SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

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

1. For the quarterly period ended **31 March 2025**

2. Commission Identification Number: **167423** 3. BIR Tax Identification No.: **000-477-103**

4. **MEGAWORLD CORPORATION**
   Exact name of issuer as specified in its charter

5. **Metro Manila, Philippines**
   Province, Country or other jurisdiction of incorporation or organization

6. (SEC Use Only)
   Industry Classification Code

7. **30th Floor, Alliance Global Tower**
   36th Street cor. 11th Avenue
   Uptown Bonifacio, Taguig City 1634
   Address of issuer's principal office

8. **(632) 8894-6300/6400**
   Issuer's telephone number, including area code

9. 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 Stock Outstanding
Common	**32,558,251,872**
Preferred	**6,000,000,000**
Total	**38,558,251,872**

10. Are any or all of the securities listed on a Stock Exchange?

    Yes [X] **No [ ]**

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

    The shares of common stock of the Company are listed on the Philippine Stock Exchange.

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

    Yes [X] **No [ ]**

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

Yes [X] No [ ]

PART I - FINANCIAL INFORMATION

Item 1. Financial Statements

Interim financial statements are attached as Exhibits 1 to 5 hereof and incorporated herein by reference:

Exhibit 1 - Consolidated Statements of Financial Position as of March 31, 2025 and December 31, 2024
Exhibit 2 - Consolidated Statements of Income for the periods ended March 31, 2025 and March 31, 2024
Exhibit 3 - Consolidated Statements of Changes in Equity as of March 31, 2025 and March 31, 2024
Exhibit 4 - Consolidated Statements of Cash Flows as of March 31, 2025 and March 31, 2024
Exhibit 5 - Notes to Interim Consolidated Financial Statements

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

Please refer to Exhibit 6 hereof.

Item 3. Aging of Accounts Receivables

Please refer to Exhibit 7 hereof.

Item 4. Schedule of Financial Soundness Indicators

Please refer to Exhibit 8 hereof.

PART II – OTHER INFORMATION

The Company is not in possession of information which has not been previously reported in a report on SEC Form 17-C and with respect to which a report on SEC Form 17-C is required to be filed.

SIGNATURE

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.

MEGAWORLD CORPORATION
Issuer

By:

FRANCISCO C. CANUTO
Treasurer (Principal Financial Officer)
and Duly Authorized Officer
May 7, 2025

MEGAWORLD CORPORATION AND SUBSIDIARIES
INTERIM CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
(In thousand pesos)

EXHIBIT 1

		Unaudited March 31, 2025		Audited December 31, 2024
A S S E T S				
CURRENT ASSETS				
Cash and cash equivalents	**P**	**17,211,539**	P	21,421,340
Trade and other receivables - net		**42,766,574**		41,297,762
Contract assets		**25,672,109**		22,818,990
Inventories		**133,743,801**		135,861,852
Advances to contractors and suppliers		**13,353,286**		12,796,592
Prepayments and other current assets		**15,013,194**		13,483,399
Total Current Assets		**247,760,503**		247,679,935
NON-CURRENT ASSETS				
Trade and other receivables - net		**33,241,840**		33,261,605
Contract assets		**12,683,527**		12,696,802
Advances to contractors and suppliers		**1,165,644**		1,486,774
Advances to landowners and joint operators		**9,119,957**		8,830,352
Financial assets at fair value through other comprehensive income		**4,735,480**		5,411,250
Investments in associates -net		**2,792,919**		2,813,485
Investment properties - net		**148,271,046**		146,883,192
Property and equipment - net		**8,674,271**		7,194,012
Deferred tax assets - net		**467,923**		424,870
Other non-current assets - net		**2,830,249**		2,954,563
Total Non-current Assets		**223,982,856**		221,956,905
TOTAL ASSETS	**P**	**471,743,359**	P	469,636,840

		Unaudited March 31, 2025		Audited December 31, 2024
LIABILITIES AND EQUITY				
CURRENT LIABILITIES				
Interest-bearing loans and borrowings	**P**	**22,092,954**	P	21,405,998
Trade and other payables		**30,668,185**		28,832,783
Contract liabilities		**2,164,741**		1,669,577
Customers' deposits		**9,083,420**		9,692,490
Advances from other related parties		**1,358,235**		1,463,853
Income tax payable		**30,832**		26,700
Other current liabilities		**9,261,650**		9,218,381
Total Current Liabilities		**74,660,017**		72,309,782
NON-CURRENT LIABILITIES				
Interest-bearing loans and borrowings		**63,177,976**		68,587,513
Bonds and notes payable		**19,854,371**		20,049,555
Contract liabilities		**4,553,603**		4,914,918
Customers' deposits		**1,788,455**		2,370,903
Deferred tax liabilities - net		**17,241,181**		15,884,995
Retirement benefit obligation-net		**881,656**		869,941
Other non-current liabilities		**5,912,646**		5,914,143
Total Non-current Liabilities		**113,409,888**		118,591,968
Total Liabilities		**188,069,905**		190,901,750
EQUITY				
Total equity attributable to the Company's shareholders		**250,896,458**		246,294,123
Non-controlling interests		**32,776,996**		32,440,967
Total Equity		**283,673,454**		278,735,090
TOTAL LIABILITIES AND EQUITY	**P**	**471,743,359**	P	469,636,840

MEGAWORLD CORPORATION AND SUBSIDIARIES **EXHIBIT 2**
INTERIM CONSOLIDATED STATEMENTS OF INCOME
(In thousand pesos, except earnings per share)

