COVER SHEET

SEC Registration Number

-	-	-	-	-	-	-	-	8	4	5

COMPANY NAME

SOLID GROUP INC. AND
SUBSIDIARIES

PRINCIPAL OFFICE (No./Street/Barangay/City/Town/Province)

2285 DON CHINO ROCES AVENUE
MAKATI CITY

Form Type	Department requiring the report	Secondary License Type, If Applicable
SEC FORM 17-Q	CGFD/MSRD	N/A

COMPANY INFORMATION

Company's Email Address	Company's Telephone Number/s	Mobile Number
N/A	8843-1511	N/A

No. of Stockholders	Annual Meeting Month/Day	Fiscal Year Month/Day
4,215	Last Thursday of June (Per AOI)	12/31

CONTACT PERSON INFORMATION

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

Name of Contact Person	Email Address	Telephone Number/s	Mobile Number
Christopher James L. Tan	cjlt@solidgroup.com.ph	8843-1511	N/A

Contact Person's Address

2285 DON CHINO ROCES AVENUE MAKATI CITY

Note: 1: In case of death, resgination or cessation of office of the officer designated as contact person, such incident shall be reported to the Commission within thirty (30) calendar days from the occurrence thereof with information and complete contact details of the new contact person designated.

2: All Boxes must be properly and completely filled-up. Failure to do so shall cause the delay in updating the corporation's records with the Commission and/or non-receipt of Notice of Deficiencies. Further, non-receipt of Notice of Deficiencies shall not excuse the corporation from liability for its deficiencies.

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

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

1. For the quarterly period ended: June 30, 2023

2. Commission Identification Number: 845

3. BIR Tax Identification No.: 321-000-508-536

4. Exact name of registrant as specified in its charter **SOLID GROUP INC.**

5. Province, Country or other jurisdiction of incorporation: Philippines

6. _________ (SEC Use Only)
   Industry Classification Code

7. Address of principal office: 2285 Don Chino Roces Avenue, Makati City, Philippines — Postal Code: 1231

8. Telephone No: (632) 8843-1511

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

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

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common Stock, P1 par value	1,821,542,000 shares

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

    If yes, state the name of such Stock Exchange and the classes of securities listed therein:

    Philippine Stock Exchange Common

12. Indicate by check mark whether the registrant:

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

Yes [X] No [ ]

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

Yes [X] No [ ]

PART I. – FINANCIAL INFORMATION
Item 1. Financial Statements

The unaudited consolidated financial statements of the Company and its subsidiaries for the six (6) months period ended June 30, 2023 are attached to this report.

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

Key Performance Indicators

The following key performance indicators are identified by the Company and included in the discussion of the results of operations and financial condition: revenue growth, asset turnover, operating expense ratio, earnings before interest, taxes, depreciation and amortization (EBITDA), earnings per share (EPS), current ratio and debt to equity ratio.

Key performance indicators for 2023 and 2022 are as follows:

	2023	2022
Revenue growth(decline)	66%	(2%)
Asset turnover	17%	11%
Operating expense ratio	25%	25%
EBITDA	P226 million	P187 million
EPS	P0.07	P0.06
Current ratio	10.37:1	10.13:1
Debt to equity ratio	0.14:1	0.14:1

Revenue growth (decline) is determined as follows: revenues for the current period less revenues for last period divided by the revenues of the previous period.

Asset turnover is computed based on the revenues (annualized) earned during the period divided by the average total assets.

Operating expense ratio is calculated as follows: operating expenses for the period divided by revenues for period.

EBITDA is determined by adding back interest expense, depreciation and amortization charges, to income from operations before income tax for the period.

Earnings per share (EPS) is computed based on the net income or loss for the period divided by the weighted average shares outstanding during the year.

Current ratio is computed as follows: total current assets as of end of the period divided by total current liabilities as of end of the period.

Debt to equity ratio is computed by dividing the total liabilities excluding amounts due to related parties as of end of the period by the total equity as of end of the period.

Revenue expanded by 66% for the first half of 2023 vs. 2% decrease for the same period in 2022 principally due to improved revenues of the distribution/retail, logistics & technical solutions and investment & others segments.

Asset turnover climbed 17% for the first half of 2023 versus 11% for the first half of 2022 as a result of higher revenues reported for the period.

Operating expense ratio stood at 25% for both periods.

EBITDA grew to P226 million for the first half of 2023 from P187 million for the same period in 2022. This was mainly driven by higher income of distribution/retail, logistics & technical solutions and property & related services segments.

Earnings per share went up to P0.07 for the first half of 2023 from P0.06 for the same period in 2022 mainly from higher net income for the period.

Current ratio was at 10.37:1 as of June 30, 2023 from 10.13:1 as of December 31, 2022 primarily due to decrease in current liabilities.

Debt to equity ratio stood at 0.14:1 as of June 30, 2023 and as of December 31, 2022.

Results of Operations

Revenues in the first half of 2023 reached P1,176 million from P708 million for the same period in 2022 from improved revenues of the distribution/retail, logistics & technical solutions and investment & others segments as explained below.

Sale of goods climbed 229% to P625 million for the first half of 2023 from P190 million for the same period in 2022 primarily due to higher volume of sales of the distribution/retail segment boosted mainly by the inclusion of the new subsidiary, Avid Sales Corporation's retail sales of P361 million.

Service revenue was marginally down by 2% to P359 million for the first half of 2023, from the same period in 2022 of P365 million. There was no material change for this account.

Rental income slightly increased by 2% to P139 million for the first half of 2023 from P136 million for the same period in 2022. There was no material change for this account.

Interest income rose 227% to P52 million for the first half of 2023, from P15.9 million for the same period in 2022 due to higher interest rates from time deposit placements.

Cost of sales, services, real estate sold and rentals increased by 76% to P781 million for the first half of 2023 from P443 million for the same period in 2022 as discussed below.

Cost of sales amounted to P472 million for the first half of 2023, an increase of 223% from P146 million for the same period of last year associated to increase in sales.

Cost of services reached P258 million for the first half of 2023 from P249 million for the same period of 2022. There was no material change for this account.

Cost of rentals grew 6% at P50 million for the first half of 2023 from P47 million for same period in 2022 due to higher taxes and licenses.

Cost of real estate sold was nil for both periods.

Gross profit went up by 49% to P395 million from P264 million for the same period in 2022 due mainly to improved sale of goods of the distribution/retail segment with the inclusion of Avid Sales revenue for the period (none in 2022).

Other operating expenses (income) amounted to P258 million for the first half of 2023 from P141 million for the same period of 2022 as explained below.

General and administrative expenses expanded by 45% to P242 million for the first half of 2023 from P167 million for the same period of 2022 chiefly due to higher manpower cost, taxes & licenses, utilities and transportation & travel.

Selling and distribution costs increased by 600% to P56 million for the first half of 2023 from P8 million for the same period of 2022 primarily from increase in rental, manpower cost and bank charges from credit card transactions of the distribution/retail segment.

Other operating income – net reached P40 million for the first half of 2023, up by 20% from P34 million for the same period in 2022 attributable to higher common usage service area, income from utilities charged to tenants and compensation for damages of the property & related services segment offset by revenue share from embedded third party application of the distribution/retail segment.

Operating profit (loss) escalated by 10% to P136 million for the first half of 2023 from P123 million for the same period in 2022, associated with increase in revenue and other operating income as explained above.

Other income (charges) went up by 110% to P51 million income for the first half of 2023 against P24 million income for the same period in 2022 principally from the following:

Finance costs surged 1082% to P6.5 million for the first half of 2023 from P0.5 million in 2022 chiefly due to higher foreign currency exchange loss and impairment losses on trade and other receivables of the distribution/retail segment.

Finance income swelled by 124% to P50 million for the first half of 2023 as compared with P22 million for the same period of last year mainly from higher interest income from cash and cash equivalents.

Other gains - net amounted to P7 million income in the first half of 2023, or higher by 205% compared with P2.3 million of the previous year primarily attributable to proceeds from old savings account of the property & related services segment and network support fee of the logistics and technical solutions segment.

Profit before tax was P187 million for the first half of 2023, an increase of 27% from P147 million for the same period in 2022 mainly due to higher operating profit mentioned and finance income discussed above.

Tax expense went up by 43% to P57 million for the first half of 2023 from P39 million for the same period in 2022 from greater pre-tax income.

Net profit increased by 21% to P130 million for the first half of 2023 against P107 million for the same period in 2022 due to better performance of distribution/retail, logistics & technical solutions and property & related services segments.

Net profit attributable to equity holders of the parent realized P122 million for the first half of 2023 against P107 million net profit in the same period of 2022 as discussed above.

Net profit attributable to non-controlling interests (NCI) amounted to P7.8 million for the first half of 2023 compared with P0.5 million in 2022 from better performance of Starworld Corporation. This represents minority share in net profit for the period.

Financial Position

Cash and cash equivalents declined by 13% to P3,330 million as of June 30, 2023 from P3,832 million as of December 31, 2022. Cash was principally used in investing activities attributable to additions to investment property of the property & related services segment.

Trade and other receivables reached P398 million as of June 30, 2023 against P242 million as of December 31, 2022, an increase of 64% from higher deposit to suppliers of the property & related services segment; and, higher trade receivables of the distribution/retail segment. Trade customers are generally established and stable companies with reasonable assurance of collectibility of their accounts. Nonetheless, trade accounts are periodically reviewed to assess the possible losses from non-collection and allowance is provided for possible losses on accounts which are considered doubtful of collection.

Advances to related parties was maintained at P2.3 million as of June 30, 2023 and as of December 31, 2022. There was no change for this account.

Merchandise inventories and supplies - net amounted to P323 million as of June 30, 2023 compared with P324 million as of December 31, 2022. There was no material change for this account.

Real estate inventories stood at P428 million as of June 30, 2023 and as of December 31, 2022. There was no change for this account.

Other current assets went up by 10% to P383 million as of June 30, 2023 compared with P350 million as of December 31, 2022 caused primarily by higher input VAT.

Total current assets reached P4,867 million as of June 30, 2023 from P5,180 million as of December 31, 2022 mainly from lower cash and cash equivalents offset by higher trade and other receivables – net and other current assets.

Non-current trade and other receivables slightly dropped by 2% to P924 million as of June 30, 2023 from P941 million as of December 31, 2022. There was no material change for this account.

Financial assets at fair value through other comprehensive income amounted to P37 million as of June 30, 2023 and as of December 31, 2022. There was no change for this account.

Investment in an associate amounted to P58 million (net of allowance) as of June 30, 2023 and P88 million as of December 31, 2022. This represents deposit to the planned increase in authorized capital stock of Fekon Solid Motorcycle Mfg Inc. In June 2023, the Group recognized impairment loss amounting to P30 million due to the downturn in its business prospects. The allowance is included as an adjustment in operating expenses.

Investment in bonds was P20 million as of June 30, 2023 and December 31, 2022 from investment made in 2021.

Property and equipment dropped to P1,565 million as of June 30, 2023 from P1,586 million as of December 31, 2022. There was no material change for this account.

Investment properties – net went up to P6,045 million as of June 30, 2023 from P5,608 million as of December 31, 2022 attributable to construction in progress for the development of warehouse facility of the property & related services segment.

Rights-of-use (ROU) assets – net decreased to P1.25 million as of June 30, 2023, lower by 57% from P2.9 million as of December 31, 2022 from depreciation of ROU assets under PFRS 16, Leases.

Post-employment benefit assets stood at P 152 million as of June 30, 2023 and as of December 31, 2022. There was no change for this account.

Deferred tax assets - net amounted to P9.5 million as of June 30, 2023 and P9.9 million as of December 31, 2022, respectively. There was no material change for this account.

Other non-current assets increased by 88% at P71 million as of June 30, 2023 and P37 million as of December 31, 2022 mainly from higher refundable deposit.

Total non-current assets amounted to P8,885 million as of June 30, 2023 and P8,484 million as of December 31, 2022 as discussed above.

Total assets reached P13,752 million as of June 30, 2023 from P13,664 million as of December 31, 2022 as discussed above.

Trade and other payables declined by 10% to P430 million as of June 30, 2023 against P478 million as of December 31, 2022 principally from lower trade, non-trade and other payables offset by increase in output VAT of the distribution/retail segment.

Customers' deposits increased by 33% at P19 million as of June 30, 2023 and P14 million as of December 31, 2022 mostly from deposit of the distribution/retail segment.

Current lease liabilities fell by 60% to P1.1 million as of June 30, 2023 from P2.7 million as of December 31, 2022 due to payments of lease liabilities.

Advances from related parties remained unchanged at P1.88 million as of June 30, 2023 and as of December 31, 2022. There was no change for this account.

Income tax payable grew by 16% to P16 million as of June 30, 2023 from P13 million as of December 31, 2022 from tax expense for the period.

Total current liabilities declined by 8% to P469 million as of June 30, 2023 from P511 million as of December 31, 2022 due to lower trade and other payables.

Non-current refundable deposits amounted to P197 million as of June 30, 2023 and P184 million as of December 31, 2022 from deposits made to property & related services segment.

Non-current lease liabilities was maintained at P0.7 million as of June 30, 2023 and as of December 31, 2022. No change for this account.

Post-employment benefit obligation stood at P15.8 million as of June 30, 2023 and as of December 31, 2022. This represents the unfunded retirement obligation of certain subsidiaries.

Deferred tax liabilities -net amounted to P1,011 million as of June 30, 2023 and as of December 31, 2022. There was no material change for this account.

Total non-current liabilities amounted to P 1,224 million as of June 30, 2023 and P 1,212 million as of December 31, 2022.

Total liabilities amounted to P1,694 million as of June 30, 2023 from P1,723 million as of December 31, 2022.

Capital stock stood at P2,030 million as of June 30, 2023 and December 31, 2022.

Additional paid-in capital was maintained at P4,641 million as of June 30, 2023 and as of December 31, 2022.

Treasury shares amounted to P115 million as of June 30, 2023 and as of December 31, 2022.

Revaluation reserves decreased by 9% to P136 million as of June 30, 2023 from P149 million as of December 31, 2022 due to loss in currency exchange differences on translating financial statements of foreign operations.

Retained earnings increased to P5,028 million as of June 30, 2023 from P4,906 million as of December 31, 2022 as a result of net profit attributable to parent during the period.

Total equity attributable to Equity holders of Parent amounted to P11,722 million as of June 30, 2023 and P11,612 million as of December 31, 2022.

Non-controlling interests amounted to P336 million as of June 30, 2023 and P328 million as of December 31, 2022. There was no material change for this account.

Total equity amounted to P12,058 million as of June 30, 2023 from P11,941 million as of December 31, 2022.

i. Known Trends or Demands, Commitments, Events or Uncertainties that will impact Liquidity.

The Company is not aware of any known trends, demands, commitments, events or uncertainties that will materially impact on its liquidity.

ii. Events that will trigger Direct or Contingent Financial Obligation that is material to the Company, including any default or acceleration of an obligation.

As discussed in Notes of the financial statements under Contingencies, certain subsidiaries of the Company are involved in litigation or proceedings, the outcome of which could individually or taken as a whole, not adversely affect the financial results, operations or prospects of the Company. Except of these contingencies, the Company is not aware of other events that will materially trigger direct or contingent financial obligation.

iii. Material Off-Balance Sheet Transactions, Arrangements, Obligations (including contingent obligations), and other relationships of the Company with unconsolidated entities or other persons created during the reporting period.

The Company has no material off-balance sheet transactions, arrangements, obligations and other relationships with unconsolidated entities or other persons created during the period that is not included in the financial statements.

iv. Material Commitments for Capital Expenditures, the general purpose of the Commitment and Expected Sources of Funds

The Company estimates capital expenditures for the year 2023 to amount to P1.45 billion for various real estate development, renovation and upgrade of facilities and transportation equipment. The purchase and/or construction of these capital expenditures will be financed primarily through the funds of the Company and partly through loans.

v. Known Trends, Events or Uncertainties that will impact Sales/Revenues/Income from Continuing Operations

The sales downtrend experienced by MySolid Technologies & Devices Corporation (MySolid), a wholly owned subsidiary of the Company under the distribution/retail segment, this couple of years was heightened by the COVID-19 pandemic in 2020. It pursued a business model of earning service income equivalent to percentage of sales of MyPhone products when it assigned the distribution of MyPhone products to its local distributors/importers in last half of 2019. While MySolid sold most of its products in 2020 under this distribution model, it lost a key distributor in first half 2020 and another one in first half 2021. Moreover, its ODM partners failed to provide the 39 current mobile phone models due to component shortage and huge cost. Amidst the slowdown of general local handset brands in the maturing telecom market in the Philippines, MySolid downsized and rationalized its business in 2022 and focused mostly on tablet devises for institutional sales and feature phones for select territorial distributors. Following this, in 2023, MySolid will discontinue distribution of the feature phone on account of low forecasted volume and demand for these low-end basic phones. The Company expects MySolid's revenues to further decline by half with positive results.

In August 2019, Kita Corporation (Kita), a wholly owned subsidiary of the Company, 25-year contract of lease with Clark Development Corporation (CDC) covering parcels of land had expired. In 2019, Kita had surrendered the buildings to Clark International Airport Corporation since these locations are part of the site for the second Clark Airport runway. In 2021, the Company decided not to renew the lease contact. Kita is currently securing clearance from CDC. Hence, Kita's leasing operations declined to its single residential property in Angeles, Pampanga.

vi. Significant elements of Income or Loss that did not arise from Continuing Operations

None

vii. Causes for any Material Changes from Period to Period

As explained in Section V under Known Trends, Events and Uncertainties above, MySolid Technologies & Devices Corporation (MySolid), a wholly owned subsidiary of the Company under the distribution/retail segment pursued a business model of earning service income equivalent to percentage of sales of MyPhone products when it assigned the distribution of MyPhone products to its local distributors/importers in the last half of 2019. The change in distribution model, business interruption from the pandemic and unavailability of current mobile phone models contributed to significant sales decline and business losses. Also, MySolid had to take over direct distribution upon withdrawal of a distributor in a certain area in 2021, resulting to better topline for that year but still incurring losses, despite going through corporate restructuring and the downsizing of its operations. MySolid also derecognized in 2021 deferred tax assets on allowance for doubtful accounts on receivables amounting to P19.6 million of MySolid which were deemed not recoverable. In 2022, amidst the slowdown of general local handset brands in the maturing telecom market in the Philippines, MySolid further downsized and rationalized its business in 2022 and focused mostly on tablet devises for institutional sales and feature phones for select territorial distributors. This resulted to further lower sales in 2022 although lower operating loss. MySolid reported net profit of P5 million arising from foreign currency gains in 2022.

In November 2022, the Company acquired Avid Sales Corporation (ASC) following a due diligence audit by Isla Lipana &Co. (a member firm of Price Waterhouse Coopers). Consequently, the one-month results of operation ending December 31, 2022 of ASC and its ensuing financial position as of December 31, 2022 was included in the 2022 consolidated financial statements of the Company. Following this, this resulted to considerable changes in the results of operations and financial position of the consolidated report for 2022 and the succeeding year. It also resulted to a gain on acquisition of shares of P14.55 million for the year 2022.

Based on the appraisal reports obtained in 2022, the Company reported fair value gains on investment property of P216 million as at year-end of 2022.

viii. Seasonal Aspects that had Material Effect on the Financial Condition or Results of Operations

There were no significant seasonality in the Company's business that materially affects financial condition or results of operations.

PART II –OTHER INFORMATION

On May 12, 2023, the Company advised that the Board of Directors of Solid Group Inc. (SGI) approved the amendment of the Second Article of the Articles of Incorporation by including in the Primary Purpose Clause the authority to issue corporate guarantees and sureties in favor of the Corporation's subsidiaries. The proposed amendment was duly approved by the stockholders at the Annual Stockholders' Meeting held on June 22, 2023.

On August 3, 2023, the Board of Directors approved the declaration of a cash dividend in the amount of P0.06 per share, in favor of stockholders of record as of August 18, 2023 and payable on or before September 15, 2023.

The Board also approved the reversal of the Deposit for Future Stock Subscription in My Solid Technologies & Devices Corporation (MySolid) amounting to Php100 Million and its recording back to cash advance. The said cash advance will be paid and settled in cash by My Solid to SGI.

SIGNATURES

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

SOLID GROUP INC.

