivalents in the consolidated statements of financial position, is considered negligible, since the counterparties are reputable banks with high quality external credit ratings. Included in the cash and cash equivalents are cash in banks and short-term placements which are insured by the Philippine Deposit Insurance Corporation up to a maximum coverage of P0.5 million for every depositor per banking institution.

(b) Trade and Other Receivables

In respect of trade and other receivables, the Group is not exposed to any significant credit risk exposure to any single counterparty or any group of counterparties having similar characteristics. Trade receivables consist of a large number of customers in various industries and geographical areas. Based on historical information about customer default rates, management consider the quality of trade and other receivables that are not past due or impaired to be good.

Except for trade receivables arising from real estate sales, none of the financial assets are secured by collateral or other credit enhancements. Trade receivables arising from real estate sales are secured by industrial lots and condominium units sold to buyers and are covered by postdated checks.

(c) Advances to Related Parties

The Group is not exposed to have any significant credit risk exposure in respect of advances to related parties. These advances are generally receivable in cash upon demand. These related parties are considered to be in good financial condition.

Some of the unimpaired trade receivables are past due at the end of the reporting period. Trade receivables and advances to related parties that are past due but not impaired can be shown as follows:

	2017	2016
Not more than three months	**P 186,742**	P 401,825
More than three months but not more than one year	**9,222,673**	9,138,456
	P 9,409,415	P 9,540,281

There were no other financial assets that are past due as of December 31, 2017 and 2016.

28.3 Liquidity Risk

The Group manages its liquidity needs by carefully monitoring scheduled debt servicing payments for long-term financial liabilities as well as cash outflows due in a day-to-day business. Liquidity needs are monitored in various time bands, on a day-to-day and week-to-week basis, as well as on the basis of a rolling 30-day projection. Long-term liquidity needs for a 6-month and one-year period are identified monthly.

The Group maintains cash to meet its liquidity requirements for up to 60-day periods. Excess cash is invested in short-term placements and UITF. Funding for long-term liquidity needs is additionally secured by an adequate amount of committed credit facilities and the ability to sell long-term financial assets.

As of December 31, 2017, the Group's financial liabilities have contractual maturities, which are presented below.

	Current		**Non-current**
	Within 6 Months	**6 to 12 Months**	**1 to 5 Years**
Interest-bearing loans	P 118,582,751	P -	P -
Trade and other payables	423,594,017	-	-
Advances from related parties	3,793,105	-	-
Refundable deposits	-	-	27,098,123
	P 545,969,873	**P -**	**P 27,098,123**

This compares to the maturity of the Group's financial liabilities as of December 31, 2016 as follows:

	Current		Non-current
	Within 6 Months	6 to 12 Months	1 to 5 Years
Interest-bearing loans	P 114,834,228	P -	P -
Trade and other payables	379,517,661	-	-
Advances from related parties	1,881,549	-	-
Refundable deposits	-	-	21,368,341
	P 496,233,438	P -	P 21,368,341

The above contractual maturities reflect the gross cash flows, which may differ with the carrying values of the financial liabilities at the end of reporting period.

29. CATEGORIES AND OFFSETTING OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES

29.1 Carrying Amounts and Fair Values by Category

The carrying amounts and fair values of the categories of financial assets and financial liabilities presented in the consolidated statements of financial position are shown below.