	2025 Unaudited Jan 1 - Mar 31		2024 Unaudited Jan 1 - Mar 31	
REVENUES AND INCOME				
Real estate sales	**P**	**13,088,479**	P	12,119,305
Rental income		**5,342,943**		4,646,461
Hotel operations		**1,425,295**		1,126,659
Interest and other income - net		**1,071,665**		981,820
		20,928,382		18,874,245
COSTS AND EXPENSES				
Cost of real estate sales		**6,513,613**		6,068,408
Cost of hotel operations		**834,813**		644,254
Operating expenses		**4,914,729**		4,234,336
Equity in net losses of associates		**20,566**		41,102
Interest and other charges - net		**1,408,897**		1,648,921
Tax expense		**1,405,496**		1,213,892
		15,098,114		13,850,913
NET PROFIT FOR THE PERIOD	**P**	**5,830,268**	P	5,023,332
Net profit attributable to:				
Company's shareholders	**P**	**5,093,275**	P	4,402,802
Non-controlling interests		**736,993**		620,530
	P	**5,830,268**	P	5,023,332
Earnings Per Share :				
Basic	**P**	**0.156**	P	0.141
Diluted	**P**	**0.156**	P	0.141

MEGAWORLD CORPORATION AND SUBSIDIARIES
INTERIM CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
(In thousand pesos)

	2025 Unaudited Jan 1 - Mar 31	2024 Unaudited Jan 1 - Mar 31
NET PROFIT FOR THE PERIOD	**P 5,830,268**	P 5,023,332
OTHER COMPREHENSIVE INCOME (LOSS)		
Items that will not be reclassified subsequently to consolidated profit or loss:		
Fair value losses on financial assets at fair value through other comprehensive income	**(596,813)**	(252,419)
Items that will be reclassified subsequently to consolidated profit or loss:		
Unrealized gain (losses) on cash flow hedge	**104,804**	(44,394)
Exchange difference on translating foreign operations	**(61,540)**	(19,373)
	43,264	(63,767)
Total Other Comprehensive Loss	**(553,549)**	(316,186)
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	**P 5,276,719**	P 4,707,146
Total comprehensive income attributable to:		
Company's shareholders	**4,599,796**	4,109,657
Non-controlling interests	**676,923**	597,489
	P 5,276,719	P 4,707,146

MEGAWORLD CORPORATION AND SUBSIDIARIES
INTERIM CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
(In thousand pesos)

EXHIBIT 3

	Unaudited March 31, 2025	Unaudited March 31, 2024
CAPITAL STOCK	**P 33,805,866**	P 32,430,866
ADDITIONAL PAID-IN CAPITAL	**18,233,481**	16,995,981
TREASURY SHARES - AT COST	**(2,852,655)**	(2,852,655)
REVALUATION RESERVES	**12,144,098**	10,201,076
RETAINED EARNINGS	**189,565,668**	175,158,842
NON-CONTROLLING INTERESTS	**32,776,996**	33,098,900
TOTAL EQUITY	**P 283,673,454**	P 265,033,010

EXHIBIT 4

MEGAWORLD CORPORATION AND SUBSIDIARIES
INTERIM CONSOLIDATED STATEMENTS OF CASH FLOWS
(In thousand pesos)

	Unaudited March 31, 2025	Unaudited March 31, 2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	P 7,235,764	P 6,237,224
Adjustments for:		
Depreciation and amortization	893,325	911,626
Interest and other charges	842,025	976,901
Interest and other income	(652,437)	(319,517)
Employee share options	2,537	2,585
Equity in net losses of associates	20,566	41,102
Operating profit before working capital changes	8,341,780	7,849,921
Net Changes in Operating Assets and Liabilities		
Increase in current and non-current assets	(4,659,805)	(6,554,384)
Increase in current and non-current liabilities	830,607	580,402
Cash generated from operations	4,512,582	1,875,939
Cash paid for income taxes	(604,387)	(555,227)
NET CASH FROM OPERATING ACTIVITIES	3,908,195	1,320,712
CASH FLOWS USED IN INVESTING ACTIVITIES	(1,551,335)	(1,566,983)
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES	(6,566,661)	9,494,492
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(4,209,801)	9,248,221
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	21,421,340	25,115,017
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	P 17,211,539	P 34,363,238

EXHIBIT 5

MEGAWORLD CORPORATION AND SUBSIDIARIES
(A Subsidiary of Alliance Global Group, Inc.)
NOTES TO INTERIM CONSOLIDATED FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED MARCH 31, 2025 AND 2024
(UNAUDITED)
(Amounts in Philippine Pesos)

1. CORPORATE INFORMATION

Megaworld Corporation (the Parent Company) was incorporated in the Philippines on August 24, 1989, primarily to engage in the development of large scale, mixed-use planned communities or townships that integrate residential, commercial, leisure and entertainment components. The Parent Company is presently engaged in property-related activities such as project design, construction and property management. The Parent Company's real estate portfolio includes residential condominium units, subdivision lots and townhouses, condominium-hotel projects as well as office projects and retail spaces.

Alliance Global Group, Inc. (AGI or the Ultimate Parent Company) is the ultimate parent company of Megaworld Corporation and its subsidiaries (the Group). AGI is a holding company and is presently engaged in food and beverage, real estate development, quick-service restaurant, tourism-entertainment and gaming businesses.