SUSAN L. TAN

President & Chief Executive Officer

VINCENT S. LIM

SVP & Chief Financial Officer and Chief Risk Officer

August 10, 2023

Solid Group Inc. and Subsidiaries

Unaudited Consolidated Financial Statements as of June 30, 2023 and for the Six Months Ended June 30, 2023 and June 30, 2022

(with Comparative Audited Consolidated Statements of Financial Position as of December 31, 2022)

SOLID GROUP INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
JUNE 30, 2023 AND DECEMBER 31, 2022
(Amounts in Philippine Pesos)

	Notes	June 30, 2023	December 31, 2022
A S S E T S			
CURRENT ASSETS			
Cash and cash equivalents	5	P 3,330,288,816	P 3,832,058,109
Trade and other receivables - net	6	398,915,606	242,779,722
Advances to related parties	25	2,386,851	2,386,851
Merchandise inventories and supplies - net	8	323,116,157	324,629,855
Real estate inventories - net	9	428,929,955	428,929,955
Other current assets	13	383,735,664	350,046,112
Total Current Assets		4,867,373,049	5,180,830,604
NON-CURRENT ASSETS			
Trade and other receivables	6	924,358,091	941,259,567
Financial assets at FVOCI	7	37,000,000	37,000,000
Investment in an associate	7	58,022,714	88,022,714
Investment in bonds	7	20,000,000	20,000,000
Property and equipment - net	11	1,565,725,220	1,586,203,581
Investment properties - net	12	6,045,990,050	5,608,592,324
Right-of-use asset - net	10	1,253,458	2,901,782
Post-employment benefit asset	21	152,210,254	152,210,254
Deferred tax assets - net	22	9,551,955	9,950,528
Other non-current assets - net	13	71,395,099	37,901,985
Total Non-current Assets		8,885,506,841	8,484,042,735
TOTAL ASSETS		P 13,752,879,890	P 13,664,873,339

	Notes	June 30, 2023	December 31, 2022
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade and other payables	15	430,569,435	478,162,124
Customers' deposits	2	19,477,395	14,591,002
Lease liabilities	10	1,114,015	2,791,164
Advances from related parties	25	1,881,570	1,881,570
Income tax payable		16,164,945	13,925,841
Total Current Liabilities		469,207,360	511,351,701
NON-CURRENT LIABILITIES			
Refundable deposits	16	197,215,593	184,885,593
Lease liabilities	10	748,583	748,583
Post-employment benefit obligation	21	15,844,501	15,844,501
Deferred tax liabilities - net	22	1,011,078,204	1,011,028,096
Total Non-current Liabilities		1,224,886,881	1,212,506,773
Total Liabilities		1,694,094,241	1,723,858,474
EQUITY			
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	136,426,399	149,200,491
Retained earnings	23	5,028,974,362	4,906,253,479
Total equity attributable to the Parent Company's stockholders		11,722,463,303	11,612,516,512
Non-controlling interests	2, 23	336,322,346	328,498,353
Total Equity		12,058,785,649	11,941,014,865
TOTAL LIABILITIES AND EQUITY		P 13,752,879,890	P 13,664,873,339

See Notes to Consolidated Financial Statements.

SOLID GROUP INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF INCOME
FOR THE SIX MONTHS ENDED JUNE 30, 2023 AND JUNE 30, 2022
(Amounts in Philippine Pesos)

	Notes	June 30, 2023		June 30, 2022	
		2nd Quarter	Year-to-Date	2nd Quarter	Year-to-Date
REVENUES					
Sale of goods	25	P 332,180,723	P 625,761,844	P 93,165,591	P 190,024,198
Rendering of services	25, 26	184,073,415	359,325,017	183,012,669	365,780,605
Rentals	12, 25, 27	75,998,365	139,078,055	67,558,357	136,354,535
Interest	5, 6, 7, 25	27,400,993	52,156,324	8,692,863	15,965,824
Sale of real estate		-	-	-	-
		619,653,496	1,176,321,240	352,429,480	708,125,162
COSTS OF SALES, SERVICES, RENTALS AND REAL ESTATE SALES	17, 18				
Cost of sales		256,425,185	472,857,055	63,341,776	146,312,089
Cost of services		134,207,482	258,305,947	123,035,548	249,541,220
Cost of rentals		12,537,899	50,140,105	11,764,195	47,332,832
Cost of real estate sold		-	-	-	-
		403,170,566	781,303,107	198,141,519	443,186,141
GROSS PROFIT		216,482,930	395,018,133	154,287,961	264,939,021
OTHER OPERATING EXPENSES (INCOME)					
General and administrative expenses	18	116,094,532	242,863,470	83,416,250	167,598,301
Selling and distribution costs	18	48,916,529	56,967,572	4,356,176	8,140,237
Other operating expense (income) - net	19	(19,208,886)	(40,859,874)	(21,333,627)	(34,038,732)
		145,802,175	258,971,168	66,438,799	141,699,806
OPERATING PROFIT (LOSS)		70,680,755	136,046,965	87,849,162	123,239,215
OTHER INCOME (CHARGES)	20				
Finance costs		(1,563,174)	(6,527,804)	(245,300)	(552,250)
Finance income		22,305,407	50,941,717	14,740,189	22,784,146
Other gains (losses) - net		3,564,922	7,093,101	630,558	2,324,602
		24,307,155	51,507,014	15,125,447	24,556,498
PROFIT (LOSS) BEFORE TAX		94,987,910	187,553,979	102,974,609	147,795,713
TAX EXPENSE (INCOME)	22	30,612,461	57,009,103	24,887,453	39,838,117
NET PROFIT (LOSS)		P 64,375,449	P 130,544,876	P 78,087,156	P 107,957,596
Net Profit (Loss) attributable to the:					
Parent Company's stockholders	24	P 60,987,440	P 122,720,883	P 77,104,357	P 107,384,745
Non-controlling interests		3,388,009	7,823,993	982,799	572,851
		P 64,375,449	P 130,544,876	P 78,087,156	P 107,957,596
Earnings (Loss) per share attributable to the Parent Company's stockholders	24	P 0.03	P 0.07	P 0.04	P 0.06

See Notes to Consolidated Financial Statements.

SOLID GROUP INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE SIX MONTHS ENDED JUNE 30, 2023 AND JUNE 30, 2022
(Amounts in Philippine Pesos)

	Notes	June 30, 2023		June 30, 2022	
		2nd Quarter	Year-to-Date	2nd Quarter	Year-to-Date
NET PROFIT (LOSS)		P 64,375,449	P 130,544,876	P 78,087,156	P 107,957,596
OTHER COMPREHENSIVE INCOME (LOSS)					
Items that will be reclassified subsequently to profit or loss:					
Currency exchange differences on financial statements of foreign operations	2, 23	15,611,404	(12,774,092)	49,951,285	68,923,333
Other comprehensive income (loss) – net of tax		15,611,404	(12,774,092)	49,951,285	68,923,333
TOTAL COMPREHENSIVE INCOME		P 79,986,853	P 117,770,784	P 128,038,441	P 176,880,929
Total comprehensive income (loss) attributable to:					
Parent Company's stockholders		P 76,598,844	P 109,946,791	P 127,055,642	P 176,308,078
Non-controlling interests		3,388,009	7,823,993	982,799	572,851
		P 79,986,853	P 117,770,784	P 128,038,441	P 176,880,929

See Notes to Consolidated Financial Statements.

SOLID GROUP INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE SIX MONTHS ENDED JUNE 30, 2023 AND JUNE 30, 2022
(Amounts in Philippine Pesos)

	Notes	June 30, 2023	June 30, 2022
EQUITY ATTRIBUTABLE TO THE PARENT COMPANY'S STOCKHOLDERS			
CAPITAL STOCK - P1 par value			
Authorized - 5,000,000,000 shares			
Issued - 2,030,975,000 shares			
Outstanding - 1,821,542,000 shares		P 2,030,975,000	P 2,030,975,000
ADDITIONAL PAID-IN CAPITAL		4,641,701,922	4,641,701,922
TREASURY SHARES - at cost			
Acquired at P0.5520 per share - 209,433,000 shares		(115,614,380)	(115,614,380)
REVALUATION RESERVES			
Balance at beginning of year			
As previously reported		149,200,491	50,287,013
Other comprehensive income (loss) for the period		(12,774,092)	68,923,333
Balance at end of the period		136,426,399	119,210,346
RETAINED EARNINGS (DEFICIT)			
Balance at beginning of year			
As previously reported		4,906,253,479	4,587,923,980
Profit (loss) for the period attributable to			
Parent Company's stockholders		122,720,883	107,384,745
Cash dividends		-	-
Balance at end of the period		5,028,974,362	4,695,308,725
Total Equity Attributable to the Parent Company's stockholders		11,722,463,303	11,371,581,613
NON-CONTROLLING INTERESTS			
Balance at beginning of year		328,498,353	337,917,791
Profit (loss) for the period attributable to			
Non-controlling interests		7,823,993	572,851
Cash dividends		-	(10,724,067)
Balance at end of the period		336,322,346	327,766,575
TOTAL EQUITY		P 12,058,785,649	P 11,699,348,188

See Notes to Consolidated Financial Statements.

SOLID GROUP INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE SIX MONTHS ENDED JUNE 30, 2023 AND JUNE 30, 2022
(Amounts in Philippine Pesos)

	Notes	June 30, 2023	June 30, 2022
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit (loss) before tax		187,553,979	147,795,713
Adjustments for:			
Interest income		(101,253,273)	(24,439,709)
Depreciation and amortization		40,384,373	41,202,360
Impairment losses (reversal) on trade and other receivables		2,524,261	(3,101,241)
Interest expense		131,108	187,927
Loss (reversal) on inventory obsolescence		2,824,632	(10,024,597)
Unrealized foreign currency losses (gains) - net		(1,212,114)	(8,301,899)
Loss (gain) on sale of investment property		(339,000)	
Loss (gain) on sale of property and equipment		(1,351,850)	(1,059,077)
Provision for impairment loss on investment in an associate		30,000,000	
		-	-
Operating profit before working capital changes		159,262,116	142,259,477
Decrease (increase) in short-term placements		-	(2,305,225,976)
Decrease (increase) in trade and other receivables		(157,083,118)	(12,163,855)
Decrease (increase) in merchandise inventories and supplies		(1,310,934)	(42,615,619)
Decrease (increase) in real estate inventories		-	(12,052,495)
Decrease (increase) in other current assets		(43,611,363)	(71,670,995)
Decrease (increase) in other non-current assets		(33,493,114)	(575,816)
Increase (decrease) in trade and other payables		(47,592,688)	(58,375,509)
Increase (decrease) in customers' deposits		4,886,393	7,964,307
Increase (decrease) in advances from related parties		-	58,741
Increase (decrease) in refundable deposits		12,330,000	176,187,081
Cash generated from (used in) operations		(106,612,708)	(2,176,210,658)
Interest received		45,143,470	11,051,984
Cash paid for income taxes		(25,016,909)	(17,095,186)
Net Cash From (Used in) Operating Activities		(86,486,147)	(2,182,253,860)
CASH FLOWS FROM INVESTING ACTIVITIES			
Acquisition of property and equipment		(19,477,106)	(7,887,254)
Proceeds from disposal of property and equipment		2,571,269	
Interest received		39,277,559	6,779,108
Additional investment in an associate		-	(11,510,714)
Proceeds from disposal of investment property		8,688,000	
Acquisition of investment property		(445,746,726)	(105,693,123)
Net Cash From (Used in) Investing Activities		(414,687,004)	(118,311,983)
CASH FLOWS FROM FINANCING ACTIVITIES			
Dividends paid		-	(10,724,067)
Payment of lease liabilities and interest expense		(1,762,677)	(2,369,482)
Interest paid		(45,580)	-
Net Cash From (Used in) Financing Activities		(1,808,257)	(13,093,549)
Effect of Currency Rate Changes on Cash and Cash Equivalents		1,212,114	8,301,899
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS		(501,769,293)	(2,305,357,493)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		3,832,058,109	2,749,788,562
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD		P 3,330,288,816	P 444,431,069

See Notes to Consolidated Financial Statements.

SOLID GROUP INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
JUNE 30, 2023 AND DECEMBER 31, 2022
(Amounts in Philippine Pesos)

1. GENERAL INFORMATION

1.1 Group Background

Solid Group Inc. (SGI or the Parent Company) was incorporated and registered with the Philippine Securities and Exchange Commission ("the Commission") on October 16, 1933. 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 effective ownership interests in the following subsidiaries (the Parent Company and the subsidiaries are collectively referred to herein as "the Group") and an associate:

Subsidiaries / Associate	Percentage of Ownership 2023	2022	Notes	Nature of Business
Subsidiaries:				
Avid Sales Corporation (Avid)	**100**	100		Distribution, wholesale and retail of home appliances and electronic products
Brilliant Reach Limited (BRL)	**100**	100	a	Investment holding company
Green Sun Hotel Management, Inc. (GSHMI)	**100**	100		Hotel and restaurant operation
Kita Corporation (Kita)	**100**	100		Leasing of real estate properties
My Solid Technologies & Devices Corporation (My Solid)	**100**	100		Sale of mobile phones and accessories
Omni Solid Services, Inc. (OSSI)	**100**	100		Logistics and assembly of consumer electronics products
Precos, Inc. (Precos)	**100**	100	c	Real estate
Solid Broadband Corporation (SBC)	**100**	100		Broadband, cable and satellite services
SolidService Electronics Corporation (SEC)	**100**	100		Repair services for audio and video products
Solid Group Technologies Corporation (SGTC)	**100**	100		Trading of prefabricated modular house and office units
Solid Manila Corporation (SMC)	**100**	100		Real estate
Solid Manila Finance, Inc. (SMFI)	**100**	100		Financing
Solid Video Corporation (SVC)	**100**	100		Trading of professional audio/ video equipment
Zen Towers Corporation (ZTC)	**100**	100		Real estate
MyApp Corporation (MyApp)	**100**	100	c	Investment holding company
Casa Bocobo Hotel, Inc. (CBHI)	**100**	100	b	Hotel and restaurant operation
SVC Hong Kong Limited (SVC HK)	**100**	100	f	Trading of professional audio/ video equipment
Skyworld Corporation (Skyworld)	**75**	75	b, c	Investment holding company
Interstar Holdings Company, Inc. (Interstar)	**73**	73	b	Investment holding company
Starworld Corporation (Starworld)	**50**	50	b, d	Real estate
Laguna International Industrial Park, Inc. (LIIP)	**50**	50	b, e	Real estate
Associate –				
Fekon Solid Motorcycle Mfg. Corp. (Fekon)	**44**	44	7.3	Sale of motorcycle, motor parts and products

Notes:

(a) *Incorporated and domiciled in the British Virgin Islands*
(b) *Indirectly owned through SMC*
(c) *Pre-operating or non-operating*
(d) *Starworld is 20% owned by SMC and 40% owned by Skyworld*
(e) *LIIP is 22.5% owned by SMC and 37.5% owned by Interstar*
(f) *Indirectly owned through SVC*

Additional information:

(i) In November 2022, the Parent Company acquired 350,000 shares with P100 par value representing 100% ownership interest in Avid, a company incorporated and domiciled in the Philippines, from the latter's former stockholders for a total consideration of P100.2 million. This is to expand the Group's current distribution business segment. Management assessed that it has control over Avid and was considered as a wholly owned subsidiary as of December 31, 2022. The Group has determined this acquisition to be business combinations for which the purchase price is to be allocated between the identifiable assets and liabilities at fair value [see Note 3.1(e)].

For the purpose of determining the gain on bargain purchase, the Group determined the fair value of the identified net assets of Avid as of November 2022 as presented below.

Fair value of assets acquired:	
Cash	P 53,056,028
Trade and other receivables - net	31,852,968
Merchandise inventories - net	82,416,221
Other current assets	43,951,983
Property and equipment - net	3,070,012
Right-of-use assets - net	845,801
Post-employment benefit asset - net	21,204,286
	236,397,299
Fair value of liabilities assumed:	
Trade and other payables	118,305,874
Lease liability	823,673
Deferred tax liability	2,515,979
	121,645,526
Fair value of net assets acquired	114,751,773
Cash consideration	(100,200,100)
Gain on bargain purchase	**P 14,551,673**

The fair values of the identifiable assets and liabilities assumed from Avid as at the date of acquisition were determined to be higher than the total cost; hence, the Group recognized a gain on bargain purchase amounting to P14.6 million and is presented as Gain on Bargain Purchase under Other Income (Charges) – Net in the 2022 consolidated statement of income.

The revenues and net profit of Avid since the acquisition date included in the 2022 consolidated income amounted to P95.3 million and P0.5 million, respectively. On the other hand, the revenues and net profit of Avid in 2022, as though the acquisition had been as of January 1, 2022, amounted to P697.3 million and P10.4 million, respectively.

There are no contingent consideration arrangements arising from this acquisition.

The fair value of the receivable acquired as part of the business combination amounted to P31.9 million, with gross contractual amount of P33.3 million.

The acquisition-related costs amounted to P1.6 million, which is presented as part of Taxes and licenses and Outside services under General and Administrative Expenses in the 2022 consolidated statement of income (see Note 18).

(ii) In 2021, SVC incorporated SVC HK with a 100% interest over the latter. SVC HK is a foreign private entity domiciled and incorporated under the laws of Hong Kong. SVC HK started its operations in 2022.

(iii) SBC holds a provisional authority, granted by the National Telecommunications Commission, to use its legislative franchise under Republic Act (R.A.) 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).

(iv) SMFI is subject to the rules and regulations provided under R.A. No. 8556, The Financing Group Act of 1998 (see Note 31).

1.2 Other Corporate Information

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

Avid	- 1000 J. Bocobo cor. T.M. Kalaw Street, Ermita, Manila
BRL	- 2nd Floor, Abbott Building, P.O. Box 933, Road Town, Tortola, British Virgin Islands
Kita	- N7175 Gil Puyat Ave. cor. Feati St., Clark Freeport Zone, Clarkfield, Pampanga
OSSI	- Solid St., LIIP, Mamplasan, Biñan, Laguna
SEC	- 145 G. Araneta Avenue, Brgy. Tatalon, Quezon City
SMC and CBHI	- 1000 J. Bocobo corner T.M. Kalaw St., Ermita, Manila
Starworld	- CPIP Brgys. Batino & Prinza, Calamba, Laguna
SVC HK	- RM A301, 3/F Blk. A Sea View Est 2-8 Watson Rd, Causeway Bay, Hong Kong
ZTC	- 1111 Natividad A. Lopez St., Brgy. 659-A, District 5, Ermita, Manila

1.3 Impact of Russia - Ukraine Conflict on the Group's Business

On February 24, 2022, Russia started its invasion of Ukraine which caused far-reaching impact for economies, markets, and businesses. The ongoing military conflict has introduced a wide range of sanctions against Russia, including certain Russian entities and individual and led to significant casualties, dislocation of population, damage to infrastructure, slowdown of business operations in both countries, disruption of supply chains and commodity flows that impact commodity prices such as gas, petrol, cereals, iron and steel.

The Group, which earns revenue from logistics services, is affected by the significant changes in fuel and commodity prices in the global market which resulted in an increase in its operating expenses. The Group has put in place risk management measures to mitigate the impact of the conflict. One of which is by increasing the Group's service price as seen by the increase in revenue from rendering of services during the year. The management assessed that the impact of this event is not continuing and therefore will not affect the ability of the Group to continue as a going concern.

1.4 Approval for Issuance of Consolidated Financial Statements

The consolidated financial statements of the Group as of and for the year ended December 31, 2022 (including the comparative consolidated financial statements as of December 31, 2021 and for the years ended December 31, 2021 and 2020) were authorized for issue by the Parent Company's BOD on April 13, 2023.

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), as modified by the application of the financial reporting reliefs issued and approved by the Commission in response to the COVID-19 pandemic. The financial reporting reliefs availed of by the Group are disclosed in detail below and in the succeeding pages. 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, as modified by the application of the financial reporting reliefs issued and approved by the Commission in response to the COVID-19 pandemic, for each type of asset, liability, income and expense. The measurement bases are more fully described in the accounting policies that follow.