	Notes	2017 Carrying Amounts	2017 Fair Values	2016 Carrying Amounts	2016 Fair Values
Financial assets					
Loans and receivables:					
Cash and cash equivalents	5	**P3,490,600,099**	**P 3,490,600,099**	P 2,259,894,549	P 2,259,894,549
Trade and other receivables – net	7	**1,456,197,761**	**1,456,197,761**	1,491,189,262	1,491,189,262
Short-term placements	13	**60,000,000**	**60,000,000**	-	-
Refundable deposits	13	**15,430,426**	**15,430,426**	18,134,064	18,134,064
Advances to related parties	25.4	**9,223,071**	**9,223,071**	9,105,994	9,105,994
Restricted cash and cash bond	13	**568,234**	**568,234**	568,234	568,234
		5,032,019,591	**5,032,019,591**	3,778,892,103	3,778,892,103
Financial assets at FVTPL	6	**-**	**-**	741,732,076	741,732,076
AFS financial assets:	8				
Golf club shares – net		**11,877,258**	**11,877,258**	8,977,258	8,977,258
Equity		**8,580,000**	**8,580,000**	8,827,065	8,827,065
Others		**540,007**	**540,007**	272,127	272,127
		20,997,265	**20,997,265**	18,076,450	18,076,450
		P 5,053,016,856	**P 5,053,016,856**	P 4,538,700,629	P 4,538,700,629
Financial liabilities					
At amortized cost:					
Interest-bearing loans – net	14	**P 115,748,223**	**P 115,748,223**	P 112,643,382	P 112,643,382
Trade and other payables	15	**423,594,017**	**423,594,017**	379,517,661	379,517,661
Refundable deposits	16	**27,098,123**	**27,098,123**	21,368,341	21,368,341
Advances from related parties	25.4	**3,793,105**	**3,793,105**	1,881,549	1,881,549
		P 570,233,468	**P 570,233,468**	P 515,410,933	P 515,410,933

See Notes 2.5 and 2.11 for a description of the accounting policies for each category of financial instruments. A description of the Group's risk management objectives and policies for financial instruments is provided in Note 28.

29.2 Offsetting of Financial Instruments

The Group has not set-off financial instruments and does not have relevant offsetting arrangements. Currently, financial assets and financial liabilities are settled on a gross basis; however, each party to the financial instrument (particularly related parties) may have the option to settle all such amounts on a net basis in the event of default of the other party through approval by the respective BODs and stockholders of both parties.

The Group's outstanding cash advances obtained from other related parties amounting to P3.8 million and P1.9 million as at December 31, 2017 and 2016, respectively, and presented as Advances from Related Parties account in the consolidated statements of financial position, can be offset against and by the amount of outstanding cash advances granted to other related parties amounting to P9.2 million and P9.1 million as at December 31, 2017 and 2016, respectively.

For financial assets and financial liabilities subject to enforceable master netting agreements or similar arrangements above, certain agreements between the Group and counterparties allows for net settlement of the relevant financial assets and financial liabilities when both parties elect to settle on a net basis. In the absence of such an election, financial assets and financial liabilities will be settled on a gross basis, however, each party to the master netting agreement or similar agreement will have the option to settle all such amounts on a net basis in the event of default of the other party. As at December 31, 2017 and 2016, the Group's cash surrender value of investment in life insurance amounting to P678.6 million and P650.5 million, respectively, and presented as part of Trade and Other Receivables – Net account in the consolidated statements of financial position may be used to settle the outstanding loans of BRL amounting to P115.7 million and P112.6 million as at December 31, 2017 and 2016, respectively, and included as part of Interest-bearing Loans in the consolidated statements of financial position (see Notes 7 and 14).

30. FAIR VALUE MEASUREMENTS AND DISCLOSURES

30.1 Fair Value Hierarchy

In accordance with PFRS 13, *Fair Value Measurement*, the fair value of financial assets and financial liabilities and non-financial assets which are measured at fair value on a recurring or non-recurring basis and those assets and liabilities not measured at fair value but for which fair value is disclosed in accordance with other relevant PFRS, are categorized into three levels based on the significance of inputs used to measure the fair value. The fair value hierarchy has the following levels:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that an entity can access at the measurement date;

- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and,

- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The level within which the asset or liability is classified is determined based on the lowest level of significant input to the fair value measurement.

For purposes of determining the market value at Level 1, a market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis.

For investments which do not have quoted market price, the fair value is determined by using generally acceptable pricing models and valuation techniques or by reference to the current market of another instrument which is substantially the same after taking into account the related credit risk of counterparties, or is calculated based on the expected cash flows of the underlying net asset base of the instrument.

When the Group uses valuation technique, it maximizes the use of observable market data where it is available and relies as little as possible on entity specific estimates. If all significant inputs required to determine the fair value of an instrument are observable, the instrument is included in Level 2. Otherwise, it is included in Level 3.