The Parent Company and AGI's common shares are publicly-listed at the Philippine Stock Exchange (PSE).

The Parent Company's registered office address, which is also its principal place of business, is located at 30th Floor, Alliance Global Tower, 36th Street cor. 11th Avenue, Uptown Bonifacio, Taguig City. AGI's registered office address, which is also its principal place of business, is located at the 7th Floor, 1880 Eastwood Avenue, Eastwood City CyberPark, 188 E. Rodriguez, Jr. Avenue, Bagumbayan, Quezon City.

The Parent Company holds ownership interests in the following subsidiaries and associates:

Subsidiaries	Explanatory Notes	Effective Percentage of Ownership March 2025	December 2024
Prestige Hotels and Resorts, Inc. (PHRI)		**100%**	100%
Richmonde Hotel Group International Ltd. (RHGI)		**100%**	100%
Eastwood Cyber One Corporation (ECOC)		**100%**	100%
Megaworld Cebu Properties, Inc. (MCP)		**100%**	100%
Megaworld Newport Property Holdings, Inc. (MNPHI)		**100%**	100%
Megaworld Oceantown Properties Inc. (formerly Oceantown Properties, Inc. (MOPI)		**100%**	100%
Luxury Global Hotels and Leisure, Inc. (LGHLI)		**100%**	100%
Arcovia Properties, Inc. (API)		**100%**	100%

Subsidiaries	Explanatory Notes	Effective Percentage of Ownership March 2025	December 2024
Megaworld Oceanview Properties and Holdings, Inc. (MOPHI)	(a)	**100%**	100%
Megaworld Cayman Islands, Inc. (MCII)	(a)	**100%**	100%
Piedmont Property Ventures, Inc. (PPVI)	(a)	**100%**	100%
Stonehaven Land, Inc. (SLI)	(a)	**100%**	100%
Streamwood Property, Inc. (SP)	(a)	**100%**	100%
Global One Integrated Business Services, Inc. (GOIBSI)		**100%**	100%
Luxury Global Malls, Inc. (LGMI)		**100%**	100%
Davao Park District Holdings, Inc. (DPDHI)		**100%**	100%
Belmont Newport Luxury Hotels, Inc. (BNLHI)	(g)	**100%**	100%
Global One Hotel Group, Inc. (GOHGI)		**100%**	100%
Landmark Seaside Properties, Inc. (LSPI)	(a)	**100%**	100%
Megaworld San Vicente Coast, Inc. (formerly: San Vicente Coast, Inc. (MSVCI)		**100%**	100%
Hotel Lucky Chinatown, Inc. (HLCI)		**100%**	100%
Savoy Hotel Manila, Inc. (SHMI)	(g)	**100%**	100%
Savoy Hotel Mactan, Inc. (SHM)	(g)	**100%**	100%
Kingsford Hotel Manila, Inc. (KHMI)	(g)	**100%**	100%
Agile Digital Ventures, Inc. (ADVI)		**100%**	100%
MREIT Fund Managers, Inc. (MFMI)	(f)	**100%**	100%
MREIT Property Managers, Inc. (MPMI)	(f)	**100%**	100%
MREIT, Inc. (MREIT)	(f)	**63.44%**	63.44%
Belmont Hotel Mactan Inc. (BHMI)	(g)	**100%**	100%
Grand Westside Hotel, Inc. (GWHI)		**100%**	100%
Megaworld Bacolod Properties, Inc. (MBPI)		**91.55%**	91.55%
Megaworld Central Properties, Inc. (MCPI)	(b)	**76.55%**	76.55%
Megaworld Capital Town, Inc. (MCTI)		**76.28%**	76.28%
Soho Café and Restaurant Group, Inc. (SCRGI)		**75%**	75%
La Fuerza, Inc. (LFI)		**66.67%**	66.67%
Megaworld-Daewoo Corporation (MDC)	(i)	**60%**	60%
Northwin Properties, Inc. (NWPI)		**60%**	60%
Gilmore Property Marketing Associates, Inc. (GPMAI)	(a, c)	**52.14%**	52.14%
Manila Bayshore Property Holdings, Inc. (MBPHI)	(d)	**68.03%**	68.03%
Megaworld Globus Asia, Inc. (MGAI)		**50%**	50%
Integrated Town Management Corporation (ITMC)		**50%**	50%
Maple Grove Land, Inc. (MGLI)		**50%**	50%
Megaworld Land, Inc. (MLI)		**100%**	100%
City Walk Building Administration, Inc. (CBAI)	(e)	**100%**	100%
Forbestown Commercial Center Administration, Inc. (FCCAI)	(e)	**100%**	100%
Paseo Center Building Administration, Inc. (PCBAI)	(e)	**100%**	100%
Uptown Commercial Center Administration, Inc. (UCCAI)	(e)	**100%**	100%
Iloilo Center Mall Administration, Inc. (ICMAI)	(e)	**100%**	100%
Newtown Commercial Center Administration, Inc. (NCCAI)	(e)	**100%**	100%
Valley Peaks Property Management, Inc. (VPPMI)	(e)	**100%**	100%
San Lorenzo Place Commercial Center Administration, Inc. (SLPCCAI)	(e)	**100%**	100%
Southwoods Lifestyle Mall Management, Inc. (SLMMI)	(e)	**100%**	100%