(b) SEC Financial Reporting Reliefs Availed by the Group

The Group has availed of several financial reporting reliefs granted by the SEC relating to several implementation issues of PFRS 15, *Revenue from Contracts with Customers*, affecting the real estate industry under following Memorandum Circular (MC):

- MC No. 14-2018, *Philippine Interpretation Committee Question and Answer (PIC Q&A) No. 2018-12 Implementation Issues Affecting Real Estate Industry*
- MC No. 03-2019, *PIC Q&A Nos. 2018-12-H and 2018-14*
- MC No. 04-2020, *Deferment of the Implementation of IFRS Interpretations Committee (IFRIC) Agenda Decision on Over Time Transfer of Constructed Goods (PAS 23, Borrowing Costs) for Real Estate Industry*
- MC 34-2020, *Deferral of PIC Q&A No. 2018-12 and IFRIC Agenda Decision on Over Time Transfer of Constructed Goods (PAS 23) for Real Estate Industry for another period of three years or until 2023*

MC No. 08-2021, *Amendment to SEC MC No. 14-2018, MC No. 03-2019, MC No. 04-2020, and MC No. 34-2020 to Clarify Transitory Provision*, provides real estate companies the accounting policy option of applying either the full retrospective approach or the modified retrospective approach when they apply the provisions of the PIC and IFRIC pronouncement.

Discussed below and in the succeeding page are the financial reporting reliefs availed of by the Group, including the descriptions of the implementation issues and their qualitative impacts to the consolidated financial statements. The Group opted to avail the reliefs until the end of the deferment period, or until December 31, 2023, as provided under the relevant MC.

(i) IFRIC Agenda Decision on Over Time Transfer of Constructed Goods (PAS 23) for Real Estate Industry

The IFRIC concluded that any inventory (work-in-progress) for unsold units under construction that the entity recognizes is not a qualifying asset, as the asset is ready for its intended sale in its current condition (i.e., the developer intends to sell the partially constructed units as soon as it finds suitable customers and, in signing a contract with a customer, will transfer control of any work-in-progress relating to that unit to the customer). Accordingly, no borrowing costs can be capitalized on such unsold real estate inventories.

Had the Group elected not to defer the IFRIC Agenda Decision, it would have the following impact in the consolidated financial statements:

- interest expense would have been higher;
- cost of real estate inventories would have been lower;
- total comprehensive income would have been lower;
- retained earnings would have been lower; and,
- the carrying amount of real estate inventories would have been lower.

(ii) PIC Q&A No. 2018-12-D, *Concept of the Significant Financing Component in the Contract to Sell and PIC Q&A No. 2020-04, Addendum to PIC Q&A 2018-12-D: Significant Financing Component Arising from Mismatch between the Percentage of Completion and Schedule of Payments*

PFRS 15 requires that in determining the transaction price, an entity shall adjust the promised amount of consideration for the effects of the time value of money if the timing of payments agreed to by the parties to the contract (either explicitly or implicitly) provides the customer or the entity with a significant benefit of financing the transfer of goods or services to the customer. In those circumstances, the contract contains a significant financing component.

There is no significant financing component if the difference between the promised consideration and the cash selling price of the good or service arises for reasons other than the provision of finance to either the customer or the entity, and the difference between those amounts is proportional to the reason for the difference.

Further, the Group does not need to adjust the promised amount of consideration for the effects of a significant financing component if the entity expects, at contract inception that the timing difference of the receipt of full payment of the contract price and that of the completion of the project, are expected within one year and significant financing component is not expected to be significant.

Had the Group elected not to defer this provision of the standard, it would have an impact in the consolidated financial statements as there would have been a significant financing component when there is a difference between the percentage of completion (POC) of the real estate project and the right to the consideration based on the payment schedule stated in the contract. The Group would have recognized an interest income when the POC of the real estate project is greater than the right to the consideration and interest expense when lesser. Both interest income and expense will be calculated using the effective interest rate method.

This will impact the retained earnings, real estate sales, and profit or loss in the year of adoption and in comparative periods presented. Should the Group elect to apply the modified retrospective approach as allowed by MC No. 2021-08, this will impact the opening retained earnings in the year of adoption.

(c) 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 consolidated third 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 consolidated third statement of financial position are not required to be disclosed.

(d) Functional and Presentation Currency

These consolidated financial statements are presented in Philippine pesos, the Group'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 its functional currency. Functional currency is the currency of the primary economic environment in which the Group operates.

2.2 Adoption of Amended Standards

(a) Effective in 2023 that are Relevant but No Significant Impact to the Group

There are pronouncements effective for annual periods subsequent to 2022, which are adopted by the FRSC. Management will adopt the following relevant pronouncements in accordance with their transitional provisions; and, unless otherwise stated, none of these are expected to have significant impact on the Group's consolidated financial statements:

(i) PAS 1 (Amendments), *Presentation of Financial Statements – Classification of Liabilities as Current or Non-current* (effective from January 1, 2023)

(ii) PAS 1 and PFRS Practice Statement 2 (Amendments), *Presentation of Financial Statements – Disclosure of Accounting Policies* (effective from January 1, 2023)

(iii) PAS 8 (Amendments), *Accounting Estimates – Definition of Accounting Estimates* (effective from January 1, 2023)

(iv) PAS 12 (Amendments), *Income Taxes – Deferred Tax Related to Assets and Liabilities Arising from a Single Transaction* (effective from January 1, 2023)

(v) 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)

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.

Financial statements of entities in the Group that are prepared as of a date different from that of the date of these consolidated financial statements were adjusted to recognize the effects of significant transactions or events that occur between that date of their reporting period and the date of these consolidated financial statements. Adjustments are also made to bring into line any dissimilar accounting policies that may exist.

The Parent Company accounts for its investments in subsidiaries, investment in an associate and 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) Investment in an Associate

Associates are those entities over which the Parent Company is able to exert significant influence, but which are neither subsidiaries nor interests in a joint venture. Investments in associates are initially recognized at cost and subsequently accounted for using the equity method.

Acquired investment in associate is subject to the purchase method. The purchase method involves the recognition of the acquiree's identifiable assets and liabilities, including contingent liabilities, regardless of whether they were recorded in the financial statements prior to acquisition. Goodwill represents the excess of acquisition cost over the fair value of the Parent Company's share of the identifiable net assets of the acquiree at the date of acquisition. Any goodwill or fair value adjustment attributable to the Parent Company's share in the associate is included in the amount recognized as investment in an associate.

All subsequent changes to the Parent Company's share of interest in the equity of the associate are recognized in the carrying amount of the investment. Changes resulting from the profit or loss generated by the associate are reported within Share in Net Profit of an Associate account in the statement of profit or loss. These changes include subsequent depreciation, amortization or impairment of the fair value adjustments of assets and liabilities. Dividends received are accounted for as a reduction in the carrying value of the investment.

(c) 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 Current versus Non-current Classification

The Group presents assets and liabilities in the statement of financial position based on current or non-current classification. An asset is current when it is:

- expected to be realized or intended to be sold or consumed in normal operating cycle;
- held primarily for the purpose of trading;
- expected to be realized within 12 months after the reporting period; or,
- cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- it is expected to be settled in normal operating cycle;
- it is held primarily for the purpose of trading;
- it is due to be settled within 12 months after the reporting period; or,
- there is no unconditional right to defer the settlement of the liability for at least 12 months after the reporting period.

The Group classifies all other liabilities as non-current.

Deferred tax assets and deferred tax liabilities are classified as non-current assets and non-current liabilities, respectively.

2.5 Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Group's BOD, its chief operating decision-maker. The BOD 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.

2.6 Financial Instruments

Financial assets and financial liabilities are recognized when the Group becomes a party to the contractual provisions of the financial instrument.

(a) Financial Assets

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. Regular purchases and sales of financial assets are recognized on their trade date (i.e., the date that the Group commits to purchase or sell the asset).

Interest income on financial assets recognized using the effective interest rate method. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument or, when appropriate, a shorter period, to the net carrying amount of the financial asset.

If applicable, interest income is calculated by applying the effective interest rate to the gross carrying amount of the financial assets, except for those that are subsequently identified as credit-impaired and or are purchased or originated credit-impaired assets.

For financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the net carrying amount of the financial assets (after deduction of the loss allowance). If the asset is no longer credit-impaired, the calculation of interest income reverts to gross basis.

For financial assets that were credit-impaired on initial recognition, interest income is calculated by applying a credit-adjusted effective interest rate to the amortized cost of the asset. The calculation of interest income does not revert to a gross basis even if the credit risk of the asset subsequently improves. Interest income earned is recognized as part of Finance Income under Other Income (Charges) – net in the consolidated statement of income.

Any dividends earned are recognized in profit or loss, when the Group's right to receive dividends is established, it is probable that the economic benefits associated with the dividend will flow to the Group, and, the amount of the dividend can be measured reliably, unless the dividends clearly represent recovery of a part of the cost of the investment.

(i) Classification, Measurement and Reclassification of Financial Assets

The classification, measurement and reclassification of financial assets is driven by the Group's business model for managing the financial assets ("business model test") and the contractual cash flow characteristics of the financial assets ("cash flow characteristics test") to achieve a particular business objective.

The business model is determined at a higher level of aggregation (portfolio or group of financial assets managed together) and not on an instrument-by-instrument approach to classification (i.e., not based on intention for each or specific characteristic of individual instrument) in order to achieve the stated objective and, specifically, realize the cash flows.

Financial assets, other than those designated and effective as hedging instruments, are initially measured at fair value and then subsequently measured either at amortized cost, fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL), depending on the classification determined at initial recognition.

The Group can only reclassify financial assets if the objective of its business model for managing those financial assets changes. A change in the objective of the Group's business model will take effect only at the beginning of the next reporting period following the change in the business model. There were no reclassifications of financial assets in 2022.

Financial Assets at Amortized Cost

Financial assets are measured at amortized cost if both of the following conditions are met:

- the asset is held within the Group's business model whose objective is to hold financial assets in order to collect contractual cash flows (hold to collect); and,

- the contractual terms of the instrument give rise, on specified dates, to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

Except for trade and other receivables that do not contain a significant financing component and are measured at the transaction price in accordance with PFRS 15, all financial assets meeting these criteria are measured initially at fair value plus transaction costs. These are subsequently measured at amortized cost using the effective interest method, less allowance for expected credit loss (ECL).

The Group's financial assets at amortized cost are presented in the consolidated statement of financial position as Cash and Cash Equivalents, Short-term Placements, Trade and Other Receivables (except advances to suppliers and receivable from officers and employees), Advances to Related Parties, Investment in Bonds, Refundable deposits (presented as part of Other Current Assets account) and Refundable deposits, Deposit to suppliers and Cash bond (presented as part of Other Non-current Assets account).

For purposes of cash flow reporting and presentation, cash and cash equivalents include 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.

Financial Assets at FVOCI

The Group accounts for financial assets at FVOCI if the assets meet the following conditions:

- they are held under a business model whose objective is to hold to collect the associated cash flows and sell ("hold to collect and sell"); and,

- the contractual terms of the financial assets give rise to cash flows that are SPPI on the principal amount outstanding.

At initial recognition, the Group can make an irrevocable election (on an instrument-by-instrument basis) to designate equity investments as at FVOCI; however, such designation is not permitted if the equity investment is held by the Group for trading or as mandatorily required to be classified as FVTPL. The Group has irrevocably designated equity instruments as at FVOCI on initial recognition.

Financial assets at FVOCI are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value, with no deduction for any disposal costs.

Gains and losses arising from changes in fair value, including the foreign exchange component, are recognized in other comprehensive income, net of any effects arising from income taxes, and are reported as part of Revaluation Reserves account in equity. When the asset is disposed of, the cumulative gain or loss previously recognized in the Revaluation Reserves account is not reclassified to profit or loss but is reclassified directly to Retained Earnings account, except for those debt securities classified as FVOCI wherein cumulative fair value gains or losses are recycled to profit or loss.

(ii) Impairment of Financial Assets

At the end of the reporting period, the Group assesses and recognizes its ECL on a forward-looking basis associated with its financial assets carried at amortized cost. The measurement of ECL involves consideration of broader range of information that is available without undue cost or effort at the reporting date about past events, current conditions, and reasonable and supportable forecasts of future economic conditions (i.e., forward-looking information) that may affect the collectability of the future cash flows of the financial assets. Measurement of the ECL is determined by a probability-weighted estimate of credit losses over the expected life of the financial instruments evaluated based on a range of possible outcome.

The Group applies the simplified approach in measuring ECL, which uses a lifetime expected loss allowance for all trade and other receivables, except for loans receivables with significant financing component, and advances to related parties. These are the expected shortfalls in contractual cash flows, considering the potential for default at any point during the life of the financial assets.
To calculate the ECL using a provision matrix, the Group uses its historical experience, external indicators and forward-looking information.

The Group also assesses impairment of trade receivables on a collective basis as they possess shared credit risk characteristics, and have been grouped based on the days past due [see Note 28.2(b) and (c)].

For loans receivables, which is presented under Trade and Other Receivables account in the consolidated statement of financial position, the Group recognizes lifetime ECL when there has been a significant increase in credit risk on a financial asset since initial recognition. Lifetime ECL represents the expected credit loss that will result from all possible default events over the expected life of a financial asset, irrespective of the timing of the default. However, if the credit risk on a financial asset has not increased significantly since initial recognition, the Group measures and provides for credit losses that are expected to result from default events that are possible within 12-months after the end of the reporting period.

For debt instruments (i.e., investment in bonds) measured at amortized cost, the allowance for credit losses is based on the ECL associated with the probability of default of a financial instrument in the next 12 months, unless there has been a significant increase in credit risk since the origination of the financial asset, in such case, a lifetime ECL for a purchased or originated credit impaired, the allowance for credit losses is based on the change in the ECL over the life of the asset. The Group recognized a loss allowance for such losses at each reporting date.

The Group determines whether there has been a significant increase in credit risk for financial asset since initial recognition by comparing the risk of default occurring over the expected life of the financial asset between the reporting date and the date of the initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that may indicate an actual or expected deterioration of the credit quality of the financial assets.

The key elements used in the calculation of ECL are as follows:

- *Probability of default (PD)* – It is an estimate of likelihood of a counterparty defaulting at its financial obligation over a given time horizon, either over the next 12 months or the remaining lifetime of the obligation.

- *Loss given default (LGD)* – It is an estimate of loss arising in case where a default occurs at a given time. It is based on the difference between the contractual cash flows of a financial instrument due from a counterparty and those that the Group would expect to receive, including the realization of any collateral or effect of any credit enhancement.

- *Exposure at default (EAD)* – It represents the gross carrying amount of the financial instruments in the event of default which pertains to its amortized cost.

If applicable, an impairment loss is recognized in profit or loss for all financial instruments subjected to impairment assessment with a corresponding adjustment to their carrying amount through a loss allowance account, except for debt instruments measured at FVOCI, for which the loss allowance is recognizes in other comprehensive income and accumulated in Revaluation Reserves account, and does not reduce the carrying amount of the financial asset in the consolidated statement of financial position.

(iii) 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.

(b) Financial Liabilities

Financial liabilities include interest-bearing loans, trade and other payables (excluding tax-related liabilities, advances from customers and reserve for warranty costs), lease liabilities, advances from related parties and refundable deposits. All interest-related charges are recognized as an expense in profit or loss as part of Finance costs under Other Income (Charges) – net in the consolidated statement of income.

Interest-bearing loans are recognized at proceeds received, net of direct issue costs. Finance charges from interest-bearing loans, 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. There were no outstanding interest-bearing loans as of December 31, 2022 and 2021.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.

Lease liabilities are recognized as disclosed in Note 2.16(a).

Financial liabilities are derecognized from the statement of financial position only when the obligations are extinguished either through discharge, cancellation or expiration. Financial liabilities are also derecognized when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognized at fair value. The difference between the carrying amount of the financial liability derecognized and the consideration paid or payable is recognized in profit or loss.

(c) Offsetting of 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.

2.7 Merchandise Inventories and Supplies

Inventories are valued at the lower of cost and net realizable value (NRV). 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.

NRV 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. NRV of spare parts, supplies and others is the current replacement cost.

2.8 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.

Subsequent to initial recognition, land and land development costs and property development costs are stated at the lower of cost and net realizable value. Net realizable value 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. An item of land and land development cost is derecognized upon disposal or when no future economic benefits are expected to arise from the sale of asset.

2.9 Other Assets

Other assets, which are generally non-financial assets, pertain to other resources controlled by the Group as a result of past events. They are recognized at cost 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. These are subsequently charged to profit or loss as utilized or reclassified to another asset account, if capitalizable.

Advances to suppliers that will be applied as payment for future purchase of merchandise inventories and supplies are classified and presented under Trade and Other Receivable account. On the other hand, advances to contractors and/or suppliers that will be applied as payment for future acquisition or construction of items of property and equipment, or acquisition and construction of investment property are classified and presented under the Other Non-Current Assets account. The classification and presentation is based on the eventual usage or realization of the asset to which it was advanced for.

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).

2.10 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.

Construction in progress pertains to the accumulated costs of putting up the assets, additions or improvements including the applicable borrowing cost (see Note 2.20).

Cost is recognized when materials purchased and services performed in relation to construction of the asset have been delivered or rendered. When the asset has become available for use, the accumulated cost is transferred to the appropriate asset account, and depreciation is recognized based on the estimated useful life of such asset.

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

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 profit or loss in the year the item is derecognized.

2.11 Intangible Assets

Intangible assets, presented under Other Non-current Assets account in the consolidated statement of financial position, include non-proprietary club shares and computer software licenses, which are accounted for under the cost model. The cost of the asset is the amount of cash or cash equivalents paid or the fair value of the other considerations given up to acquire an asset at the time of its acquisition.

These 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. The Group's non-proprietary club shares are assessed as having indefinite useful life and is tested annually for any impairment. 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).

Acquired computer software licenses are capitalized on the basis of the costs incurred to acquire and install the specific software. Costs associated with maintaining computer software and those costs associated with research activities are recognized as expense in profit or loss as incurred.

Costs that are directly attributable to the development phase of new customized software for information technology and telecommunications systems are recognized as intangible assets if, and only if, the Group can demonstrate all of the following recognition requirements:

(i) technical feasibility of completing the prospective product for internal use or sale;
(ii) the intangible asset will generate probable economic benefits through internal use or sale;
(iii) intention and ability to complete, i.e., availability of sufficient technical, financial and other resources necessary for completion, and use or sell the asset; and,
(iv) ability to measure reliably the expenditure attributable to the intangible asset during development.

Development costs not meeting these criteria for capitalization are expensed as incurred. Directly attributable costs include employee costs incurred on software development along with an appropriate portion of relevant overheads and borrowing costs.

When an intangible asset is disposed of, the gain or loss on disposal is determined as the difference between the proceeds and the carrying amount of the asset and is recognized in profit or loss.

2.12 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 12).

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.

Construction-in-progress pertains to the accumulated costs of putting up the assets, additions or improvements including the applicable borrowing cost (see Note 2.20). Cost is recognized when materials purchased and services performed in relation to construction have been delivered or rendered. When the asset has become available for use, the accumulated cost is transferred to the appropriate investment property account, and depreciation is recognized based on the estimated useful life of such asset.

Transfers from other accounts (such as Land and Land Development Costs and Property and Equipment) are made to investment property when and only when, there is a change in use, evidenced by ending of owner-occupation or commencement of an operating lease to another party. Transfers from investment property are made when, and only when, there is a change in use, evidenced by commencement of the owner-occupation or commencement of development with a view to sell.

For a transfer from investment property to owner-occupied property or inventories, the cost of property for subsequent measurement is its carrying value at the date of change in use. If the property occupied by the Group as an owner-occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under property and equipment up to the date of change in use.

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 as part of Other Operating Expenses (Income) account 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.

2.13 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, except for lease liabilities which are measured based on the present value of the remaining lease payments as if the acquired lease were a new lease at acquisition date and right-of-use assets which are measured at an amount equal to the recognized lease liability, adjusted to reflect favorable or unfavorable lease terms compared with market terms. 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 the 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 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 sale of goods and real estate and the rendering of services measured by reference to the fair value of consideration received or receivable by the Group for the foods sold and services rendered, excluding value-added tax (VAT) and trade discounts.

To determine whether to recognize revenue, the Group follows a five-step process:

(1) identifying the contract with a customer;
(2) identifying the performance obligation;
(3) determining the transaction price;
(4) allocating the transaction price to the performance obligations; and,
(5) recognizing revenue when/as performance obligations are satisfied.

The Group determines whether a contract with customer exists by evaluating whether the following gating criteria are present:

(i) the parties to the contract have approved the contract either in writing, orally or in accordance with other customary business practices;
(ii) each party's rights regarding the goods or services to be transferred or performed can be identified;
(iii) the payment terms for the goods or services to be transferred or performed can be identified;
(iv) the contract has commercial substance (i.e., the risk, timing or amount of the future cash flows is expected to change as a result of the contract); and,
(v) collection of the consideration in exchange of the goods and services is probable.