30.2 Financial Instruments Measured at Fair Value

The tables below show the fair value hierarchy of the Group's classes of financial assets measured at fair value in the consolidated statements of financial position on a recurring basis as of December 31, 2017 and 2016.

		2017			
	Notes	**Level 1**	**Level 2**	**Level 3**	**Total**
AFS financial assets	8	**P -**	**P 20,457,258**	**P -**	**P 20,457,258**

		2016			
	Notes	Level 1	Level 2	Level 3	Total
Financial assets at FVTPL	6	P -	P 741,732,076	P -	P 741,732,076
AFS financial assets	8	-	17,804,323	-	17,804,323
		P -	P 759,536,399	P -	P 759,536,399

As of December 31, 2017 and 2016, the Group has certain unquoted AFS financial assets amounting to P540,007 and P272,127, respectively, that are measured at cost; hence, these assets are not included within the fair value hierarchy.

The Group has no financial liabilities measured at fair value as at December 31, 2017 and 2016.

There were neither transfers between Levels 1 and 2 nor changes in Level 3 instruments in both years.

Financial assets at FVTPL are stated at their fair values which have been determined directly by reference to published prices. As at December 31, 2016, the fair value of these financial assets were derived using the net asset value per unit (computed by dividing the net asset value of the fund by the number of outstanding units at the end of the reporting period), as published by banks and the Investment Company Association of the Philippines.

30.3 Financial Instruments Measured at Amortized Cost for which Fair Value is Disclosed

The tables below summarize the fair value hierarchy of the Group's financial assets and financial liabilities which are not measured at fair value in the consolidated statements of financial position but for which fair value is disclosed.

		2017			
	Notes	Level 1	Level 2	Level 3	Total
Financial Assets					
Loans and receivables:					
Cash and cash equivalents	5	P 3,490,600,099	P -	P -	P 3,490,600,099
Trade and other receivables – net	7	-	-	1,456,197,761	1,456,197,761
Short-term placements	13	60,000,000	-	-	60,000,000
Refundable deposits	13	-	-	15,430,426	15,430,426
Advances to related parties	25.4	-	-	9,223,071	9,223,071
Restricted cash and cash bond	13	-	-	568,234	568,234
		P3,550,600,099	**P -**	**P 1,481,419,492**	**P 5,032,019,591**
Financial Liabilities					
At amortized cost:					
Interest-bearing loans – net	14	P -	P -	P 115,748,223	P 115,748,223
Trade and other payables	15	-	-	423,594,017	423,594,017
Refundable deposits	16	-	-	27,098,123	27,098,123
Advances from related parties	25.4	-	-	3,793,105	3,793,105
		P -	**P -**	**P 570,233,469**	**P 570,233,468**

		2016			
	Notes	Level 1	Level 2	Level 3	Total
Financial Assets					
Loans and receivables:					
Cash and cash equivalents	5	P 2,259,894,549	P -	P -	P 2,259,894,549
Trade and other receivables – net	7	-	-	1,491,189,262	1,491,189,262
Refundable deposits	13	-	-	18,134,064	18,134,064
Advances to related parties	25.4	-	-	9,105,994	9,105,994
Restricted cash and cash bond	13	-	-	568,234	568,23
		P 2,259,894,549	P -	P 1,518,997,554	P 3,778,892,103
Financial Liabilities					
At amortized cost:					
Interest-bearing loans – net	14	P -	P -	P 112,643,382	P 112,643,382
Trade and other payables	15	-	-	379,517,661	379,517,661
Refundable deposits	16	-	-	21,368,341	21,368,341
Advances from related parties	25.4	-	-	1,881,549	1,881,549
		P -	P -	P 515,410,933	P 515,410,933

For financial assets with fair values included in Level 1, management considers that the carrying amounts of these financial instruments approximate their fair values due to their short duration.

The fair values of the financial assets and financial liabilities included in Level 3, which are not traded in an active market, are determined based on the expected cash flows of the underlying net asset or liability based on the instrument where the significant inputs required to determine the fair value of such instruments.