Subsidiaries	Explanatory Notes	Effective Percentage of Ownership March 2025	December 2024
Cityfront Commercial Center Administration, Inc. (CCCAI)	(e)	**100%**	100%
Westside Commercial Center Administration Inc. (WCCAI)	(e, k)	**100%**	100%
Suntrust Properties, Inc. (SPI)		**100%**	100%
Suntrust Ecotown Developers, Inc. (SEDI)		**100%**	100%
Governor's Hills Science School, Inc. (GHSSI)		**100%**	100%
Sunrays Property Management, Inc. (SPMI)		**100%**	100%
Suntrust One Shanata, Inc. (SOSI)	(a)	**100%**	100%
Suntrust Two Shanata, Inc. (STSI)	(a)	**100%**	100%
Stateland, Inc. (STLI)	(h)	**98.41%**	98.41%
Global-Estate Resorts, Inc. (GERI)	(m)	**82.51%**	82.51%
Elite Communities Property Services, Inc. (ECPSI)	(n)	**82.51%**	82.51%
Southwoods Mall, Inc. (SMI)	(n)	**91.19%**	91.19%
Elite Club & Leisure Inc. (ECLI)	(n)	**82.51%**	82.51%
Integrated Resorts Property Management Inc. (IRPMI)	(n)	**82.51%**	82.51%
Megaworld Global-Estate, Inc. (MGEI)	(n)	**89.51%**	89.51%
Twin Lakes Corporation (TLC)	(n)	**91.08%**	91.08%
Twin Lakes Hotel, Inc. (TLHI)	(n)	**91.08%**	91.08%
Global-Estate Properties, Inc. (GEPI)	(n)	**82.51%**	82.51%
Aklan Holdings, Inc. (AHI)	(a, n)	**82.51%**	82.51%
Blu Sky Airways, Inc. (BSAI)	(a, n)	**82.51%**	82.51%
Fil-Estate Subic Development Corp. (FESDC)	(a, n)	**82.51%**	82.51%
Fil-Power Construction Equipment Leasing Corp. (FPCELC)	(a, n)	**82.51%**	82.51%
Golden Sun Airways, Inc. (GSAI)	(a, n)	**82.51%**	82.51%
La Compaña De Sta. Barbara, Inc. (LCSBI)	(n)	**82.51%**	82.51%
MCX Corporation (MCX)	(a, n)	**82.51%**	82.51%
Pioneer L-5 Realty Corp. (PLRC)	(a, n)	**82.51%**	82.51%
Prime Airways, Inc. (PAI)	(a, n)	**82.51%**	82.51%
Sto. Domingo Place Development Corp. (SDPDC)	(n)	**82.51%**	82.51%
Fil-Power Concrete Blocks Corp. (FPCBC)	(a, n)	**82.51%**	82.51%
Fil-Estate Industrial Park, Inc. (FEIPI)	(a, n)	**65.18%**	65.18%
Sherwood Hills Development, Inc. (SHD)	(n)	**45.38%**	45.38%
Global-Estate Golf and Development, Inc. (GEGDI)	(n)	**82.51%**	82.51%
Golforce, Inc. (Golforce)	(n)	**82.51%**	82.51%
Southwoods Ecocentrum Corp. (SWEC)	(n)	**49.50%**	49.50%
Philippine Aquatic Leisure Corp. (PALC)	(a, n)	**49.50%**	49.50%
Fil-Estate Urban Development Corp. (FEUDC)	(n)	**82.51%**	82.51%
Novo Sierra Holdings Corp. (NSHC)	(a, n)	**82.51%**	82.51%
Global Homes and Communities, Inc. (GHCI)	(a, n)	**82.51%**	82.51%
Savoy Hotel Boracay, Inc. (SHBI)	(n)	**82.51%**	82.51%
Belmont Hotel Boracay, Inc. (BHBI)	(n)	**82.51%**	82.51%
Chancellor Hotel Boracay, Inc. (CHBI)	(k)	**82.51%**	82.51%
Oceanfront Properties, Inc. (OPI)	(n)	**41.22%**	41.22%

Subsidiaries	Explanatory Notes	Effective Percentage of Ownership March 2025	December 2024
Empire East Land Holdings, Inc. (EELHI)		**81.73%**	81.73%
Eastwood Property Holdings, Inc. (EPHI)		**81.73%**	81.73%
Valle Verde Properties, Inc. (VVPI)	(a)	**81.73%**	81.73%
Sherman Oak Holdings, Inc. (SOHI)	(a)	**81.73%**	81.73%
Empire East Communities, Inc. (EECI)	(a)	**81.73%**	81.73%
20th Century Nylon Shirt Co., Inc. (20th Century)	(a)	**81.73%**	81.73%
Laguna BelAir Science School, Inc. (LBASSI)	(l)	**59.67%**	59.67%
Sonoma Premier Land, Inc. (SPLI)	(a)	**49.04%**	49.04%
Pacific Coast Megacity, Inc. (PCMI)	(j)	**58.53%**	58.53%
Megaworld Resort Estates, Inc. (MREI)	(b, c)	**51%**	51%
Townsquare Development, Inc. (TDI)		**30.60%**	30.60%
Golden Panda-ATI Realty Corporation (GPARC)		**30.60%**	30.60%
Associates			
Bonifacio West Development Corporation (BWDC)		**46.11%**	46.11%
Palm Tree Holdings and Development Corporation (PTHDC)	(a)	**40%**	40%
Suntrust Resort Holdings, Inc., formerly Suntrust Home Developers, Inc. (SUN)		**34%**	34%
SWC Project Management Limited (SWCPML)		**34%**	34%
WC Project Management Limited (WCPML)		**34%**	34%
Suncity WC Hotel Inc. (Suncity WC)		**34%**	34%
GERI			
Fil-Estate Network, Inc. (FENI)	(a)	**16.50%**	16.50%
Fil-Estate Sales, Inc. (FESI)	(a)	**16.50%**	16.50%
Fil-Estate Realty and Sales Associates, Inc. (FERSAI)	(a)	**16.50%**	16.50%
Fil-Estate Realty Corp. (FERC)	(a)	**16.50%**	16.50%
Nasugbu Properties, Inc. (NPI)		**11.55%**	11.55%