Revenue is recognized only when (or as) the Group satisfies a performance obligation by transferring control of the promised goods or services to a customer. The transfer of control can occur over time or at a point in time.

A performance obligation is satisfied at a point in time unless it meets one of the following criteria, in which case it is satisfied over time:

(i) the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs;
(ii) the Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; and,
(iii) the Group's performance does not create an asset with an alternative use to the Group and the entity has an enforceable right to payment for performance completed to date.

The Group often enters into transactions involving the sale of goods and real estate, and rendering of services.

The transaction price allocated to performance obligations satisfied at a point in time is recognized as revenue when control of the goods or services transfers to the customer. If the performance obligation is satisfied over time, the transaction price allocated to that performance obligation is recognized as revenue as the performance obligation is satisfied. The Group uses the practical expedient in PFRS 15 with respect to non-disclosure of the aggregate amount of the transaction price allocated to unsatisfied or partially satisfied performance obligations as of the end of the reporting period and the explanation of when such amount will be recognized as revenue as the Group's contracts with customers have original expected duration of one year or less, except for real estate sales.

In addition, the following specific recognition criteria must also be met before revenue is recognized [significant judgments in determining the timing of satisfaction of the following performance obligations are disclosed in Note 3.1(b):

(a) *Rendering of services (other than commission income)* – Revenue, which primarily arise from service fees, room and events services, assembly and test lab services, warehousing and repair services, is recognized by the amount in which the Group has a right to invoice that corresponds directly with the value of services rendered that is completed over a period of time.

(b) *Sale of goods* – Revenue, which primarily include the sale of handsets, devices, accessories, equipment, appliances and modular houses, is recognized at a point in time. This is generally when the customer has taken undisputed delivery of goods.

(c) *Warranty and network support fee (shown as part of Rendering of Services)* – Revenue from warranty and network support fee is recognized over time upon actual rendering of in-warranty and out-of-warranty services to the customers. Revenue from network support, which is a fixed amount per month as indicated in the contract, is accrued at the end of each month.

(d) *Sale of real estate*

(i) *Sale of real estate on pre-completed real estate properties* – Revenue from real estate sales is recognized over time proportionate to the progress of the development. The Group measures its progress based on actual costs incurred relative to the total expected costs to be incurred in completing the development.

(ii) *Sale of real estate on completed real estate properties* – Revenue from real estate sales is recognized at point in time when the control over the real estate property is transferred to the buyer.

Payments received from buyers which do not meet the revenue recognition criteria are presented as Customers Deposits account in the consolidated statement of financial position.

As an accounting policy for real estate properties to be constructed, revenue is recognized based on the percentage-of-completion method determined through the input method as the construction services are provided. The stage of completion is measured on the basis of the Group's efforts or inputs to the satisfaction of a performance obligation (i.e., resources consumed, labor hours expended, other costs incurred, etc.) relative to the total expected inputs to the satisfaction of such performance obligation. If applicable, sales cancellations are accounted for on the year of forfeiture. Any gain or loss on cancellation is charged to profit or loss.

Contract assets pertain to rights to consideration in exchange for goods or services that the Group has transferred to a customer that is conditioned on something other than passage of time. Under its contracts with customers, the Group will receive an unconditional right to payment for the total consideration upon the completion of the development of the property sold. Any rights to consideration recognized by the Group as it develops the property are presented as Contract Assets in the consolidated statement of financial position. Contract assets are subsequently tested for impairment in the same manner as the Group assesses impairment of its financial assets.

Any consideration received by the Group in excess of the amount for which the Group is entitled is presented as Contract Liabilities in the consolidated statement of financial position. A contract liability is the Group's obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer.

(e) *Commission income (shown as part of Rendering of Services)* – Commission income is recognized over time when the performance of contractually agreed tasks have been substantially rendered.

(f) *Service charges and penalties* – Revenue is generally recognized over time when the service has been provided and when there is reasonable degree of certainty as to their collectability.

Further, the Group provides a product warranty for a period of 15 months from the time of sale on its sales of goods related to hidden and manufacturer's defect. Under the terms of this warranty, customers can return the product for repair or replacement if it fails to perform in accordance with published specifications. These warranties are accounted for under PAS 37. However, if the Group is required to refund the related purchase price for returned goods, it recognizes a refund liability for the expected refunds by adjusting the amount of revenues recognized during the period.

In obtaining customer contracts, the Group incurs incremental costs. As the expected amortization period of these costs, if capitalized, would be less than one year, the Group uses the practical expedient in PFRS 15 and expenses such costs as incurred. The Group also incurs costs in fulfilling contracts with customers. However, as those costs are within the scope of other financial reporting standards, the Group accounts for those costs in accordance with accounting policies related to those financial reporting standards.

Cost and expenses are recognized in profit or loss upon utilization of goods or 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, if applicable, 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 a Lessee*

For any new contracts entered into, the Group considers whether a contract is, or contains, a lease. A lease is defined as a contract, or part of a contract, that conveys the right to use an asset (the underlying asset) for a period of time in exchange for consideration. To apply this definition, the Group assesses whether the contract meets three key evaluations which are whether:

- the contract contains an identified asset, which is either explicitly identified in the contract or implicitly specified by being identified at the time the asset is made available to the Group;

• the Group has the right to obtain substantially all of the economic benefits from use of the identified asset throughout the period of use, considering its rights within the defined scope of the contract; and,

• the Group has the right to direct the use of the identified asset throughout the period of use. The Group assesses whether it has the right to direct 'how and for what purpose' the asset is used throughout the period of use.

At lease commencement date, the Group recognizes a right-of-use asset and a lease liability in the statement of financial position. The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred by the Group, an estimate of any costs to dismantle and remove the asset at the end of the lease, and any lease payments made in advance of the lease commencement date (net of any incentives received).

Subsequently, the Group depreciates the right-of-use asset on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The Group also assesses the right-of-use asset for impairment when such indicators exist (see Note 2.18).

On the other hand, the Group measures the lease liability at the present value of the lease payments unpaid at the commencement date, discounted using the interest rate implicit in the lease if that rate is readily available or the Group's incremental borrowing rate. Lease payments include fixed payments (including in-substance fixed) less lease incentives receivable, if any, variable lease payments based on an index or rate, amounts expected to be payable under a residual value guarantee, and payments arising from options (either renewal or termination) reasonably certain to be exercised.

Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It is remeasured to reflect any reassessment or modification, or if there are changes in in-substance fixed payments. When the lease liability is remeasured, the corresponding adjustment is reflected in the right-of-use asset, or profit and loss if the right-of-use asset is already reduced to zero.

The Group has elected to account for short-term leases and leases of low-value assets using the practical expedients. Instead of recognizing a right-of-use asset and lease liability, the payments in relation to these are recognized as an expense in profit or loss on a straight-line basis over the lease term.

On the consolidated statement of financial position, right-of-use assets and lease liabilities have been presented separately from property and equipment and other liabilities, respectively.

(b) Group as a 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.

2.17 Foreign Currency Transactions and Translation

(a) Transactions and Balances

The accounting records of the Group, except BRL and SVC HK, 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 SVC HK are maintained in United States dollar (USD) and Hong Kong dollar (HKD), 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 under Other Income (Charges) – net.

(b) Translation of Financial Statements of Foreign Subsidiaries

The operating results and financial position of BRL and SVC HK are translated to Philippine pesos, the Group's functional and presentation currency, as presented as follow:

(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 investment in BRL and SVC HK 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 USD and HKD 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, investment in associate, intangible assets, right-of-use assets and other non-financial assets are subject to impairment testing. Intangible assets with an indefinite useful life or those not yet available for use are tested for impairment at least annually. All other individual assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount of those assets 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 asset recognized in the consolidated statement of financial position for post-employment defined benefit plans is the fair value of plan assets less the present value of the defined benefit obligation at the end of the reporting period. The defined benefit obligation is calculated annually by independent actuaries using the projected unit credit method.

The present value of the defined benefit obligation 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 bonds using the reference rates published by Bloomberg using its valuation technology, Bloomberg Valuation (BVAL), 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. BVAL provides evaluated prices that are based on market observations from contributed sources.

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 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, unless there is a plan amendment, curtailment or settlement during the reporting period. The calculation also takes into account any changes in the net defined benefit liability or asset during the period as a result of contributions to the plan or benefit payments. Net interest is reported as part of Other Gains under the Other Income (Charges) – net 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) Bonus Plans

The Group recognizes a liability and an expense for bonuses 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.

(f) Short-term Employee Benefits

Short-term employee benefits, including holiday entitlement, are current liabilities included in Trade and Other Payables account in the consolidated statement of financial position, measured at the undiscounted amount 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.

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 current tax 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 current tax 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 deferred tax 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 are 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 assets to be utilized.

The measurement of deferred tax assets and deferred tax liabilities 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 assets and deferred tax liabilities 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 deferred tax 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.

Based on the requirement of the SEC Memorandum Circular 2019-10, *Rules on Material Related Party Transactions for Publicly-Listed Companies*, transactions amounting to 10% or more of the total assets based on the latest audited financial statements that were entered into with related parties are considered material.

All individual material related party transactions shall be approved by at least two-thirds vote of the BOD, with at least a majority of the independent directors voting to approve the material related party transactions. In case that a majority of the independent director's vote is not secured, the material related party transaction may be ratified by the vote of the stockholders representing at least two-thirds of the outstanding capital stock. For aggregate related party transactions within a one year period that breaches the 10% materiality threshold, the same board approval would be required for the transaction(s) that meets and exceeds the materiality threshold covering the same related party.

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 financial assets at FVOCI.

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) Determination of Lease Term of Contracts with Renewal and Termination Options

In determining the lease term, management considers all relevant factors and circumstances that create an economic incentive to exercise a renewal option or not exercise a termination option. Renewal options and/or periods after termination options are only included in the lease term if the lease is reasonably certain to be extended or not terminated and the renewal of the contract is not subject to mutual agreement of both parties.

For leases of payment centers, the factors that are normally the most relevant are (a) if there are significant penalties should the Group pre-terminate the contract, and (b) if any leasehold improvements are expected to have a significant remaining value, the Group is reasonably certain to extend and not to terminate the lease contract. Otherwise, the Group considers other factors including historical lease durations and the costs and business disruption required to replace the leased asset.

The Group included the renewal period as part of the lease term for leases of some of its payment centers due to the significance of these assets to its operations. These leases have a short, non-cancellable lease period (i.e., one to five years) and there will be a significant negative effect on operations if a replacement is not readily available. However, there are other payment centers wherein the provision in the contract requires mutual agreement of both parties on the terms and agreements of the renewal and termination of the lease contract; hence, renewal options for these leases were not included as part of the lease term.

The lease term is reassessed if an option is actually exercised or not exercised or the Group becomes obliged to exercise or not exercise it. The assessment of reasonable certainty is only revised if a significant event or a significant change in circumstances occurs, which affects this assessment, and that is within the control of the Group.

(b) Determination of Timing of Satisfaction of Performance Obligations

(i) Rendering of Services

The Group determines that its revenue from rendering of services shall be recognized over time. In making its judgment, the Group considers thetiming of receipt and consumption of benefits provided by the Group to the customers. The Group provides the services without the need of reperformance of other companies. This demonstrates that the customers simultaneously receive and consume the benefits of the Group's rendering of the services as it performs.

In determining the best method of measuring the progress of the Group's rendering of services, management considers the output method under cPFRS 15 because it directly measures the value of the services transferred to the customer.

(ii) Sale of Goods

The Group determines that its revenue from sale of goods shall be recognized at a point in time when the control of the goods have passed to the customer (i.e., generally when the customer has acknowledged delivery of the goods).

(iii) Sale of Real Estate

The Group exercises critical judgment in determining whether the performance obligation to deliver and transfer the control over the real estate properties (i.e., land and condominium building) to customers is satisfied over time or at a point in time.

In making this judgment, the Group considers the delivery to and acceptance by the buyer of the property as a transfer of control at specific point in time since the Group does not have a significant continuing involvement with the property sold to the buyer and the earning process is virtually complete. Further, the Group's enforceable right for payment becomes due upon transfer of control over the real estate property. The Group's management determines that its revenue from sale of real estate inventories, which are completed and ready for use, shall be recognized at a point in time when the control has transferred to the customer (see Note 2.15).

(c) Determination of ECL on Trade and Other Receivables, Investment in Bonds and Advances to Related Parties

The Group uses a provision matrix to calculate ECL for trade and other receivables. The provision matrix is based on the Group's historical observed default rates. The Group's management intends to regularly calibrate (i.e., on an annual basis) the matrix to consider the historical credit loss experience with forward-looking information (i.e., forecast economic conditions).

For loans receivables (presented under Trade and Other Receivables account), the allowance for impairment is based on the ECL associated with the probability of default of a financial instrument in the next 12 months, unless there has been a significant increase in credit risk since origination of the financial instrument, in such case, a lifetime ECL for the instrument is recognized.

The Group also uses external benchmarking approach to calculate ECL for investment in bonds. The provision rates are derived from published credit ratings by external rating agencies. As referenced to these external credit benchmarks, the Group defines the credit ratings based on certain financial ratios and appropriately determine the equivalent internal credit ratings. Referenced probability of default is then derived from the latest annual global corporate default study published by the external rating agency. The Group makes an annual re-assessment of the applicability and reliability of the reference rates used.

The Group has established a policy to perform an assessment, at the end of each reporting period, whether a financial instrument's credit risk has increased significantly since initial recognition, by considering the change in the risk of default occurring over the remaining life of the financial instrument.

Other portion of the Group's financial asset at amortized cost pertains to advances to related parties. In relation to this, the maximum period over which ECL should be measured is the longest contractual period where an entity is exposed to credit risk. In the case of these advances to related parties, which are repayable on demand, the contractual period is the very short period needed to transfer the cash once demanded. Management determines possible impairment based on the sufficiency of the related parties' highly liquid assets in order to repay the Group's receivables if demanded at the reporting date taking into consideration the historical defaults of the related parties. If the Group cannot immediately collect its receivables, management considers the expected manner of recovery to measure ECL. If the recovery strategies indicate that the outstanding balance of receivables can be collected, the ECL is limited to the effect of discounting the amount due over the period until cash is realized.

The details about the ECL on the Group's trade and other receivables, investment in debt securities and advances to related parties are disclosed in Notes 6, 7.2, 25.4, 28.2(b), 28.2(c) and 28.2(e).

(d) *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.

(e) *Distinguishing Business Combination and Asset Acquisition*

The Group determines whether the acquisition of an entity constitute a business acquisition or an asset acquisition. The accounting treatment for the acquisition is determined by assessing whether the transaction involved a purchase of a business, as defined in PFRS 3, taking into consideration the substance of the transaction. Failure to make the right judgment will result in misstatement of assets.

Management has assessed that the acquisition of ownership in Avid is to be accounted for as a business combination since it does constitute an acquisition of a business.

On initial recognition, the assets and liabilities of the acquired businesses and the consideration paid for them are included in the consolidated financial statements at their fair values. In measuring fair value, management uses estimates of future cash flows and discount rates. Any subsequent change in these estimates will affect the amount of goodwill if the change qualifies as a measurement period adjustment. Any other change would be recognized in profit or loss in the subsequent period.

In 2022, the Group recognized a gain on bargain purchase amounting to P14.6 million, which represents the excess of total fair value of Avid's net identified assets over the total considerations transferred.

(f) 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.

(g) Distinction Between Operating and Finance Leases for Contracts where the Group is the Lessor

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.

(h) 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 Note 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) Determination of Appropriate Discount Rate in Measuring Lease Liabilities

The Group measures its lease liabilities at present value of the lease payments that are not paid at the commencement date of the lease contract. The lease payments were discounted using a reasonable rate deemed by management equal to the Group's incremental borrowing rate.

In determining a reasonable discount rate, management considers the term of the leases, the underlying asset and the economic environment. Actual results, however, may vary due to changes in estimates brought about by changes in such factors.

(b) Estimation of Allowance for ECL

The measurement of the allowance for ECL on financial assets at amortized cost is an area that requires the use of significant assumptions about the future economic conditions and credit behavior (e.g., likelihood of customers defaulting and the resulting losses).

Specifically for loans receivables, the Group's ECL calculations are outputs of complex modes with a number of underlying assumptions which include: (1) the Group's criteria for assessing if there has been a significant increase in credit risk; and, (2) development of expected credit loss models, including the choice of inputs relating to macroeconomic variables.

Explanation of the inputs, assumptions and estimation used in measuring ECL is further detailed in Notes 6, 7.2, 25.4, 28.2(b), 28.2(c) and 28.2(e).

(c) Fair Value Measurement for Financial Instruments

Management applies valuation techniques to determine the fair value of financial instruments where active market quotes are not available. 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 end of the reporting period.

The carrying values of the Group's financial assets at FVOCI and the amounts of fair value changes recognized on those assets are disclosed in Note 7.

(d) 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 8). 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.

(e) 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 property at the same stage of completion, 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.

(f) Estimation of Useful Lives of Right-of-Use Assets, Property and Equipment and Intangible Assets

The Group estimates the useful lives of right-of-use assets, property and equipment and intangible assets based on the period over which the assets are expected to be available for use. The estimated useful lives of these assets 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 right-of-use assets, property and equipment and intangible assets are analyzed in Notes 10.1, 11 and 13.1, respectively. Based on management's assessment as of December 31, 2022 and 2021, 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.

(g) 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 Note 12.

(h) 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 assets to be utilized.

The carrying value of recognized deferred tax assets, which management assessed may be fully utilized in the coming years, as of December 31, 2022 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.

(i) 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.

Based on management's assessment, certain non-financial assets were impaired in 2022 and 2021 (see Note 13). Consequently, the Group recognizes loss on impairment for these assets (see Note 18).

(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 presented below.

(a) Distribution/Retail is involved in the sale of mobile phones and devices, home appliances and other electronic products, professional audio and video equipment, and prefabricated modular houses;

(b) Property and related services are involved in the leasing, development and sale of industrial and other real estate properties and hotel and restaurant operations;

(c) Logistics and technical solutions are presently engaged in the business of warehousing and distribution; and,

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

Prior to 2022, the Group was presenting the operations of SVC under logistics and technical solutions segment. In 2022, the Group's management decided to transfer the operations of SVC from logistics and technical solutions segment to distribution/retail segment.

Segment accounting policies are the same as the policies described in Note 2.5.

4.2 Segment Assets and Liabilities

Segment assets are allocated based on their use or direct association with a specific segment and they include all operating assets used by each business segment and consist principally of operating cash, receivables, inventories, investment properties 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. Segment assets and liabilities do not include deferred taxes.

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 tables in the succeeding pages present certain asset and liability information regarding business segments as of June 30, 2023 and December 31, 2022 and the related revenue and profit information for each of the period ended June 30, 2023 and June 30, 2022 (amounts are in thousands).

	Distribution/ Retail	Property & Related Services	Logistics & Technical Solutions	Investment & Others	Elimination	Total
2023						
SEGMENT RESULTS						
Total revenues	P 608,326	P 174,742	P 349,655	P 101,234	(P 57,647)	P 1,176,321
Net profit (loss)	20,267	P 58,211	P 60,699	(P 8,184)	(P 499)	P 130,545
SEGMENT ASSETS AND LIABILITIES						
Total assets	P 1,003,722	P 9,264,983	P 811.505	P 9,167,659	(P 6,494,989)	P 13,752,880
Total liabilities	P 302,874	P 1,688,492	P 159,266	P 181,726	(P 638,263)	P 1,694,094

	Distribution	Property & Related Services	Logistics & Technical Solutions	Investment & Others	Elimination	Total
2022						
SEGMENT RESULTS						
Total revenues	P 189,732	P 186,262	P 306,584	P 78,504	(P 52,957)	P 708,125
Net profit (loss)	P 11,486	P 45,796	P 52,300	(P 1,948)	(P 36)	P 107,958
SEGMENT ASSETS AND LIABILITIES						
Total assets	P 984,831	P 8,976,589	P 764,238	P 9,075,857	(P 6,136,642)	P 13,664,873
Total liabilities	P 313,756	P 1,482,014	P 172,648	P 69,128	(P 313,688)	P 1,723,858

4.5 Disaggregation of Revenues from Contracts with Customers and Other Counterparties

When the Group prepares its investor presentations and when the Group management evaluates the financial performance of the operating segments, it disaggregates revenue similar to its segment reporting as presented in Note 4.4. The Group determines that the categories used in the investor presentations and financial reports used by the Group's management can be used to meet the objective of the disaggregation disclosure requirement of PFRS 15, which is to disaggregate revenue from contracts with customers and other counterparties (except for rentals accounted for under PFRS 16 included herein as additional information) into categories that depict how the nature, amount, timing and uncertainty of revenue and cash flows are affected by economic factors. A summary of additional disaggregation from the segment revenues and other unallocated income are shown below and in the succeeding page (amounts in thousands).