30.4 Fair Value Measurements of Non-financial Assets

The tables below show the Levels within the hierarchy of non-financial assets measured at fair value on a recurring basis as of December 31.

	2017			
	Level 1	**Level 2**	**Level 3**	**Total**
Land and improvements	P -	P 2,171,295,332	P -	P2,171,295,332
Building and improvements	-	-	732,622,140	732,622,140
	P -	**P2,171,295,332**	**P 732,622,140**	**P2,903,917,472**

	2016			
	Level 1	Level 2	Level 3	Total
Land and improvements	P -	P1,922,930,032	P -	P1,922,930,032
Building and improvements	-	-	755,106,706	755,106,706
	P -	P1,922,930,032	P 755,106,706	P2,678,036,738

The fair value of the Group's land and improvements, and building and improvements classified under Investment Property (see Note 12) are determined on the basis of the appraisals performed by Royal Asia Appraisal Corporation in 2017, 2016 and 2015, all are independent appraisers with appropriate qualifications and recent experience in the valuation of similar properties in the relevant locations. To some extent, the valuation process was conducted by the appraisers in discussion with the Group's management with respect to the determination of the inputs such as the size, age, and condition of the land and buildings, and the comparable prices in the corresponding property location. In estimating the fair value of these properties, management takes into account the market participant's ability to generate economic benefits by using the assets in their highest and best use. Based on management assessment, the best use of the Group's non-financial assets indicated above is their current use.

The fair value of these non-financial assets were determined based on the following approaches:

(a) *Fair Value Measurement for Land and Improvements*

The Level 2 fair value of land and improvements was derived using the market comparable approach that reflects the recent transaction prices for similar properties in nearby locations. Under this approach, when sales prices of comparable land in close proximity are used in the valuation of the subject property with no adjustment on the price, fair value is included in Level 2. On the other hand, if the observable recent prices of the reference properties were adjusted for differences in key attributes such as property size, zoning, and accessibility, the fair value is included in Level 3. The most significant input into this valuation approach is the price per square foot; hence, the higher the price per square foot, the higher the fair value.

(b) Fair Value Measurement for Building and Building Improvements

The Level 3 fair value of the buildings and improvements under Investment Property account was determined using the cost approach that reflects the cost to a market participant to construct an asset of comparable usage, construction standards, design and layout, adjusted for obsolescence. The more significant inputs used in the valuation include direct and indirect costs of construction such as but not limited to, labor and contractor's profit, materials and equipment, surveying and permit costs, electricity and utility costs, architectural and engineering fees, insurance and legal fees. These inputs were derived from various suppliers and contractor's quotes, price catalogues, and construction price indices. Under this approach, higher estimated costs used in the valuation will result in higher fair value of the properties.

31. CAPITAL MANAGEMENT OBJECTIVES, POLICIES AND PROCEDURES

The Group's capital management objectives are to ensure the Group's ability to continue as a going concern and to provide an adequate return to shareholders by pricing goods and services commensurately with the level of risk.

The Group monitors capital on the basis of the carrying amount of equity as presented on the face of the consolidated statements of financial position. The Group's goal in capital management is to maintain a debt-to-equity structure ratio of not higher than 1:1 on a monthly basis.

The following is the computation of the Group's debt-to-equity ratio:

	2017	2016
Total liabilities (excluding advances from related parties)	**P 1,472,176,546**	P 1,336,715,489
Total equity	**10,285,960,832**	9,998,092,190
	0.14 : 1.00	0.13 : 1.00

The Group sets the amount of capital in proportion to its overall financing structure, i.e., equity and liabilities excluding amounts due to related parties. The Group manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, issue new shares or sell assets to reduce debt.

As at December 31, 2017 and 2016, the Group is not subject to any externally-imposed capital requirements, except for SMFI as indicated below.

Under Section 6 of RA No. 8556, SMFI is required to maintain a minimum paid-up capital of not less than P10.0 million. SMFI is in compliance with the minimum paid-up capital requirement as at December 31, 2017 and 2016.