Explanatory Notes:

(a) These are entities which have not yet started commercial operations or are non-operating entities as at March 31, 2025.

(b) As at March 31, 2025, the Parent Company owns 76.55% of MCPI consisting of 51% direct ownership, 18.97% indirect ownership through EELHI and 6.58% indirect ownership through MREI.

(c) As at March 31, 2025, the Parent Company's ownership in GPMAI is at 52.14%, which consists of 38.72% and 13.42% indirect ownership from EELHI and MREI, respectively.

(d) As at March 31, 2025, the Parent Company owns 68.03% of MBPHI, which consists of 67.43% direct ownership and 0.60% indirect ownership from TIHGI.

(e) These were incorporated to engage in operation, maintenance, and administration of various malls and commercial centers. These companies became subsidiaries of the Parent Company through MLI, their immediate parent company.

(f) MFMI, MPMI and MREIT are newly incorporated subsidiaries in 2021. MFMI is engaged in the business of providing fund management services to real estate investment trust (REIT) companies. MPMI is engaged in the business of providing services in relation to property management, lease management, marketing and project management. MREIT is engaged in the business of an REIT, as provided under Republic Act (R.A.) No. 9856, The Real Estate Investment Trust Act of 2009, including its implementing rules and regulations, and other applicable laws. As of 2023, ownership is at 55.63%. In April and May 2024, the Parent Company disposed certain number of shares resulting in a decrease in ownership to 51.33%. Subsequently in November 2024, the Parent Company expanded its ownership in MREIT in 63.44% by acquiring additional common shares through property share swap.

(g) These were incorporated to engage in owning, leasing, operation and management of hotels.

(h) As at March 31, 2025, the effective ownership of Parent Company over STLI is 98.41%, consisting of 18.94% direct ownership and 79.47% indirect ownership through SPI.

(i) The ownership structure of this entity remains at 60% owned by the Parent Company after a decrease in capital in 2021.

(j) PCMI is a subsidiary through EELHI. In 2021, certain number of shares owned by the Ultimate Parent Company were transferred to the Parent Company, increasing the effective ownership of the Parent Company to 58.53%, which consists of 25.84% direct ownership and 32.69% indirect ownership from EELHI.

(k) Newly incorporated subsidiaries in 2024.

(l) LBASSI is a subsidiary through EELHI primarily engaged in operating a school for primary and secondary education. In 2022, the subsidiary ceased its operations.

(m) In April 2024, the Parent Company acquired additional shares of GERI, increasing its ownership interest to 82.51%.

(n) Subsidiaries of GERI. As a result of the additional investments in GERI in 2024, the Parent Company's indirect ownership interest over these subsidiaries increased in proportion to the increase in effective interest over GERI.

All subsidiaries and associates were incorporated and have their principal place of business in the Philippines except for the following:

- MCII – incorporated and has principal place of business in the Cayman Islands
- RHGI – incorporated and has principal place of business in the British Virgin Islands
- SWCPML – incorporated and has principal place of business in Hongkong
- WCPML – incorporated and has principal place of business in Macau

The Parent Company and its subsidiaries, except for entities which have not yet started commercial operations as at March 31, 2025, are presently engaged in the real estate business, hotel, condominium-hotel operations, construction, restaurant operations, business process outsourcing, educational facilities provider, property management operations, fund management operations, marketing services and e-commerce.

There are no significant restrictions on the Parent Company's ability to access or use the assets and settle the liabilities of the Group.

EELHI, GERI, MREIT and SUN are publicly-listed companies in the Philippines.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies that have been used in the preparation of these interim condensed consolidated financial statements are consistent with those applied in the audited consolidated financial statements as of and for the year ended December 31, 2024, except for the application of amendments to standards that became effective on January 1, 2024 (see note 2.2)

2.1 Basis of Preparation of Interim Condensed Consolidated Financial Statements

(a) Statement of Compliance with Philippine Financial Reporting Standards

These interim unaudited condensed consolidated financial statements for the three months ended March 31, 2025 and 2024 have been prepared in accordance with Philippine Accounting Standard (PAS) 34, Interim Financial Reporting. These do not include all the information and disclosures required in the annual consolidated financial statements and should be read in conjunction with the audited consolidated financial statements of the Group as at and for the year ended December 31, 2024.

The interim unaudited condensed consolidated financial statements have been prepared using the measurement bases specified by the Philippine Financial Reporting Standards (PFRS). These interim consolidated financial statements are presented in Philippine Peso, the Group's presentation and functional currency, and all values represent absolute amounts except when otherwise indicated. Items included in the interim consolidated financial statements of the Group are measured using the Group's functional currency. Functional currency is the currency of the primary economic environment in which the Group operates.