	Segment Revenues (Sales to External Customers)				
	Point in time	Over time	Leases	Interest	Total
December 31, 2022					
Distribution/Retail	P 513,592	P 22,983	P -	P -	P 536,575
Logistics and technical solutions	55,612	508,432	-	-	564,044
Rentals	-	-	265,741	-	265,741
Property and building	-	109,187	-	-	109,187
Investments and others	-	102,289	-	56,670	158,959
	P 569,204	**P 742,891**	**P 265,741**	**P 56,670**	**P 1,634,506**

The Group's segment revenues (sales to external customers) include rendering of services, sale of goods, rentals and sale of real estate which are presented in the consolidated statements of income.

5. CASH AND CASH EQUIVALENTS AND SHORT-TERM PLACEMENTS

5.1 Cash and Cash Equivalents

Cash and cash equivalents include the following components as of June 30, 2023 and December 31, 2022:

	2023	2022
Cash on hand and in banks	**P 309,449,188**	P 666,536,014
Cash equivalents	**3,020,839,628**	3,165,522,095
	P 3,330,288,816	P 3,832,058,109

Cash in banks generally earn interest based on daily bank deposit rates. Cash equivalents pertain to highly liquid short-term investment with maturity periods varying from 1 to 90 days and earn annual interests ranging from 4.5% - 6.375% in 2023 and 0.30% to 6.20% in 2022.

Interest earned from cash in banks and cash equivalents are presented as part of Interest under Revenues and as part of Finance Income under Other Income (Charges) – net in the consolidated statements of income (see Note 20.2).

6. TRADE AND OTHER RECEIVABLES

This account is composed of the following:

	Notes	2023	2022
Current:			
Trade receivables	6.1, 25.5, 25.8, 25.9, 26.1, 26.3	**P 270,734,297**	P 217,342,171
Loans receivables	6.3, 25.3	**34,113,516**	50,375,822
Deposit to suppliers	6.2, 25.1	**128,207,552**	37,862,856
Receivables from officers and employees	6.2, 25.10	**5,569,573**	2,903,048
Rental receivables	6.5, 25.2	**47,294,174**	21,275,870
Interest receivable	5, 7.2	**2,961,996**	5,512,352
Other receivables	6.6	**21,873,441**	14,813,151
		510,754,549	350,085,270
Allowance for impairment	6.7	**(111,838,943)**	(107,305,548)
		398,915,606	242,779,722
Non-current:			
Trade receivables	6.1	**1,653,603**	179,970
Loans receivables	6.3, 25.3	**1,748,225**	7,513,876
Cash surrender value of investment in life insurance	6.4, 14	**920,956,263**	933,565,721
		924,358,091	941,259,567
		P 1,323,273,697	P 1,184,039,289

All trade receivables are subject to credit risk exposure [see Note 28.2(b)]. The Group does not identify specific concentration of credit risk with regard to trade and other receivables as the amounts recognized resemble a large number of receivables from various customers.

6.1 Trade Receivables

Trade receivables include the Group's receivables related to the sold condominium units which are being paid for by the customers in monthly installments. Certain receivables from trade customers are covered by post-dated checks. Trade receivables are measured at amortized cost and have annual effective interest rates ranging from 4.60% to 24.63% in 2022 depending on the payment terms. Trade receivables which are expected to be settled beyond one year after the end of the reporting period are classified as non-current trade and other receivables.

Interest earned from real estate sales amounted to P262 thousand and P293 thousand in June 30, 2023 and June 30, 2022, respectively, and is presented as part of Finance Income under Other Income (Charges) – net in the consolidated statements of income (see Note 20.2).

Trade receivables from sale of goods and services are usually due within 30 to 90 days, generally unsecured and do not bear interest.

6.2 Advances

Advances to suppliers mainly include advance payments made by My Solid to suppliers for future purchases of mobile phone units and accessories (see Note 25.1). These also include advances made by SVC to various suppliers for the purchase of pro-tapes, video and medical equipment, and spare parts. There were no impairment losses recognized in 2023 and 2022 as management believes that these advances are still recoverable. Further, the Group can apply the related payables to this related party in case of defaults.

Advances to officers and employees represent unsecured, noninterest-bearing cash advances for business-related expenditures and are subject to liquidation (see Note 25.10).

6.3 Loans Receivables

Loans receivables pertain to appliances loans, business loans and car loans offered by SMFI to its customers. Loans receivables that are expected to be settled beyond one year after the end of the reporting period or in the normal operating cycle of the business, if longer, are classified as part of non-current trade and other receivables.

In 2020, in response to the implementation of R.A. No. 11469, *Bayanihan to Heal as One Act*, SMFI granted its borrowers the deferral of payments of principal and interest due for two to four months. The management assessed that such has no material impact on the Group's consolidated financial statements.

Interest income recognized on the Group's loans receivables are presented as part of Interest under Revenues in the consolidated statements of income. The effective interest rates on loans receivables range from 0.40% to 13.10% in 2023 and 2022. There was no outstanding interest on loans receivable as of June 30, 2023 and December 31, 2022.

6.4 Cash Surrender Value of Investment in Life Insurance

Cash surrender value of investment in life insurance pertains to insurance policies purchased by BRL for certain directors of the Parent Company. The beneficiary of this investment in life insurance is the Parent Company and 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 financial position. Subsequently, any increase in cash surrender value is recognized as part of Finance Income under Other Income (Charges) account – net in the consolidated statements of income (see Note 20.2).

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

6.5 Rental Receivables

Rental receivables represent uncollected monthly receivables from a related party and third-party tenants of the Group. This includes rent receivables arising from the application of PFRS 16, which represent the difference between the cash basis rent income and the straight-line rent income of all outstanding lease contracts as of the end of the reporting periods.

6.6 Other Receivables

Other receivables include amounts due from credit card companies for the sale of CCTV, which are collected the following month the receivables are recognized. This also includes testing fees and utility charges billed by the Group to its lessees. Further, this account consists of unsecured, noninterest-bearing cash advances made to the ZTC's Home Owners' Association for expenses incurred by the unit owners and related outstanding receivables.

6.7 Allowance for Impairment

All of the Group's trade and other receivables have been assessed for impairment based on the ECL model. The fair value of these short-term financial assets is not individually determined as the carrying amount is a reasonable approximation of fair value. Based on management's assessment of the ECL using the simplified approach, certain trade receivables were found to be impaired; hence, adequate amount of allowance for impairment have been recognized.

7. INVESTMENTS

7.1 Financial Assets at Fair Value Through Other Comprehensive Income

The Parent Company has equity securities pertaining to its 33% equity ownership interest in the common stock of Sony Philippines, Inc. (SPI). This investment is related to the Joint Venture Agreement (JVA) executed in 1997 with Sony Corporation of Japan which has 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. In 2018, upon the adoption of PFRS 9, the Parent Company reclassified such investment from AFS financial assets to financial assets at FVOCI. The Parent Company determined that the fair value of this investment is nil as of December 31, 2022 and 2021.

On the other hand, the fair values of the Group's investments in club shares amounting to P37.0 million which represent proprietary membership club shares, as of June 30, 2023 and December 31, 2022, respectively, have been determined based on quoted prices in less active markets due to lack of trading activities among its participants (see Note 30.2).

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

	Note	**2023**	2022
Balance at beginning of year		**P 37,000,000**	P 27,400,000
Fair value gains - net	23.3		9,600,000
Balance at end of year		**P 37,000,000**	P 37,000,000

The recognized fair value gains - net are presented as items that will not be reclassified subsequently to profit or loss under Other Comprehensive Income in the consolidated statements of comprehensive income.

7.2 Investment in Bonds

In 2021, the Parent Company invested in held-to-collect corporate bonds, classified and measured at amortized cost, amounting to P20.0 million, which bear fixed interest rate of 4.34% per annum and will mature on October 12, 2027. The amount of investment is presented as Investment in Bonds in the consolidated statements of financial position. There was no additional investment made in 2022.

Interest earned from investment in bonds is presented as part of Interest under Revenues in the 2022 consolidated statements of income. The outstanding balance of such interest amounting to P0.2 million as of December 31, 2022 is presented as part of Interest receivable under Trade and Other Receivables account in the consolidated statements of financial position (see Note 6).

The Group's investment in bonds, which are subject to credit risk exposure [see Note 28.2(e)], has been reviewed for impairment. Based on such review, the management determines that no impairment loss is needed to be recognized in 2022 as the bonds were in good credit standing as of December 31, 2022.

7.3 Investment in an Associate

In 2022, the Parent Company made additional deposits in the share of Fekon, totaling P11.5 million, in relation to the planned increase in authorized capital stock of the latter. As of June 30, 2023 and December 31, 2022, Fekon is still in the process of completing its documents on its application to increase its authorized capital stock with the Commission. Management believes that upon approval by the Commission, the Group will have significant influence with 44% ownership interest over Fekon.

Accordingly, the deposits are recorded as Investment in an Associate in the consolidated statements of financial position with total outstanding balance of P58 million and P88 million as of June 30, 2023 and December 31, 2022, respectively. The total equity interest of the Group is at 44% as of June 30, 2023 and December 31, 2022. In June 2023, the Group recognized provision for impairment loss on investment in an associate amounting to P30 million due to the downturn in its business prospect. The allowance is included as an adjustment in operating expenses.

The components of the net carrying values of investment in an associate are as follows:

	Note	**2023**	2022
Cost		**P 88,022,714**	P 88,022,714
Allowance for impairment		**(30,000,000)**	(-)
		P 58,022,714	P 88,022,714

Initially, the Group's investment is measured at cost and subsequently, upon approval of the application with the Commission, will be measured using equity method. The summarized unaudited financial information for Fekon is shown below.

	2022
Current assets	P 142,664,730
Non-current assets	43,615,185
Total assets	P 186,279,915
Current liabilities	P 39,541,843
Non-current liabilities	29,919,111
Total liabilities	P 69,460,954
Revenue	P 94,082,830
Net loss for the year	(P 71,531,196)

A reconciliation of the above summarized financial information to the carrying amount of the investment in Fekon is shown below.

	2022
Net asset of Fekon	P 116,818,961
Proportion of ownership interest	44.0%
	51,400,343
Nominal goodwill in equity ownership	36,622,371
Carrying amount of investment	P 88,022,714

Fekon is a private company and there are no quoted prices available for its shares of stock.

Fekon is incorporated and domiciled in the Philippines. Fekon's primary purpose is to engage in the business of manufacturing, selling, distributing, marketing, trading and assembling of all kinds of goods such as but not limited to motorcycles, e-bicycles, motor parts and products, electronic devices and other electronic merchandise. Fekon's registered office address and principal place of business is located at Block 7, Lot 8B, San Simon Industries Park, San Isidro, San Simon, Pampanga.

8. MERCHANDISE INVENTORIES AND SUPPLIES

Inventories at the end of reporting period were stated at lower of cost and NRV. The details of inventories are shown below.

	Note	**2023**	2022
At cost:			
Merchandise inventories	17.1	**P 318,183,663**	P 307,125,964
Service parts, supplies and others		**35,535,473**	43,993,066
		353,719,136	351,119,030
Allowance for inventory obsolescence		**(30,602,979)**	(26,489,175)
		P 323,116,157	P 324,629,855

The Group's inventories are composed of handsets, devices, accessories, spare parts, professional tapes, service supplies, equipment and accessories, modular houses, televisions, other appliances and gadgets and accessories. Handsets refer to tablets, devices pertain to mobile phones, and accessories pertain to jelly cases, headsets, power banks, memory cards, and others.

In 2022, the Group made a net reversal of provision from previous write-down of inventories amounting to P11.1 million, upon sale of those inventories. The net reversal is included as an adjustment to Cost of Sales in the consolidated statements of income.

The Group has no outstanding purchase commitment for the acquisition of merchandise inventories and supplies as of June 30, 2023.

An analysis of the cost of inventories charged to operations in 2023 and 2022 is presented in Note 17.1.

9. REAL ESTATE INVENTORIES

This account is composed of:

	2023	2022
Land and land development costs:		
Land	**P 248,000**	P 248,000
Land development costs	**28,806,474**	28,806,474
	29,054,474	29,054,474
Allowance for impairment	**(2,667,600)**	(2,667,600)
	26,386,874	26,386,874
Property development costs:		
Construction in progress and development costs	**402,453,081**	402,543,081
	P 428,929,955	P 428,929,955

9.1 Land and Land Development Costs

Land and land development costs pertain to cost of land and related improvements, held by Starworld and LIIP, which are held for sale.

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 of December 31, 2021, lot areas totalling 83 hectares (65 hectares for Phase 1 and 18 hectares for Phase 2) were acquired and fully developed.

In 2022, Starworld, a subsidiary, sold the remaining parcels of land to SMC, another subsidiary in the Group, for P22.6 million. As a result of this transaction, the parcels of land with a total cost of P22.5 million were transferred to investment properties. SMC classified the land acquired as an investment property with the purpose of earning rentals and/or long-term capital appreciation.

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. In 2020, the management assessed that the probability that they may recover the carrying amount of the property is remote; hence, an impairment loss amounting to P0.6 million was recorded for the full impairment of such property and is presented as Impairment loss on land and land development costs under General and Administrative Expenses account in the 2020 consolidated statement of income (see Note 18). There were no impairment losses recognized in 2022.

Also, in 2008, in relation to the same property mentioned in the preceding paragraph, a judgment award against LIIP requiring it to pay an amount of P0.1 million was issued by the Court of Appeals. In 2020, the Group reversed the provision on award damages due to the expiration of the prescription period of the judgment made by the Court of Appeals and recorded such as Gain on reversal of provision under Other Gains – net account in the 2020 consolidated statement of income (see Note 20.3). Accordingly, there were no outstanding provisions as of December 31, 2022.

9.2 Property Development Costs

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.

Property development costs, at the end of each reporting periods, represent condominium units for sale, construction in progress of land and Tower 3, office tower and parking units for which ZTC has been granted permit to sell by the Housing and Land Use Regulatory Board of the Philippines.

The Group, through ZTC, has initiated the planning and construction of the Tri Towers condominium building. The construction was started in 2005. The accumulated construction costs (including cost of the land) were eventually transferred to ZTC. The construction of Tower 1 and Tower 2 were completed in 2008 and 2012, respectively, and while the construction of Tower 3 has not yet started, it has incurred expenses for the planning phase as of December 31, 2022. Initial expenses incurred for the construction of Tower 3 were capitalized and presented as part of Real Estate Inventories account.

Although the completion of the construction of Tower 3 is still indefinite due to the effects of COVID-19 pandemic on the Group's business operations as of December 31, 2022, management believes that related asset is still recoverable as of the reporting periods.

10. LEASES

The Group is a lessee under non-cancellable operating leases covering certain office spaces, satellite offices and store branches. The lease for these spaces has a term of one to five years. Generally, termination of lease contracts shall be communicated to the lessee by the lessor prior to the termination or expiration of the lease contract. With the exception of short-term leases and leases of low-value underlying assets, each lease is reflected in the consolidated statements of financial position as a right-of-use asset and a lease liability. Variable lease payments which do not depend on an index or a rate are excluded from the initial measurement of the lease liability and asset. The Group classifies its right-of-use assets and lease liabilities as separate line items in the consolidated statements of financial position.

Each lease generally imposes a restriction that, unless there is a contractual right for the Group to sublease the asset to another party, the right-of-use asset can only be used by the Group. Leases are either non-cancellable or may only be cancelled by incurring a substantive termination fee. Some leases contain an option to purchase the underlying lease asset outright at the end of the lease, or to extend the lease for a further term. The Group is prohibited from selling or pledging the underlying leased assets as security.

The Group must keep those properties in a good state of repair and return the properties in their original condition at the end of the lease. Further, the Group must insure the leased assets and incur maintenance fees on such items in accordance with the lease contracts.

Refundable security deposits represent the lease deposits made for the lease of the Group's business spaces, both short and long-term lease agreements. Related security deposits for these leases amounted to P36.5 million as of December 31, 2022, and are presented as part of Other Current Assets and Other Non-current Assets account in the consolidated statements of financial position (see Note 13). Refundable security deposits which are expected to be settled beyond one year after the end of the reporting period are classified as non-current assets.

10.1 Right-of-use Assets

The carrying amounts of the Group's right-of-use assets, which pertain to office spaces and store branches, as of June 30, 2023 and December 31, 2022 , including the movements during the reporting period are shown below.

	Note	**2023**	2022
Balance at beginning of year		**P 2,901,782**	P 5,673,637
Impact of the acquisition	1.1	-	845,801
Depreciation		**(1,648,324)**	(3,617,656)
Balance at end of year		**P 1,253,458**	P 2,901,782

10.2 Lease Liabilities

Lease liabilities are presented in the consolidated statements of financial position as of June 30, 2023 and December 31, 2022 as follows:

	2023	2022
Current	**P 1,114,015**	P 2,791,164
Non-current	**748,583**	748,583
	P 1,862,598	P 3,539,747

The movements in the lease liabilities recognized in the consolidated statements of financial position as of June 30, 2023 and December 31, 2022 are as follows:

	Notes	**2023**	2022
Balance at beginning of year		**P 3,539,747**	P 6,590,349
Impact of the acquisition	1.1	-	823,673
Interest accretion	10.4		317,405
Repayments of lease liabilities	10.4	**(1,677,149)**	(4,191,680)
		P 1,862,598	P 3,539,747

The use of extension and termination options gives the Group added flexibility in the event it has identified more suitable premises in terms of cost and/or location or determined that it is advantageous to remain in a location beyond the original lease term. An option is only exercised when consistent with the Group's regional markets strategy and the economic benefits of exercising the option exceeds the expected overall cost.

The table below and in the succeeding page describes the nature of the Group's leasing activities by type of right-of-use asset recognized in the consolidated statements of financial position.

	Number of right-of-use assets leased	Range of remaining term	Average remaining lease term	Number of leases with extension options	Number of leases with termination options
December 31, 2022					
Office space and store branches	19	3 months to 1 year and 11 months	10 months	6	-

As of December 31, 2022, the Group has no commitments for leases entered into which had not commenced.

The undiscounted maturity analysis of lease liabilities of December 31, 2022 is as follows:

	Within 1 year	1 to 2 years	2 to 3 years	Total
December 31, 2022				
Lease payments	P 2,926,190	P 767,960	P -	P 3,694,150
Finance charges	(135,026)	(19,377)	-	(154,403)
Net present values	**P 2,791,164**	**P 748,583**	**P -**	**P 3,539,747**

10.3 Lease Payments Not Recognized as Liabilities

The Group has elected not to recognize lease liabilities for short-term leases or for leases of low value assets. Payments made under such leases are expensed on a straight-line basis. In addition, certain variable lease payments are not permitted to be recognized as lease liabilities and are expensed as incurred.

10.4 Additional Profit or Loss and Cash Flow Information

The total cash outflow in respect of leases, including interest, amounted to P1.7 million and P2.3 million in June 30, 2023 and June 30, 2022, respectively. Interest expense in relation to lease liabilities amounted to P85 thousand and P188 thousand, respectively, and is presented as part of Finance costs under Other Income (Charges) – net in the consolidated statements of income (see Note 20.1).

11. PROPERTY AND EQUIPMENT

The gross carrying amounts and accumulated depreciation, amortization and impairment losses of property and equipment at the end of June 30, 2023 and December 31, 2022 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
June 30, 2023											
Cost	P 1,278,354,682	P 389,608,529	P 203,038,969	P 264,713,622	P 237,005,727	P 35,653,049	P 98,649,167	P 130,110,353	P 103,161,846	P 2,562,857	P 2,742,858,801
Accumulated depreciation and amortization	-	(198,033,913)	(172,212,771)	(246,987,327)	(196,321,247)	(31,640,429)	(88,369,351)	(126,259,694)	(88,303 849)	14,346,250	(1,127,787,331)
Accumulated impairment losses	-	(35,000,000)	-	-	-	-	-	-	-	(14,346,250)	(49,346,250)
Net carrying amount	**P 1,278,354,682**	**P 161,574,616**	**P 29,826,198**	**P 17,726,295**	**P 40,684,480**	**P 4,012,620**	**P 10,279,816**	**P 3,850,659**	**P 16,852,999**	**P 2,562,857**	**P 1,565,725,220**
December 31, 2022											
Cost	P 1,278,354,682	P 372,499,019	P 194,928,008	P 304,872,692	P 258,523,865	P 23,662,042	P 86,553,862	P 112,874,003	P 104,357,611	P 236,213	P 2,736,861,997
Accumulated depreciation and amortization	-	(164,638,384)	(167,668,820)	(279,593,471)	(213,062,681)	(18,065,496)	(76,965,882)	(110,282,684)	(85,380,998)	14,346,250	(1,101,312,166)
Accumulated impairment losses	-	(35,000,000)	-	-	-	-	-	-	-	(14,346,250)	(49,346,250)
Net carrying amount	**P 1,278,354,682**	**P 172,860,635**	**P 27,259,188**	**P 25,279,221**	**P 45,461,184**	**P 5,596,546**	**P 9,587,980**	**P 2,591,319**	**P 18,976,613**	**P 236,213**	**P 1,586,203,581**

Construction in progress pertains to accumulated costs incurred on building improvements being constructed in various properties of the Group. There were constructions completed in 2022. As a result, completed constructions were reclassified to specific items of property and equipment. In 2022, no borrowing costs were capitalized.

In 2022, the Group transferred certain investment properties with a carrying amount of P2.4 million to property and equipment (see Note 12).

In 2022, the Group sold certain property and equipment with carrying amounts of P2.7 million, respectively. Aside from these assets, the Group also disposed of certain fully depreciated and amortized property and equipment with original cost of P2.9 million in 2022. The Group recognized gain on disposal of these property and equipment totaling P1.6 million in 2022 which is presented as part of Other Gains – net in the consolidated statements of income (see Note 20.3).

The cost of fully depreciated property and equipment still used in operations amounted to P595.4 million as of December 31, 2022, respectively.

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

	Notes	**2023**	2022
Cost of services	17.2	**P 23,249,266**	P 23,932,631
Cost of rentals	17.3	**7,431,326**	8,032,691
S&D cost		**1,269,313**	6,112,918
General and administrative expenses		**6,786,142**	972,372
	18	**P 38,736,048**	P 39,050,612

As of December 31, 2022, none of the Group's property and equipment were held as collateral for loans. Further, no impairment losses were recognized in 2022 as the management believes that the carrying amount of property and equipment is recoverable in full.

There were no restrictions on titles and items of property and equipment as of December 31, 2022.

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 amounting to P139 million and P136 million in 2023 and 2022, respectively, and are presented as Rentals under Revenues in the consolidated statements of income. The Group also incurred 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 of December 31, 2022 were determined based on appraisal report dated December 12, 2022 . 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 of June 30, 2023 and December 31, 2022 as presented in the consolidated statements of financial position are summarized as follows:

	Land and Improvements	**Building and Improvements**	**Construction in Progress**	**Total**
2023:				
Balance at beginning of year	P 4,010,573,774	P 778,607,880	P 819,410,670	P 5,608,592,324
Additions	-	892,858	444,853,868	445,746,726
Disposal	(8,349,000)	-	-	(8,349,000)
Transfer to (from) IP	-		-	-
Reclassification within IP	-	9,370,813	(9,370,813)	(-)
Balance at end of year	**P 4,002,224,774**	**P 788,871,551**	**P 1,254,893,725**	**P 6,045,990,050**
2022:				
Balance at beginning of year	P 3,707,666,498	P 818,924,537	P 112,223,215	P 4,638,814,250
Additions	1,757,988	1,497,121	740,395,536	743,650,645
Fair value gains (losses) – net (see Note 19)	253,695,867	(37,665,039)	-	216,030,828
Reclassification	37,234,021	(4,025,940)	(33,208,081)	-
Transfer from land and land development costs (see Note 9.1)	22,550,400	(122,799)		22,427,601
Disposal	(12,331,000)	-	(-)	(12,331,000)
Balance at end of year	P 4,010,573,774	P 778,607,880	P 819,410,670	P 5,608,592,324

In 2023 and 2022, the Group incurred expenses which pertains to land preparation for the planned construction of its building and is presented as part of Investment Property in the consolidated statements of financial position.

In 2022, Precos paid cash bond amounting to P15.0 million for its application for conversion of land and is presented as part of Cash bond under Other Non-current Assets account in the 2022 consolidated statement of financial position (see Note 13.2). Also, in 2022, Precos received payment from an association managing an industrial park as compensation for damages to Company's property amounting to P5.4 million, which is presented under Other Operating Income in the 2022 consolidated statement of income (see Note 19). There was no similar transaction in 2021.

In 2022, SMC sold certain land and improvements with an appraised value of P12.3 million for P13.0 million.

Due to the pandemic, certain projects were put on hold and were eventually cancelled in 2021. As a result, the Group received P0.5 million as refund from contractors, which was deducted from the cost of construction-in-progress, and P0.1 million were expensed directly. There was no similar transaction in 2022.

In 2021, the Group started its construction of certain warehouse intended for leasing purposes. Expenses incurred were capitalized and are recorded as part of Construction in Progress. There were no capitalized borrowing costs in 2022.

As of June 30, 2023 and December 31, 2022, none of the Group's investment properties were held as collateral.

13. OTHER ASSETS

The composition of these accounts as of December 31 is shown below.

	Notes	2023	2022
Current:			
Creditable withholding taxes		**P 145,703,242**	P 140,325,320
Input VAT – net	13.3	**205,327,452**	136,301,258
Inventory		-	1,490,863
Refundable deposits	10	**4,515,193**	33,189,744
Prepayments	13.3	**9,620,201**	21,701,571
Deferred input VAT – net		**13,167,251**	14,725,136
Deferred cost 13.		**2,431,564**	419,800
Others	13.3	**2,970,761**	1,892,420
		383,735,664	350,046,112
Non-current:			
Cash bond 13.2		**15,636,346**	15,635,346
Intangible assets – net	13.1	**12,931,425**	13,038,873
Refundable deposits	10	**36,804,422**	3,354,203
Others	13.3	**6,023,906**	5,873,563
		71,395,099	37,901,985
		P 455,130,763	P 387,948,097

13.1 Intangible Assets

Intangible assets include non-proprietary club shares and computer software licenses, which are accounted for under the cost model.

Intangible asset is subject to annual impairment testing and whenever there is an indication of impairment. In 2020, certain non-proprietary club shares were assessed to be impaired as determined by the management; hence, adequate amount of allowance for impairment has been recognized. The impairment loss is presented as Impairment loss on intangible assets under General and Administrative Expenses in the 2020 consolidated statement of income (see Note 18). No impairment loss on intangible asset was recognized in 2022 and 2021 as the recoverable amount of intangible asset determined by management is higher than its carrying value.

No intangible asset has been pledged as security for any liabilities. There were no other contractual commitments entered into in 2022 related particularly for intangible asset.

13.2 Cash Bond

Cash bond represents deposits made with the Bureau of Customs for taxes and duties related to its importations. It also includes the payments made by the Group for its application for conversion of land (see Note 12).

As of December 31, 2022, the total amount is currently demandable; however, the Group does not expect to refund the cash bond within 12 months from the end of the reporting period.

13.3 Others

In 2022, certain input VAT of Starworld were found to be impaired by the management; hence, adequate amounts of allowance for impairment have been recognized. Accordingly, allowance for impairment has been established for Starworld's input VAT amounting to P0.8 million as of December 31, 2022. In 2021, the management assessed that the input VAT of LIIP may no longer be recoverable; hence, an impairment loss for the full amount of P33,579 was recorded. The losses recognized are presented as Impairment loss on input VAT in the 2022 consolidated statements of income (see Note 18.

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

Deferred costs represent cost of inventories which have not been charged to cost of sales pending the completion of the SVC's projects. In 2022, upon the resumption of SVC's operations and continuation of all projects deferred in previous years due to the pandemic, significant amount of deferred cost has been charged to cost of sales and services.

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

Other current assets include deferred installation costs which pertain to the costs paid by the Group to its contractors for the installation of modular houses. Upon completion of installation, the cost is transferred to cost of sales. On the other hand, other non-current assets mostly pertain to land properties held by SMC which are subject to transfer to certain individuals under R.A. No. 6657, *Comprehensive Agrarian Reform Law of 1988*.

14. INTEREST-BEARING LOANS

The Group's short-term interest-bearing loans pertains to loan of BRL which are denominated in USD. These loans are secured by a portion of the cash surrender value of investment in life insurance (see Note 6.4). However, as of December 31, 2020, BRL had fully settled these loans.

Previously, the outstanding loans have maturities ranging from 30 days to one year, and bear interest at prevailing annual average market rates ranging from 2.07% to 3.90% in 2020 .

15. TRADE AND OTHER PAYABLES

This account consists of:

	Notes	2023	2022
Trade payables	25.1	**P 242,722,947**	P 289,146,078
Refundable deposits	25.2	**35,478,261**	35,916,953
Accrued expenses		**43,189,295**	33,863,749
Non-trade payables		**17,084,091**	31,728,386
Deferred output VAT		**18,897,996**	17,496,915
Unearned rental		**14,339,516**	14,305,667
Withholding taxes payable		**5,964,913**	11,895,275
Output VAT		**36,561,858**	5,907,899
Rentals payable		**4,278,523**	4,278,523
Advances from customers		**8,211,511**	2,615,902
Reserve for warranty costs		**1,842,950**	1,868,964
Retention payable		**1,399,714**	1,271,458
Other payables		**597,860**	27,866,355
		P 430,569,435	P 478,162,124

Trade payables mainly represent obligations to various suppliers for the acquisition of goods, materials and supplies necessary for the Group's operations and productions.

The Group receives refundable deposits from various lessees. The long-term portion of the refundable deposits from various tenants is shown as a separate line item in the consolidated statements of financial position (see Note 16). Refundable deposits are remeasured at amortized cost using the effective interest rates ranging from 2.70% to 4.18% in 2022 at the inception of the lease term. Interest expense recognized from the amortization of refundable deposits are presented as part of Finance costs under Other Income (Charges) account in the consolidated statements of income (see Note 20.1).

Accrued expenses include amounts charged for rentals, outside services, salaries and other incidental operating expenses of the Group which are expected to be settled within the next reporting period.

Nontrade payables are the obligations arising from transactions that are not within the ordinary course of business which includes lessees' deposits for electricity, communication costs, gasoline expenses, professional fees and others.

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

Unearned rentals represent advance payments received from lessees.

Advances from customers pertain to the integration services in progress and customer deposit on sale of goods paid in advance to the Group.

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

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.

Management considers the carrying amounts of trade and other payables recognized in the statements of financial position to be reasonable approximation of their fair values.

16. REFUNDABLE DEPOSITS

SMC, Kita and ZTC have long-term refundable deposits from various tenants totaling P25 million and P12.5 million as of June 30, 2023 and December 31, 2022, respectively. The refundable deposits are remeasured at amortized cost using the effective interest ranging from 3.48% to 5.50% at the inception of the lease terms.

In 2022, certain security deposits of Kita were offset against rental and other receivables amounting to P0.3 million.

In 2022, Precos entered into Built to Specification Agreement (BTSA) with a third-party lessee. The lessee will lease a warehouse for 15 years with option to renew for another five years. The warehouse will be built to the specifications included in BTSA. The lease will commence once the certificate of completion has been obtained. Precos received a security deposit amounting to P172.4 million which serves as a protection in the event the lessee refuses to pay Precos when the condition was met. As of June 30, 2023, the construction of the warehouse is in progress.

These refundable deposits, with maturity of more than one year, are shown as a separate line item under Non-current Liabilities section of 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	**2023**	2022
Merchandise inventories at beginning of year	8	**P 307,125,964**	P 108,496,159
Net purchases of merchandise inventories during the period	18, 25.1	**481,090,122**	210,061,431
Goods available for sale		**788,216,086**	318,557,590
Merchandise inventories at end of year	8	**(318,183,663)**	(162,220,904)
Net reversal of allowance for inventory obsolescence	8	**2,824,632**	(10,024,597)
	18	**P 472,857,055**	P 146,312,089

17.2 Cost of Services

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

	Notes	2023	2022
Service fees	26.3	**P 39,454,691**	P 49,548,645
Materials, supplies and other consumables		**41,577,064**	41,257,293
Subcontracting services		**49,471,896**	39,808,864
Salaries and employee benefits	21.1	**28,127,994**	25,467,006
Depreciation and amortization	10.1, 11	**24,274,272**	26,084,380
Transportation and travel		**22,139,613**	22,506,941
Outside services		**11,744,318**	10,498,905
Communication, light and water		**10,684,387**	10,891,182
Taxes and licenses		**2,393,230**	1,195,564
Food and beverage		**3,901,317**	6,856,974
Rentals	10.3	**4,794,080**	3,153,533
Repairs and maintenance		**5,259,466**	3,394,855
Insurance		**1,868,535**	2,850,204
Integration		**4,217,625**	-
Others		**8,397,459**	6,026,874
	18	**P 258,305,947**	P 249,541,220

17.3 Cost of Rentals

The details of this account are as follows:

	Notes	2023	2022
Taxes and licenses		**P 25,394,858**	P 24,005,452
Rentals	10.3	**108,600**	108,600
Depreciation and amortization	11	**7,431,326**	8,032,691
Outside services		**4,788,493**	5,024,794
Repairs and maintenance		**2,608,855**	2,186,690
Salaries and employee benefits	21.1	**648,937**	535,633
Common usage service area		**4,788,434**	3,974,149
Others		**4,370,602**	3,464,823
	18	**P 50,140,105**	P 47,332,832

Others primarily consist of franchise's fees and insurance expense.

18. OPERATING EXPENSES BY NATURE

The details of operating expenses by nature are shown below and in the succeeding page.

	Notes	2023	2022
Net purchases of merchandise inventories	17.1, 25.1	**P 481,090,122**	P 210,061,431
Changes in merchandise, finished goods and work-in process inventories	17.1	**(11,057,699)**	(53,724,745)
Salaries and employee benefits	21.1, 21.2, 25.6	**141,352,553**	108,009,513
Materials, supplies and other consumables		**61,603,619**	60,087,937
Service fees	26.3	**39,454,691**	49,548,645
Subcontracting services		**66,313,823**	44,412,924
Depreciation and amortization	10.1, 11, 13.1	**40,384,373**	41,202,361
Utilities and communication		**42,396,815**	35,962,945
Outside services	1.1	**28,290,789**	24,680,512
Transportation and travel		**12,278,134**	9,697,999
Taxes and licenses	1.1	**56,962,270**	47,054,364
Provision for impairment on an investment in an associate		**30,000,000**	-
Rentals	10.3	**22,720,043**	4,509,731
Repairs and maintenance		**17,527,688**	10,626,470
Selling and bank charges		**7,133,393**	-
Representation and entertainment		**4,761,624**	4,205,947
Food and beverage		**3,901,317**	6,856,974
Advertising and promotions		**935,308**	318,393
Excess of actual over standard input vat		**287,691**	594,694
Warranty claims		**392,185**	344,973
Insurance		**4,701,664**	5,864,243
Integration		**4,217,625**	-
Provision (Reversal) for inventory obsolescence – net	8	**2,824,632**	(10,024,597)
Miscellaneous		**22,661,489**	18,633,965
		P 1,081,134,149	P 618,924,679

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

	Notes	2023	2022
Cost of sales	17.1	**P 472,857,055**	P 146,312,089
Cost of services	17.2	**258,305,948**	249,541,220
Cost of rentals	17.3	**50,140,104**	47,332,832
General and administrative expenses		**242,863,470**	167,598,301
Selling and distribution costs		**56,967,572**	8,140,237
		P 1,081,134,149	P 618,924,679

19. OTHER OPERATING INCOME

The breakdown of this account is as follows:

	Notes	2023	2022
Income from utilities charged to tenants		**P 22,695,757**	P 20,087,596
Common usage service area	25.2	**12,773,435**	7,698,516
Compensation for damages	12	**2,678,571**	-
Revenue share from embedded 3rd party			5,280,780
Miscellaneous – net		**2,712,111**	971,840
		P 40,859,874	P 34,038,732

20. OTHER INCOME (CHARGES)

20.1 Finance Costs

This account consists of the following:

	Notes	2023	2022
Foreign currency exchange losses		**P 3,316,442**	P 116,042
Interest expense on lease liabilities	10.4	**85,528**	187,927
Impairment losses on trade and other receivables		**2,923,907**	-
Interest expense on interest-bearing loans		**45,580**	-
Miscellaneous		**156,347**	248,281
		P 6,527,804	P 552,250

20.2 Finance Income

This account consists of the following:

	Notes	2023	2022
Interest income from cash and cash equivalents	5	**P 48,636,660**	P 7,953,507
Foreign currency exchange gains		**1,445,122**	11,209,021
Reversal of impairment losses on trade and other receivables		**399,646**	3,101,241
Interest income from real estate sale	6.1	**460,289**	520,377
		P 50,941,717	P 22,784,146

20.3 Other Gains

The breakdown of this account is as follows:

	Notes	2023	2022
Gain on sale of property and equipment	11	**P 1,351,850**	P 1,059,077
Gain on sale of scrap		**184,585**	6,983
Networking support fee		**1,750,000**	
Proceeds from old savings account		**1,963,314**	
Miscellaneous		**1,843,352**	1,258,542
		P 7,093,101	P 2,324,602

In 2022, a lessee has terminated its lease contract with the Group due to the former's financial performance compelling them to pre-terminate the contract. Forfeiture of three months security deposit as penalty without need for pre-notification of six months as contained in the contract was agreed upon by both parties, resulting in a gain on pre-termination of lease contract amounting to P13.7 million.

21. EMPLOYEE BENEFITS

21.1 Salaries and Employee Benefits Expense

Expenses recognized for salaries and employee benefits are summarized below (see Note 25.6).

	Notes	2023	2022
Short-term benefits		**P 141,352,553**	P 108,009,513
	18	**P 141,352,553**	P 108,009,513

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

	Notes	2023	2022
General and administrative expenses		**P 99,845,379**	P 78,536,197
Cost of services	17.2	**28,127,994**	25,467,006
Selling and distribution costs		**12,730,243**	3,470,677
Cost of rentals	17.3	**648,937**	535,633
	18	**P 141,352,553**	P 108,009,513

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 covered compensation (average monthly basic salary during the last 12 months of credited service) for every year of credited service.

(b) Explanation of Amounts Presented in the Consolidated 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 report obtained from an independent actuary in 2022..

The amounts of retirement benefit asset recognized in the consolidated statements of financial position are determined as follows:

	2022
Fair value of plan assets	P 252,778,811
Present value of obligation	(100,568,557)
	P 152,210,254

On the other hand, the retirement benefit obligation recognized by certain subsidiaries, which does not have an established post-employment benefit plan, amounted to P15.8 million as of December 31, 2022.

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

	2022
Balance at beginning of year	P 210,714,273
Impact of the acquisition (see Note 1.1)	44,137,320
Interest income	10,936,997
Loss on plan assets (excluding amounts included in net interest)	(12,366,836)
Benefits paid	(642,943)
Balance at end of year	P 252,778,811

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

	2022
Balance at beginning of year	P 98,556,240
Impact of the acquisition (see Note 1.1)	22,933,035
Current service costs	10,150,302
Interest costs	5,128,874
Benefits paid	(642,943)
Benefits paid from book reserve	(3,883,386)
Remeasurements –	
Actuarial gains arising from:	
Changes in financial assumptions	(14,623,294)
Experience adjustments	(720,066)
Changes in demographic assumptions	(485,704)
Balance at end of year	P 116,413,058

The significant actuarial gains in 2022 and 2021 arising from the financial assumptions pertains to the effects of differences between the discount rates and salary projection rates used while the actuarial gains arising from experience adjustments pertains to the effects of differences between the previous actuarial assumptions and what has actually occurred, including the changes in those actuarial assumptions during the applicable reporting periods.

The plan assets consist of the following as of December 31 (see Note 25.7):

	2022	
Debt securities:		
Philippines government bonds	P 250,427,972	
Corporate bonds	157,649	-
UITF	2,480,717	
Others	(287,527)	
	P 252,778,811	

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

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.