2.2 Adoption of Amended PFRS Accounting Standards

(a) Effective in 2024 that are Relevant to the Group

The Group adopted for the first time the following amendments to existing standards, which are mandatorily effective for annual periods beginning on or after January 1, 2024:

PAS 1 (Amendments)	:	Presentation of Financial Statements – Classification of Liabilities as Current or Non-current, and Non-current Liabilities with Covenants
PAS 7 and PFRS 7 (Amendments)	:	Statement of Cash Flow, and Financial Instruments: Disclosures – Supplier Finance Arrangements
PFRS 16 (Amendments)	:	Lease Liability in a Sale and Leaseback

Discussed below and in the succeeding page are the relevant information about these pronouncements.

(i) PAS 1 (Amendments), *Presentation of Financial Statements – Classification of Liabilities as Current or Non-current.* The amendments provide guidance on whether a liability should be classified as either current or non-current. The amendments clarify that the classification of liabilities as current or non-current should be based on rights that are in existence at the end of the reporting period and that the classification is unaffected by expectations about whether an entity will exercise its right to defer settlement of a liability. The application of these amendments had no significant impact on the Group's consolidated financial statements.

(ii) PAS 1 (Amendments), *Presentation of Financial Statements – Non-current Liabilities with Covenants.* The amendments specifies that if the right to defer settlement for at least 12 months is subject to an entity complying with conditions after the reporting period, then those conditions would not affect whether the right to defer settlement exists at the end of the reporting period for the purposes of classifying a liability as current or non-current.

For non-current liabilities subject to conditions, an entity is required to disclose information about the conditions, whether the entity would comply with the conditions based on its circumstances at the reporting date and whether and how the entity expects to comply with the conditions by the date on which they are contractually required to be tested. The application of these amendments had no significant impact on the Group's consolidated financial statements.

(iii) PAS 7 and PFRS 7 (Amendments), *Statement of Cash Flows, Financial Instruments: Disclosures – Supplier Finance Arrangements*. The amendments add a disclosure objective to PAS 7 stating that an entity is required to disclose information about its supplier finance arrangements that enables users of financial statements to assess the effects of those arrangements on the entity's liabilities and cash flows. In addition, PFRS 7 is amended to add supplier finance arrangements as an example within the requirements to disclose information about an entity's exposure to concentration of liquidity risk. The application of these amendments had no significant impact on the Group's consolidated financial statements.

(iv) PFRS 16 (Amendments), *Lease Liability in a Sale and Leaseback*. The amendments require seller-lessee to subsequently measure lease liabilities arising from a leaseback in a way that it does not recognize any amount of the gain or loss that relates to the right of use it retains. The new requirements do not prevent a seller-lessee from recognizing in profit or loss any gain or loss relating to the partial or full termination of a lease. The application of these amendments had no significant impact on the Group's consolidated financial statements.

(b) Effective Subsequent to 2024

There are amendments to existing standards effective for annual periods subsequent to 2024, which are adopted by the FSRSC. Management will adopt the following relevant pronouncements in accordance with their transitional provisions; and unless otherwise indicated, none of these are expected to have a significant impact on the Group's consolidated financial statements:

(i) PAS 21 (Amendments), *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability* (effective from January 1, 2025)

(ii) PFRS 9 and PFRS 7 (Amendments), *Financial Instruments, and Financial Instruments: Disclosures – Amendments to the Classification and Measurement of Financial Instruments* (effective from January 1, 2026)

(iii) PFRS 18, *Presentation and Disclosure in Financial Statements* (effective from January 1, 2027). The new standard impacts the classification of profit or loss items (i.e., into operating, investing and financing categories) and the presentation of subtotals in the statement of profit or loss (i.e., operating profit and profit before financing and income taxes). The new standard also changes the aggregation and disaggregation of information presented in the primary financial statements and in the notes. It also introduces required disclosures about management-defined performance measures. The amendments, however, do not affect how an entity recognizes and measures its financial condition, financial performance and cash flows.

(iv) PFRS 19, *Subsidiaries without Public Accountability: Disclosures* (effective from January 1, 2027) The new standard reduces the disclosure requirements prescribed by other standards for subsidiaries without public accountability. It changes disclosure requirements prescribed by other standards as the reporting entity will instead refer to PFRS 19 for required disclosures.

(v) PFRS 10 and PAS 28 (Amendments), *Consolidated Financial Statements and Investments in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture* (effective date deferred indefinitely).

3. SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGMENTS

In preparing the interim condensed consolidated financial statements, management undertakes a number of judgments, estimates and assumptions about recognition and measurement of assets, liabilities, income and expenses. The actual results may differ from the judgments, estimates and assumptions made by management, and will seldom equal the estimated results. The judgments, estimates and assumptions applied in the interim condensed consolidated financial statements, including the key sources of estimation uncertainty, were the same as those applied in the Group's last annual financial statements as at and for the year ended December 31, 2024.

The Group performed its annual impairment test of goodwill and other intangible assets with indefinite useful life at year end and when circumstances indicate the carrying value may be impaired. The Group's impairment test for goodwill arising from business combination and other intangible assets is based on value-in-use calculations. The Group considers the relationship between the market capitalization of the subsidiaries and its net book value, among other factors, when reviewing for indicators of impairment. The Group's management assessed that for the three months ended March 31, 2025 and as at December 31, 2024, goodwill arising from business combination and other intangible assets with indefinite useful life are not impaired.

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 is engaged in the development of residential and office units including urban centers integrating office, residential and commercial components. The Real Estate segment pertains to the development and sale of residential and office developments. The Rental segment includes leasing of office and commercial spaces. The Hotel Operations segment relates to the management of hotel business operations. The Group generally accounts for intersegment sales and transfers as if the sales or transfers were to third parties at current market price.

4.2 Segment Assets and Liabilities

Segment assets are allocated based on their physical location and use or direct association with a specific segment and they include all operating assets used by a segment and consist principally of operating cash and cash equivalents, receivables, real estate inventories, property and equipment, and investment properties, net of allowances and provisions. Similar to segment assets, segment liabilities are also allocated based on their use or direct association with a specific segment. Segment liabilities include all operating liabilities and consist principally of accounts, wages, taxes currently payable and accrued liabilities. Segment assets and segment 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 consolidation.

4.4 Analysis of Segment Information

The tables presented below present revenue and profit information regarding industry segments for the three months ended March 31, 2025 and 2024 and certain asset and liability information regarding segments as at March 31, 2025 and 2024.

	March 31, 2025			
	Sale of Goods –	Sale of Services		
	Real estate	Rental	Hotel Operations	Total
TOTAL REVENUES				
Sales to external customers	P 13,088,478,903	P 5,342,943,079	P 1,425,295,080	P 19,856,717,062
Intersegment sales	-	345,412,273	-	345,412,273
Total Revenues	13,088,478,903	5,688,355,352	1,425,295,080	20,202,129,335
COSTS AND OTHER OPERATING EXPENSES				
Costs of sales and services excluding depreciation and amortization	8,956,506,725	699,055,988	1,221,778,818	10,877,341,531
Depreciation and amortization	74,525,257	734,973,209	59,432,088	868,930,554
	9,031,031,982	1,434,029,197	1,281,210,906	11,746,272,085
SEGMENT OPERATING PROFITS	**P 4,057,446,921**	**P 4,254,326,155**	**P 144,084,174**	**P 8,455,857,250**
ASSETS AND LIABILITIES				
Segment assets	**P 288,140,991,124**	**P 152,920,373,637**	**P 8,859,468,816**	**449,920,833,577**
Segment liabilities	**P 113,372,988,240**	**P 68,724,830,551**	**P 2,660,202,279**	**184,758,021,070**

	March 31, 2024			
	Sale of Goods – Real estate	Sale of Services: Rental	Sale of Services: Hotel Operations	Total
TOTAL REVENUES				
Sales to external customers	P 12,119,305,413	P 4,646,461,497	P 1,126,658,635	P 17,892,425,545
Interest income on real estate sales	386,605,742	-	-	386,605,742
Intersegment sales	-	312,621,465	-	312,621,465
Total Revenues	12,505,911,155	4,959,082,962	1,126,658,635	18,591,652,752
COSTS AND OTHER OPERATING EXPENSES				
Costs of sales and services	8,514,958,209	585,330,125	964,534,763	10,064,823,097
Depreciation and amortization	85,102,932	733,141,696	46,786,664	865,031,292
	8,600,061,141	1,318,471,821	1,011,321,427	10,929,854,389
SEGMENT OPERATING PROFITS	P 3,905,850,014	P 3,640,611,141	P 115,337,208	P 7,661,798,363
ASSETS AND LIABILITIES				
Segment assets	P 284,726,855,039	P 148,617,427,861	P 6,400,790,622	P439,745,073,522
Segment liabilities	P 131,997,725,529	P 53,601,586,529	P 2,744,064,111	P188,343,376,169

4.5 Reconciliations

Presented below is a reconciliation of the Group's segment information to the key financial information presented in its consolidated financial statements.

	March 31, 2025	March 31, 2024
Revenues		
Total segment revenues	**P 20,202,129,335**	P 18,591,652,752
Unallocated interest and other income	**1,071,664,690**	595,213,823
Elimination of intersegment sales	**(345,412,273)**	(312,621,465)
Revenues as reported in profit or loss	**P 20,928,381,752**	P 18,874,245,110
Profit or loss		
Segment operating profit	**P 8,455,857,250**	P 7,661,798,363
Unallocated interest and other income	**1,071,664,690**	595,213,823
Unallocated interest and other charges	**(1,408,897,248)**	(1,648,920,606)
Equity share in net earnings (losses)	**(20,565,734)**	(41,102,420)
Other unallocated expenses	**(862,294,325)**	(329,764,797)
Profit before tax as reported in profit or loss	**P 7,235,764,633**	P 6,237,224,363

	March 31, 2025	March 31, 2024
Assets		
Segment assets	**P 449,920,833,577**	P 439,745,073,522
Investments in associates	**2,792,919,117**	3,028,319,904
Financial assets at fair value through other comprehensive income	**4,735,480,420**	5,108,085,562
Advances to other related parties	**8,087,094,185**	6,200,685,103
Other unallocated assets	**6,207,032,081**	3,547,047,374
Total assets reported in the consolidated statements of financial position	**P 471,743,359,380**	P 457,629,211,465
Liabilities		
Segment liabilities	**P 184,758,021,070**	P 188,343,376,169
Advances from associates and other related parties	**1,358,235,479**	1,311,353,258
Other unallocated liabilities	**1,953,648,531**	2,941,472,013
Total liabilities reported in the consolidated statements of financial position	**P 188,069,905,080**	P 192,596,201,440

5. EARNINGS PER SHARE

Earnings per share (EPS) amounts were computed as follows:

	March 31, 2025	March 31, 2024
Net profit attributable to Company's Shareholders	**P 5,093,275,151**	P 4,402,802,165
Computed dividends on cumulative preferred shares series "A"	**(147,945)**	(149,180)
Profit available to Company's common shareholders	**P 5,093,127,206**	P 4,402,652,985
Divided by weighted average number of outstanding common shares	**32,558,251,872**	31,183,251,872
Basic EPS	**P 0.156**	P 0.141
Divided by weighted average number of outstanding common shares and potential dilutive shares	**32,558,251,872**	31,183,251,872
Diluted EPS[1]	**P 0.156**	P 0.141

[1]The Company has no diluted shares for the first quarter of 2025 as the average market price of stock option is lower than the exercise price.