Current service cost and past service cost are presented as part of Salaries and employee benefit account under General and Administrative Expenses in the consolidated statements of income (see Note 18).

The net interest income is included in Other Gains – net 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:

	2022
Discount rates	**4.98% - 7.22%**
Salary increase rate	**5.00%**

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 7.0 to 24.0 years for males and 2.0 to 27.0 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 defined benefit obligation 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.

(ii) Longevity and Salary Risks

The present value of the defined benefit obligation 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 defined benefit obligation 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 pages.

(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, 2022:

	Impact on Post-employment Benefit Asset/Obligation		
	Change in Assumption	Increase in Assumption	Decrease in Assumption
December 31, 2022			
Discount rate	+/- 0.5%	(P 4,765,479)	P 1,726,202
Salary increase rate	+/- 1.0%	3,727,770	(2,539,373)

The sensitivity analysis in the preceding page 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 defined benefit obligation 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 defined benefit obligation 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 defined benefit obligation 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 those 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 of December 31, 2022 is generally concentrated in government debt securities, although the Group also invests in UITF for liquidity purposes.

(iii) Funding Arrangements and Expected Contributions

The plan is currently overfunded by P152.2 million based on the latest actuarial valuation. On the other hand, the Group is yet to determine how much and when to fund its retirement benefit obligation as of December 31, 2022.

The Group does not expect to make any contribution to the plan during the next reporting period.

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

		2022
Within one year	P	19,340,551
More than one year to 5 years		20,720,040
More than 5 years to 10 years		53,518,210
More than 10 years to 15 years		105,898,509
More than 15 years to 20 years		155,225,739
More than 20 years		785,348,444
	P	1,140,051,493

The weighted average duration of the defined benefit obligation at the end of the reporting period is 18 years.

22. TAXES

22.1 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. In 2022, however, 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

On March 26, 2021, R.A. No. 11534, *Corporate Recovery and Tax Incentives for Enterprises (CREATE) Act*, as amended, was signed into law and has been effective beginning July 1, 2020. The following are the major changes brought about by the CREATE Act that are relevant to and considered by the Group:

- regular corporate income tax (RCIT) rate was reduced from 30% to 25% starting July 1, 2020; however, for entities with total assets of equal to or less than P100.0 million and taxable income of equal to or less than P5.0 million, the applicable RCIT rate is 20%;
- minimum corporate income tax (MCIT) rate was reduced from 2% to 1% starting July 1, 2020 until June 30, 2023; and,
- the allowable deduction for interest expense was reduced from 33% to 20% of the interest income subjected to final tax.

For PEZA-registered activities, the Group may still avail of the 5% gross income tax for 10 years. After expiration of the transitory period of 10 years, the Group has an option to reapply and avail of the incentives provided under the CREATE Act and may still be extended for a certain period not exceeding 10 years at any one time.

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

	2023	2022
Reported in consolidated statements of income:		
Current tax expense:		
RCIT at 25%/20%	**P 36,868,978**	P 30,699,490
Final tax at 20% and 15%	**19,382,598**	4,021,216
MCIT at 1%	**308,845**	274,220
Excess MCIT over RCIT	**-**	-
Preferential tax at 5%	-	-
Deferred tax expense (income)	**448,682**	4,843,191
	P 57,009,103	P 39,838,117

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

	2022
Deferred tax assets:	
Allowance for inventory obsolescence	**P 4,109,359**
Allowance for impairment on trade and other receivables	**3,353,263**
Fair value loss on investment property	**2,265,698**
MCIT	**869,518**
Retirement benefit obligation	**657,724**
Accrued expenses	**585,352**
Provision for warranty claims	**467,241**
PFRS 16 adoption	**(29,910)**
NOLCO	**-**
	12,278,245
Deferred tax liability –	
Unrealized foreign currency loss	**(1,403,228)**
Accumulated depreciation on investment property	**(924,489)**
	(2,327,717)
Deferred tax assets – net	**P 9,950,528**

The net deferred tax liabilities of the Parent Company and other subsidiaries as of December 31 relates to the following:

	2022
Deferred tax assets:	
Accumulated amortization on right-of-use asset	**P 10,468,169**
Allowance for impairment on trade and other receivables	**6,846,121**
Impairment losses on property and equipment	**3,586,563**
Allowance for inventory obsolescence	**3,320,960**
Unearned rent income	**2,917,794**
NOLCO	**799,683**
Deferred rent income	**689,402**
MCIT	**637,181**
Inventory losses due to obsolescence	**238,418**
Unamortized past service costs	**232,740**
Impairment losses on input VAT	**200,981**
Balance forwarded	**P 29,938,012**

	2022
Balance carried forward	**P 29,938,012**
Deferred tax liabilities:	
Fair value gains on investment property – net	**(833,663,335)**
Retirement benefit asset	**(36,162,527)**
Accumulated depreciation on investment property	**(142,389,338)**
Excess of FV over cost of property	**(12,211,529)**
Amortization of lease liabilities	**(10,327,040)**
Unrealized foreign currency gains	**(3,164,219)**
Accrued rent income	**(3,038,728)**
PFRS 16	**(9,392)**
	(1,040,966,108)
Deferred tax liabilities – net	**(P 1,011,028,096)**

Presented below are the details of NOLCO, which can be claimed as deductions from future taxable profit within three to five years from the year the tax loss was incurred. Specifically, NOLCO incurred in 2021 and 2020 can be claimed as a deduction from the gross income until 2026 and 2025, respectively, in accordance with R.A. No. 11494, *Bayanihan to Recover as One Act*. In 2022, the NOLCO carry-over period is reverted to three years from the year the tax loss was incurred.

Year Incurred	Amount	Applied Amount	Expired Amount	Remaining Balance	Valid Until
2022	P 30,654,231	P -	P -	P 30,654,231	2025
2021	138,523,393	-	-	138,523,393	2026
2020	166,054,076	(8,533,204)	-	157,520,872	2025
2019	287,916,072	(1,164,001)	(286,752,071)	-	
	P 623,147,772	**(P 9,697,205)**	**(P 286,752,071)**	**P 326,698,496**	

The Group is subject to MCIT which is computed at 1% of gross income in 2023 and 2022, as defined under the tax regulations or RCIT, whichever is higher. The details of the Group's MCIT are as follows:

Year Incurred	Amount	Applied Amount	Expired Amount	Remaining Balance	Valid Until
2022	P 612,193	P -	P -	P 612,193	2025
2021	686,785	-	-	686,785	2024
2020	1,360,982	(458,706)	-	902,276	2023
2019	1,524,840	-	(1,524,840)	-	
	P 4,184,800	**(P 458,706)**	**(P 1,524,840)**	**P 2,201,254**	

The Group did not recognize the deferred tax assets on NOLCO, MCIT and other deductible temporary differences of certain subsidiaries as management has assessed that those subsidiaries may not be able to realize their related tax benefits within the prescribed availment period. 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.

	2022	
	Amount	Tax Effect
NOLCO	P 93,688,945	P 23,383,846
FVOCI	20,600,000	5,150,000
Allowance for inventory obsolescence	5,127,564	1,281,891
Unamortized past service cost	1,883,419	470,855
Retirement benefit obligation	1,561,420	390,355
Allowance for impairment of trade receivables	1,080,176	270,044
Allowance for impairment of intangible assets	272,127	68,032
MCIT	128,427	128,427
Unrealized foreign currency gains – net	(49,372)	(13,105)
Reserve for commission	-	-
Allowance for impairment of land and land development cost	-	-
	P 124,292,706	P 31,130,345

In 2023, SBC, Kita and Zen Towers choose to claim OSD in computing for its income tax due, while all others opted to use itemized deduction.

In 2022, the Group opted to use itemized deduction in computing for its income tax due, except for SBC, which still opted to claim OSD.

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 Commission 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 consist of 524,475,000 primary shares (new shares) and 140,525,000 secondary shares (existing shares).

As of December 31, 2022 , the Parent Company has issued shares of 2,030,975,000 (with P1 par value), of which, 468,787,704 shares are held by the public in 2022, respectively. There are 4,221 holders of the listed shares which closed at P0.87 per share on December 31, 2022.

23.2 Retained Earnings

The BOD approved the declaration of cash dividends in 2023 and 2022 as follows:

Date of Declaration	Stockholders of Record as of	No. of Shares Outstanding	Amount per Share	Total
August 3, 2023	August 18, 2023	1,821,542,000	P 0.06	P 109,292,520
June 30, 2022	July 29, 2022	1,821,542,000	P 0.06	P 109,292,520

The dividends were paid within the year of declaration and approval. Retained earnings is restricted in the amount of P115.6 million as of December 31, 2022, equivalent to the cost of 209,433,000 shares held in treasury.

In 2022, Skyworld's BOD declared cash dividend to NCI amounting to P10.7 million. The dividends were paid within the year of declaration and approval.

23.3 Revaluation Reserves

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

	Notes	2023	2022
Balance at beginning of year		**P 149,200,491**	P 50,287,013
Currency exchange differences on translating financial statements of foreign operations		**(12,774,092)**	68,923,333
Balance at end of the period		**P 136,426,399**	P 119,210,346

23.4 Subsidiary with Material Non-controlling Interest

Noncontrolling interests (NCI) pertain to the 25.0%, 27.0%, 50.0% and 50.0% equity ownership of minority stockholders in Skyworld, Interstar, Starworld and LIIP, respectively. The selected financial information (before inter-company eliminations) of Starworld and LIIP, which are considered the material NCI are shown below and in the succeeding page.

	Starworld 2022	LIIP 2022
Current assets	654,425,958	P 88,691
Non-current assets	95,928	(-)
Total assets	654,521,886	P 88,691
Current liabilities	P 935,495	P 8,039,271
Non-current liabilities	1,858,901	-
Total liabilities	P 2,794,369	P 8,039,271
Equity (capital deficiency) attributable to parents	P 325,863,745	(P 3 ,975,290)
NCI	P 325,863,745	(P 3,975,290)
Revenue	P 35,376,782	P -
Profit (loss) for the year attributable to parents	P 1,281,686	(P 750)
Profit (loss) for the year attributable to NCI	1,281,686	(750)
Profit (loss) for the year	2,563,372	(1,500)
Other comprehensive income (loss) for the year (all attributable to owners of the parent)	(420,545)	(-)
Total comprehensive income (loss) for the year attributable to parents	861,141	(750)
Total comprehensive income (loss) for the year attributable to NCI	1,281,686	(750)
Total comprehensive income loss) for the year	P 2,142,827	(P 1,500)
Net cash used in operating activities	(P 75,099,400)	P 1,500)
Net cash used in investing activities	757,184,293	
Net cash from financing activities	(95,992,453)	
	586,092,440	(1,500)
Effect of exchange rate on cash and cash equivalent	466,286	
Net cash outflow	P 586,558,726	(P 1,500)

The corporate information of Starworld and LIIP, as well as the Parent Company's stockholding thereto, is provided in Note 1.2.

In 2022, cash dividend amounting to P10.7 million was declared to NCI which were paid within the year of declaration and approval.

Management determined that the difference between the respective equity ownership of minority stockholders over the equity of the aforementioned subsidiaries and the amount of NCI recognized in the consolidated statements of financial position is not material to the consolidated financial statements.

24. EARNINGS PER SHARE

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

	2023	2022
Net profit attributable to the Parent Company's stockholders	**P 122,720,883**	P 107,384,745
Divided by weighted average shares outstanding:		
Number of shares issued	**2,030,975,000**	2,030,975,000
Treasury shares	**(209,433,000)**	(209,433,000)
	1,821,542,000	1,821,542,000
Earnings per share – basic and diluted	**P 0.07**	P 0.06

There were no outstanding convertible preferred shares and bonds or other stock equivalents as of June 30, 2023 and December 31, 2022; 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 as described below and in the succeeding pages. The summary of the Group's significant transactions in 2022 with its related parties and the outstanding balances as of December 31, 2022 are presented below.

Related Party Category	Notes	Amounts of Transaction 2022	Outstanding Receivable (Payable) 2022
Related Parties Under Common Ownership:			
Purchase of mobile phones	25.1	**P213,100,301**	**P -**
Commissions	25.5	-	-
Purchase of supplies and services	25.1	**2,720,453**	-
Lease of real property	25.2	**5,502,329**	-
Rendering of services	25.9	**700,745**	-
Purchase of spare parts	25.1	**289,508**	-
Interest income	25.3	**331,250**	-
Refundable deposits	25.2	**67,000**	**(891,305)**
Advances to suppliers	25.1	-	-
Granting (collection) of business loans	25.3	**(5,500,000)**	-
Sale of goods	25.8	-	-
Cash advances granted (paid)	25.4	-	**2,386,851**
Cash advances obtained	25.4	-	**(1,881,570)**
Others:			
Key management personnel compensation	25.6	**56,529,290**	

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.

Further, transactions with Avid, as disclosed on the succeeding pages, transpired before the acquisition of ownership of the Parent Company over Avid. Transactions after the acquisition between related parties were eliminated at consolidation level.

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.

Based on the management assessment, certain receivables were found to be impaired using the provision matrix; hence, adequate amount of allowance for impairment have been recognized as of December 31, 2022 (see Note 25.4).

25.1 Purchase of Goods, Supplies and Services

In 2022, My Solid purchased mobile phones, tablets and accessories at prevailing market prices from Solid Trading Limited (STL), a related party under common ownership which is based in Hong Kong, and recorded as part of Net purchases under Cost of Sales in the consolidated statements of income (see Note 17.1). No outstanding liabilities arising from this transaction as of December 31, 2022.

In 2022, SEC and SVC purchased electronic devices from Avid, a newly acquired subsidiary of the Parent Company, totaling to P2.7 million. The related purchases were recorded as part of Net purchases under Cost of Sales in the consolidated statements of income (see Note 17.1). The outstanding liabilities for these purchases as of December 31, 2022, are shown as part of Trade payables under the Trade and Other Payables in the consolidated statements of financial position (see Note 15).

25.2 Lease of Real Property

SMC and OSSI leases out certain land and buildings and office space, respectively, to Avid. Also, ZTC leases out its office space to TCL Sun Inc. Revenues arising from these transactions, aside from Avid after acquisition, are presented as part of Rentals under the Revenues of the consolidated statements of income. The outstanding balances arising from rentals and services charges are presented as part of Rental receivables under the Trade and Other Receivables account in the consolidated statements of financial position (see Note 6.5).

Further, SMC and ZTC bill service charges to its related parties for common usage and service area and consumption of utilities. Charges arising from these transactions are presented as Common usage service area under Other Operating Income (Expense)
in the consolidated statements of income (see Note 19).

Deposits received from the related parties are refundable at the end of the lease term of the agreements. These are presented as part of Refundable deposits under Trade and Other Payables account in the consolidated statements of financial position (see Note 15).

25.3 Granting of Loans

In prior years, SMFI granted unsecured business loan to Avid with the original principal loan amounting to P80.0 million. This business loan bears an annual interest rate of 8.0% in 2022. The loan matured on January 18, 2020, but was renewed on the same date, repayable until January 18, 2025, its new maturity date. Principal repayment related to this loan amounted to P5.5 million in 2022.

Total interest earned from these loans amounted is shown as part of Interest under Revenues section of the consolidated statements of income. There is no outstanding balance of business loans as of December 31, 2022 as the loans were collected in full in 2022.

Based on management's evaluation, there were no impairment losses recognized on the outstanding loans receivables granted to related parties in 2022.

25.4 Advances to and from Related Parties

In the normal course of business, certain subsidiaries of the Group grants and obtains unsecured, noninterest-bearing cash advances to and from related parties under common ownership for working capital requirements and other purposes.

The reconciliation of the carrying amounts of advances to related parties account with movements during the reporting periods is shown below.

	2023	2022
Balance at beginning of year	**P 2,386,851**	P 2,386,851
Impairment losses for the year	**-**	(-)
Balance at end of year	**P 2,386,851**	P 2,386,851

SEC has an outstanding receivable from CPD Access Corporation, a related party under common ownership, for returns arising from purchases made in prior years and is presented as Advances to Related Parties in the consolidated statements of financial position.

On the other hand, no significant movement on the Group's advances from related parties in 2023 and 2022. Outstanding balance amounted to P1.9 million as of June 30, 2023 and December 31, 2022.

Outstanding balances with related parties are unsecured, noninterest-bearing, have no fixed repayment and settlement terms, except as disclosed in Note 28.3, and are presented as Advances to and from Related Parties account in the consolidated statements of financial position.

25.5 Transactions with STL

In 2020, SVC earned commission from sales of STL to customers in the Philippines. Commissions earned are presented as part of Rendering of Services in the 2020 consolidated statement of income. In 2022, SVC has not earned commission income as there were no related sales occurred on the same years. There was no outstanding receivable related to this transaction as of December 31, 2022.

25.6 Key Management Personnel Compensation

The compensation of key management personnel are shown as part of Salaries and employee benefits under General and Administrative Expenses in the consolidated statements of income.

25.7 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, GSHMI, My Solid, SGTC and ZTC, whose retirement fund remained unfunded as of December 31, 2022.

The retirement fund consists of government securities and UITF with fair values totaling P252.8 million as of December 31, 2022. 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.

25.8 Sale of Goods

My Solid and SVC sells mobile phones, tablets and accessories, tapes and equipment to Avid. Revenues from said transactions are presented as part of Sale of Goods under Revenues in the consolidated statements of income. There were no remaining outstanding receivables arising from these transactions as of December 31, 2022 after the acquisition of Avid.

25.9 Rendering of Services

OSSI provides assembly, repair, warehousing and distribution services to Avid. Revenues from the said transactions are presented as part of Rendering of Services under Revenues section of the consolidated statements of income. The outstanding receivables arising from these transactions, which are generally unsecured, noninterest-bearing and settled through cash and is presented as part of Trade receivables under the Trade and Other Receivables account in the consolidated statement of financial position. There were no remaining outstanding receivables arising from these transactions as of December 31, 2022 after the acquisition of Avid.

In 2022, ZTC bills TCL Sun Inc. (TCL) service charges for common usage and service area and consumption of utilities. Charges arising from these transactions are presented as part of Common usage and service area and utilities charges under Other Income (Charges) section in the statements of comprehensive income. As of December 31, 2022, there are no outstanding receivables arising from these transactions.

25.10 Advances to Officers

In the ordinary course of business, the Group provided unsecured noninterest-bearing advances to its officers subject to liquidation. The outstanding receivable arising from these transactions are presented as part of Advances to officers and employees under Trade and Other Receivables account in the consolidated statements of financial position (see Note 6.2).

26. SIGNIFICANT CONTRACTS AND AGREEMENTS

26.1 Memorandum of Understanding with SPI

On July 1, 2003, SEC entered into a Memorandum of Understanding (MOU) with Sony for network support for Sony. Under the MOU, Sony authorized SEC to perform in-warranty and out-of-warranty services to customers in the Philippines for a fee calculated as a percentage of Sony'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 Sony. Network support fees are billed at a fixed rate per month. The agreement is effective unless revoked by any of the parties.

Network support fees and in-warranty service fees relating to Sony products amounted to P101.1 million in 2022, respectively and are presented as part of Rendering of Services in the consolidated statements of income. Outstanding balances arising from these transactions amounted to P20.4 million as of December 31, 2022, respectively, and are included as part of Trade receivables under the Trade and Other Receivables account in the consolidated statements of financial position (see Note 6.1).

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 P4.3 million in 2022 and P3.0 million in both 2021 and 2020, 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 as of December 31, 2022, and is included as part of Trade receivables under Trade and Other Receivables account in the consolidated statements of financial position (see Note 6.1). The related expense is presented as part of Service fees under Cost of Services section of the consolidated statements of income (see Note 17.2). The outstanding payable amounted as of December 31, 2022 is included as part of Trade payables under Trade and Other Payables account in the consolidated statements of financial position (see Note 15).

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 are a lessor under various non-cancellable operating lease agreements covering certain real estate properties. These leases have terms ranging from one to 10 years, with renewal options, and include annual escalation rates ranging from 5% to 10%. These subsidiaries receive fixed monthly payments.

The Group is subject to risks associated with the rights it retains in the properties it leases, such as alterations made by the lessee that may impair the value of the leased properties. To manage the exposure on such risks, the Group exercises strict control over the fit-out process and no alterations are allowed to be made without prior approval of the Group. The Group also requires security deposits and advance rentals equivalent to at least three months of rent. Moreover, the Group retains its right to inspect the leased properties over the lease term. In case of expiration of lease term or early termination due to the default of the lessee, the Group is entitled to the improvements installed on the leased properties without an obligation to reimburse the lessee for the costs of improvements.

The future minimum lease receivables under these non-cancellable operating leases as of December 31 are presented below.

	2022
Within one year	P 120,876,257
After one year but not more than two years	87,959,542
After two year but not more than three years	47,027,813
After three year but not more than four years	32,105,872
After four year but not more than five years	23,629,227
More than five years	41,012,641
	P 352,611,352

The total rent income recognized from these transactions amounted to P267.5 million, P240.8 million and P242.7 million, including rent income resulting from the application of the straight-line basis of revenue recognition in accordance with PFRS 16 in 2022, respectively, and are presented as Rentals under Revenues section of the consolidated statements of income. There was no contingent rent (i.e., variable rent considerations) related to these operating leases.

27.2 Purchase Commitments

In 2007, ZTC has entered into several construction contracts with various subcontractors for the construction of Tri-Towers condominium building. The construction of Tower 1 and Tower 2 were completed in 2008 and 2012, respectively, while the construction of Tower 3 has not yet started, yet it has incurred expenses for the planning phase as of December 31, 2022 (see Note 9.2).

27.3 Deficiency Tax Assessments

In prior years, My Solid, SBC and SVC received tax assessments from the Bureau of Internal Revenue (BIR) indicating various deficiency taxes of those companies and MyTel Mobility Solutions, Inc. (MyTel). MyTel was absorbed by My Solid during its merger on 2012 resulting to the transfer of MyTel's assets and liabilities to My Solid by operations of law. These assessments are currently under protest with the BIR and/or these companies have filed for reinvestigation and/or review with the Court of Tax Appeals (CTA). In 2022, there are certain cases that have already been closed with the BIR.

Also, as of December 31, 2022, GSHMI has open tax assessments covering the taxable year 2018 indicating deficiency taxes on income taxes, VAT, and withholding taxes. This assessment was duly received with a Formal Letter of Demand and is currently being protested in the CTA as of December 31, 2022.

The management believes that My Solid, SBC, SVC and GSHMI have enough evidence to support their claims and that the outcome of such tax assessments will not have a material impact in the Group's consolidated financial statements; hence, no provision was recognized as of December 31, 2022 and 2021.

27.4 Purchase Agreement with Asia Travel Philippines, Inc. (ATPI)

In 2018, the amount of unearned portion amounting to P0.2 million with ATPI as of December 31, 2017 was offset against the remaining receivables from the ATPI when CBHI received a notice of liquidation and insolvency in February 2019 after numerous attempts to collect the amount due. As of December 31, 2022, the unearned portion with ATPI is presented as part of Other Payables under Trade and Other Payables account in the consolidated statements of financial position (see Note 15).

27.5 Others

The Group has unused credit facilities amounting to P1.1 billion in 2022.

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, 2022, 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 liabilities by category are summarized in Note 29. The main types of risks are market risk, credit risk, liquidity risk and operational 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 and trade and other payables, which are primarily denominated in USD and HKD. The Group also holds USD-denominated and HKD-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:

	2023		2022	
	USD	**HKD**	USD	HKD
Financial assets	**P 35,507,286**	**P 358,667**	P 77,309,095	P 13,944,081
Financial liabilities	**(-)**	**(8,694,693)**	(1,115,666)	-
Short-term exposure	**P 35,507,286**	**(P 8,336,016)**	P 76,193,429	P 13,944,081

The following table illustrates the sensitivity of the Group's profit before tax in 2023 and 2022 with respect to changes in the exchange rates of Philippine peso against foreign currencies. The percentage changes in rates have been determined based on the average market volatility in exchange rates, using standard deviation, in the previous months prior to the end of the reporting period at a 99% confidence level.

	2023		2022	
	Reasonably Possible Change in Rate	**Effect in Profit Before Tax**	Reasonably Possible Change in Rate	Effect in Profit Before Tax
PHP – USD	**12.16%**	**P 4,318,283**	15.77%	P 12,015,704
PHP – HKD	**12.95%**	**(1,079,685)**	15,93%	2,221,292
		P 3,238,598		P 14,236,996

If the Philippine peso had strengthened against the USD and HKD, with all other variables held constant, the Group's profit before tax would have been lower by P3.2 million and P14.2 million, in 2023 and 2022, respectively. Conversely, if the Philippine peso had weakened against the USD and HKD by the same percentage, with all variables held constant, profit before tax and equity would have been higher in 2023 and 2022 by the same amount.

Exposures to foreign exchange rates vary during the period depending on the volume of foreign currency denominated transactions. Nonetheless, the analysis above is considered to be a reasonable estimation of the Group's currency risk.

(b) Interest Rate Risk

As of June 30, 2023 and December 31, 2022, the Group is exposed to changes in market interest rates through its cash and cash equivalents and short-term placements, 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 before tax for the year to a reasonably possible change in interest rates of +/-6.66% in 2023 and +/-6.16% in 2023 and 2022. These changes in rates have been determined based on the average market volatility in interest rates, using standard deviation, in the previous 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 6.66% and 6.16%, profit before tax in 2023 and 2022, would have increased by P221.9 million and P235.9 million, respectively. Conversely, if the interest rate decreased by the same percentages, profit before tax in 2023 and 2022 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 measured at FVOCI). 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 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 maximum credit risk exposure of financial assets is the carrying amount of the financial assets as shown in the consolidated statements of financial position and in the detailed analysis provided in the notes to the consolidated financial statements, as summarized below.

	Notes	**2023**	2022
Cash and cash equivalents	5.1	**P 3,330,288,816**	P3,832,058,109
Trade and other receivables – net*	6	**1,189,496,572**	1,143,273,385
Investment in bonds	7.2	**20,000,000**	16,412,000
Refundable deposits**	13	**41,319,615**	36,543,947
Advances to related parties	25.4	**2,386,351**	2,386,851
Cash bond**	13	**15,635,346**	15,635,346
		P 4,599,127,200	P 5,046,309,638

** Except for Advances to supplier and Advances to officers and employees*
*** Presented as part of Other Assets*

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.

None of the Group's financial assets are secured by collateral or other credit enhancements, except for cash and cash equivalents and short-term placements as described below and in the succeeding pages.

(a) Cash and Cash Equivalents and Short-term Placements

The credit risk for cash and cash equivalents and short-term placements 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 cash equivalent with maturities of less than three months, 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

The Group applies the simplified approach in measuring ECL which uses a lifetime expected loss allowance for all trade receivables and other receivables.

With respect to other receivables from third parties, management assessed that these financial assets have low probability of default since the Group can apply the related payables to these counterparties in case it defaults.

For loans receivables, the Group is not exposed to significant credit risk to any single counterparty or any group of counterparties having similar characteristics. Based on historical information about borrower default rates, management considers the credit quality of loans receivables that are not past due or impaired in assessing the credit risk.

To measure the ECL, trade and other receivables have been grouped based on shared credit risk characteristics and the days past due (age buckets). The Group also concluded that the expected loss rates for trade receivables are a reasonable approximation of the loss rates for the other receivables as it shares the same credit risk characteristics.

The calculation of ECL incorporates forward-looking information. The Group has performed historical analysis and identified the key economic value factor, which includes gross domestic product, inflation and consumer price index, affecting credit risk and ECL for the loan portfolio.

On that basis, the loss allowance as of December 31, 2022 was determined based on months past due, for trade and other receivables (except advances to suppliers and officers and employees, interest receivables and cash surrender value of investment in life insurance) are as follows:

	Not more than 60 days	More than 60 days but not more than 90 days	More than 90 days but not more than 120 days	More than 120 days	Total
December 31, 2022					
Expected loss rate	**0.34%**	**12.07%**	**31.43%**	**84.10%**	
Gross carrying amount	**P 135,605,402**	**P 33,669,879**	**P 31,951,602**	**P 110,273,977**	**P 311,500,860**
Loss allowance	**457,268**	**4,064,326**	**10,042,916**	**92,741,038**	**107,305,548**

The reconciliation of allowance for impairment on trade and other receivables at the beginning and end of 2022 is presented in Note 6.7.

(c) Advances to Related Parties

For intercompany receivables that are repayable on demand, the ECL is based on the assumption that repayment of the receivables is demanded at the reporting date. The management determines the probability of collection upon demand. If a related party is unable to make repayment, the management considers the manner of recovery (i.e., sustained operations, availability of liquid and illiquid asset, etc.) to measure the ECL.

In 2021, the Group recognized impairment losses on advances to related parties amounting to 1.0 million, which is presented as Impairment loss on advances to related parties under General and Administrative Expenses in 2021 consolidated statement of income (see Note 18). There were no impairment losses recognized in 2022.

(d) Refundable and Other Deposits

With respect to refundable and other deposits, management assessed that these financial assets have low probability of default since these relate to reputable power and water distribution companies (i.e., with high quality external credit rating). Moreover, the Group has operating lease contracts as lessee with the counterparty lessors, wherein the Group can refund by the end of the term or can apply to future lease payments in case of defaults.

(e) Investment in Bonds

Investment in bonds measured at amortized cost are considered to have low credit risk, and therefore, the loss allowance during the period is determined to be equivalent to 12 months ECL. Management considers "low credit risk" for listed bonds to be an investment grade credit rating with at least one major rating agency. Other instruments are considered to be low credit risk when they have a low risk of default, and the issuer has a strong capacity to meet its contractual cash flow obligations in the near term.

No impairment loss on investment in bonds has been recognized in 2022 since the bonds are in good credit standing as of December 31, 2022.

(f) Cash bond

With respect to cash bond, management assessed that this financial asset has low probability of default since this relates to refundable deposits made with Bureau of Customs for taxes and duties relative to importations.

28.3 Liquidity Risk

Liquidity risk is the risk that cash may not be available to meet operating requirements and to pay obligations when due at a reasonable cost. Prudent liquidity risk management requires maintaining sufficient cash and credit facilities at reasonable cost to satisfy current requirements whenever the need arises. The Group aims to maintain flexibility in funding by keeping committed credit lines available.

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. 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, 2022, the Group's financial liabilities [except for lease liabilities (see Note 10.2)] have contractual maturities, which are presented below.

	Current		Non-current
	Within 6 Months	**6 to 12 Months**	**1 to 5 Years**
2023			
Trade and other payables	P 344,152,830	P -	P -
Advances from related parties	1,881,570	-	-
Refundable deposits	-	-	197,215,593
	P 346,034,400	**P -**	**P 197,215,593**
2022			
Trade and other payables	P 396,205,147	P -	P -
Advances from related parties	1,881,570	-	-
Refundable deposits	-	-	184,885,593
	P 398,086,717	P -	P 184,885,593

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

28.4 Operational Risk

The Group's exposure to significant operational risk relates to SMFI's secondary license to operate as a financing company under R.A. No. 8556 (see Note 1.2). Also, SMFI is under the regulation of the Commission. Management is aware that the Group will always have operational risk, but seeks to minimize the probability and impact of such in its operations and financial statements.

The Group manages this risk through applicable controls, process and procedures, including effective organization structure. Internal controls ensure compliance with laws and regulations, including R.A. No. 8556 and SEC regulations, and the overall protection of SMFI's resources.

SMFI, as a financing company, is subject to, but not limited to, the following regulatory requirements under the implementing rules and regulations of the provisions of R.A. No. 8556:

(a) Total investment in real estate and in shares of stock in a real estate development corporation shall not exceed 25% of its net worth;

(b) More than 50% of the funds are invested in financing company activities;

(c) Total credit extended to its directors, officers, and stockholders shall not exceed 15% of its net worth; and,

(d) Total credit extended to any person, company, corporation or firm shall not exceed 30% of its net worth.

As of December 31, 2022, the Group is compliant with the foregoing requirements.

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	2023 Carrying Amounts	2023 Fair Values	2022 Carrying Amounts	2022 Fair Values
Financial assets					
At amortized cost:					
Cash and cash equivalents	5	P 3,330,288,816	P 3,330,288,816	P 3,832,058,109	P 3,832,058,109
Short-term placements	5	-		-	-
Trade and other receivables – net	6	1,189,496,572	1,189,496,572	1,143,273,385	1,143,273,385
Investment in bonds	7.2	20,000,000	20,000,000	20,000,000	16,412,000
Refundable deposits	13	41,319,615	41,319,615	36,543,947	36,543,947
Advances to related parties	25.4	2,386,851	2,386,851	2,386,851	2,386,851
Cash bond	13	15,635,346	15,635,346	15,635,346	15,635,346
		4,600,667,871	4,600,667,871	5,049,897,638	5,046,309,638
Financial assets at FVOCI	7.1	37,000,000	37,000,000	37,000,000	37,000,000
		P 4,636,127,200	**P 4,636,127,200**	P 5,086,897,638	P 5,083,309,638
Financial liabilities					
At amortized cost:					
Trade and other payables	15	P 345,152,830	P 345,152,830	P 396,205,147	P 396,205,147
Refundable deposits	16	197,215,593	197,215,593	184,885,593	184,885,593
Lease liabilities	10.2	1,862,598	1,862,598	3,539,747	3,539,747
Advances from related parties	25.4	1,881,570	1,881,570	1,881,570	1,881,570
		P 545,112,591	**P 545,112,591**	P 586,512,057	P 586,512,057

See Note 2.6 for a description of the accounting policies for financial assets and financial liabilities, respectively, including the determination of fair values. 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 as of December 31, 2022 and it 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 following financial assets presented as part of Advances to Related Parties account can be offset by the amount of outstanding Advances from Related Parties account in the consolidated statements of financial position (see Note 15.4).

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.

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 as follows.

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

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

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

The level within which the financial asset or financial 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 Group's financial assets at FVOCI include proprietary golf club shares, which are categorized within Level 2 as their prices are not derived from market considered due to lack of trading activities among market participants at the end or close to the end of the reporting period. As of December 31, 2022, the Group's financial assets at FVOCI measured at fair value amounted to P37.0 million, respectively (see Note 7.1).

For unquoted equity securities classified as financial assets at FVOCI, the financial assets 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 of December 31, 2022. Also, there were neither transfers between Levels 1 and 3 nor changes in the carrying amount of Level 2 instruments in both years.

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.

	Notes	Level 1	Level 3	Total
2023				
Financial Assets				
At amortized cost:				
Cash and cash equivalents	5	P 3,330,288,816	P -	P 3,330,288,816
Trade and other receivables – net	6	-	1,189,496,572	1,189,496,572
Investment in bonds	7.2	20,000,000	-	20,000,000
Refundable deposits	13	-	41,319,615	41,319,615
Advances to related parties	25.4	-	2,386,851	2,386,851
Cash bond	13	-	15,635,346	15,635,346
		P 3,350,288,816	**P 1,248,838,384**	**P 4,599,127,200**
Financial Liabilities				
At amortized cost:				
Trade and other payables	15	P -	P 344,152,830	P 344,152,830
Refundable deposits	16	-	197,215,593	197,215,593
Lease liabilities	10.2	-	1,862,598	1,862,598
Advances from related parties	25.4	-	1,881,570	1,881,570
		P -	**P 545,112,591**	**P 545,112,591**
2022				
Financial Assets				
At amortized cost:				
Cash and cash equivalents	5	P 3,832,058,109	P -	P 3,832,058,109
Short-term placements	5	-	-	-
Trade and other receivables – net	6	-	1,143,273,385	1,143,273,385
Investment in bonds	7.2	16,412,000	-	16,412,000
Refundable deposits	13	-	36,543,947	36,543,947
Advances to related parties	25.4	-	2,386,851	2,386,851
Deposit to suppliers	13	-	-	-
Cash bond	13	-	15,635,346	15,635,346
		P 3,848,470,109	P 1,197,839,529	P 5,046,309,638
Financial Liabilities				
At amortized cost:				
Trade and other payables	15	P -	P 396,205,147	P 396,205,147
Refundable deposits	16	-	184,885,593	184,885,593
Lease liabilities	10.2	-	3,539,747	3,539,747
Advances from related parties	25.4	-	1,881,570	1,881,570
		P -	P 586,512,057	P 586,512,057

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 are not based on observable market data. Further, management considers that the carrying amounts of these financial instruments approximate their fair values as the effect of discounting is insignificant.

30.4 Fair Value Measurements of Non-financial Assets

The fair value of the Group's land and improvements and building and improvements classified under Investment Properties (see Note 12) are determined on the basis of the appraisals performed by Royal Asia Appraisal Corporation, an independent appraiser 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 was determined based on the following approaches (see Note 12):

(a) Fair Value Measurement for Land and Improvements

The Level 3 fair value of land and improvements amounted to P4,775.6 million as of December 31, 2022 and was derived through appraisals by independent valuation specialists using market-based valuation approach where prices of comparable properties are adequate for specific market factors such as location and condition of the property.

(b) Fair Value Measurement for Building and Building Improvements

The Level 3 fair value of the buildings and improvements under Investment Property account amounted to P782.6 million as of December 31, 2022 and was derived through appraisals by independent valuation specialists using market-based valuation approach where prices of comparable properties are adequate for specific market factors such as location and condition of the property.

(c) Fair Value Measurement for Construction in Progress

The Level 3 fair value of the construction in progress under Investment Property account amounted to P50.4 million as of December 31, 2022. These fair values were 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.

There has been no change to the valuation techniques used by the Group during the year for its non-financial assets. Also, there were no transfers into or out of Level 3 fair value hierarchy in 2022.

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 products and services commensurately with the level of risk.

The Group sets the amount of capital in proportion to its overall financing structure, i.e., equity and total liabilities, excluding amounts advances from 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.

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 computation of the Group's debt-to-equity ratio is presented below.

	2023	2022
Total liabilities (excluding advances from related parties)	**P 1,692,212,671**	P 1,721,976,904
Total equity	**12,058,785,649**	11,941,014,865
	0.14 : 1.00	0.14 : 1.00

As of June 30, 2023, the Group is not subject to any externally imposed capital requirements, except for SMFI. Under Section 6 of R.A. 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 of June 30, 2023.

Solid Group Inc. and Subsidiaries
Schedule of Financial Soundness Indicators

RATIO	FORMULA	Unaudited as of June 30, 2023		Audited as of December 31, 2022	
Current ratio	Current Assets / Current Liabilities	4,867,373,049 / 469,207,360	**10.37**	5,180,830,604 / 511,351,701	**10.13**
Acid Test ratio	Quick Assets (Cash & Cash Equivalents + Short term Placements + Trade Receivables) / Current Liabilities	3,729,204,422 / 469,207,360	**7.95**	4,074,837,831 / 511,351,701	**7.97**
Solvency ratio	Total Liabilities / Total Assets	1,694,094,241 / 13,752,879,890	**0.12**	1,723,858,474 / 13,664,873,339	**0.13**
Debt to Equity ratio	Total Liabilities (excluding advances from related parties) / Total Equity	1,692,212,671 / 12,058,785,649	**0.14**	1,721,976,904 / 11,941,014,865	**0.14**
Gearing ratio	Financial Debt / Total Equity	- / 12,058,785,649	**-**	- / 11,941,014,865	**-**
Asset to Equity ratio	Total Assets / Total Equity	13,752,879,890 / 12,058,785,649	**1.14**	13,664,873,339 / 11,941,014,865	**1.14**

RATIO	FORMULA	Unaudited for the period ended June 30, 2023		Unaudited for the period ended June 30, 2022	
Interest Coverage ratio	EBIT (Earnings before interest and tax) / Interest Expense	187,685,087 / 131,108	**1,431.54**	147,983,640 / 187,927	**787.45**
Operating Margin	Operating Profit (Loss) / Total Revenues	136,046,965 / 1,176,321,240	**11.57%**	123,239,215 / 708,125,162	**17.40%**
Net Profit Margin	Net Profit (Loss) after Tax / Total Revenues	130,544,876 / 1,176,321,240	**11.10%**	107,957,596 / 708,125,162	**15.25%**
Return on Total Assets	Net Profit (Loss) after Tax (annualized) / Average Total Assets	261,089,752 / 13,708,876,615	**1.90%**	215,915,192 / 13,135,515,852	**1.64%**
Return on Equity	Net Profit (Loss) after Tax (annualized) / Total Equity	261,089,752 / 12,058,785,649	**2.17%**	215,915,192 / 11,699,348,188	**1.85%**