6. COMMITMENTS AND CONTINGENCIES

There are commitments, guarantees and contingent liabilities that arise in the normal course of operations of the Group which are not reflected in the accompanying interim condensed consolidated financial statements. The management of the Group is of the opinion, that losses, if any, from these items will not have any material effect on its consolidated financial statements.

In addition, there are no material off-balance sheet transactions, arrangements, obligations and other relationships of the Group with unconsolidated entities or other persons created during the reporting period.

7. SEASONAL FLUCTUATIONS

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

8. RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group has various financial instruments such as cash and cash equivalents, financial assets at fair value through other comprehensive income (FVOCI), interest-bearing loans and borrowings, bonds payable, trade receivables and payables which arise directly from the Group's business operations. The financial liabilities were issued to raise funds for the Group's capital expenditures.

Exposure to currency, interest rate, credit, liquidity and equity risk arises in the ordinary course of the Group's business activities. The main objective of the Group's risk management is to identify, monitor, and minimize those risks and to provide cost with a degree of certainty.

The Group does not actively engage in the trading of financial assets for speculative purposes.

8.1 Foreign Currency Sensitivity

Most of the Group's transactions are carried out in Philippine peso, its functional currency. Exposures to currency exchange rates arise mainly from the Group's U.S. dollar-denominated cash and cash equivalents, loans and bonds payable which have been used to fund new projects and for general corporate purposes.

Exposures to foreign exchange rates vary during the period depending on the volume of overseas transactions and mainly affect consolidated profit or loss of the Group. There are no material exposures on foreign exchange rate that affect the Group's consolidated other comprehensive income (loss).

8.2 Interest Rate Sensitivity

The Group's interest risk management policy is to minimize interest rate and cash flow risk exposures to changes in interest rates. The Group maintains a debt portfolio unit of both fixed and floating interest rates. Most long-term borrowings are subject to fixed interest rate while other financial assets are subject to variable interest rates.

The Group manages its interest risk by leveraging the fixed interest rate debt obligations over the floating interest rate debt obligations in its debt portfolio.

8.3 Credit Risk

The Group's credit risk is attributable to trade receivables, rental receivables and other financial assets. The Group maintains defined credit policies and continuously monitors defaults of customers and other counterparties, identified either individually or by group, and incorporates this information into its credit risk controls. Where available at a reasonable cost, external credit ratings and/or reports on customers 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 sales, advance payments are received to mitigate credit risk.

8.4 Liquidity Risk

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

The Group maintains cash to meet its liquidity requirements for up to 60-day period. Excess cash are invested in time deposits or short-term marketable securities. 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.

8.5 Other Price Risk Sensitivity

The Group's market price risk arises from its financial assets at FVOCI carried at fair value. It manages its risk arising from changes in market price by monitoring the changes in the market price of the investments.

The investments in listed equity securities are considered long-term strategic investments. In accordance with the Group's policies, no specific hedging activities are undertaken in relation to these investments. The investments are continuously monitored and voting rights arising from these equity instruments are utilized in the Group's favor.

9. CATEGORIES AND FAIR VALUES OF FINANCIAL ASSETS AND LIABILITIES

9.1 Carrying Amounts and Fair Values by Category

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

	March 31, 2025 (Unaudited)		December 31, 2024 (Audited)	
	Carrying Values	Fair Values	Carrying Values	Fair Values
Financial Assets				
At amortized cost:				
Cash and cash equivalents	P 17,211,539,440	P 17,211,539,440	P 21,421,340,361	P 21,421,340,361
Trade and other receivables - net	76,008,414,370	74,929,987,364	74,559,367,874	63,994,382,334
Guarantee and other deposits	923,925,885	923,925,885	1,037,397,688	890,420,128
	94,143,879,695	**93,065,452,689**	**P 97,018,105,923**	**P 96,462,024,631**
Financial assets at FVTPL – Derivative assets	P 357,615,273	P 357,615,273	P 359,238,652	P 359,238,652
Financial assets at FVOCI – Equity securities	P 4,735,480,420	P 4,735,480,420	P 5,411,250,309	P 5,411,250,309
Financial Liabilities				
At amortized cost:				
Interest-bearing loans and borrowings	P 85,270,929,153	P 84,493,676,923	P 89,993,511,031	P 86,022,502,199
Bonds and notes payable	19,854,370,917	19,085,530,274	20,049,554,649	19,369,933,610
Trade and other payables	30,668,185,224	30,233,967,385	28,832,783,344	28,764,009,126
Advances from other related parties	1,358,235,479	1,358,235,479	1,463,852,566	1,463,852,566
Other liabilities	3,758,270,214	3,758,270,214	4,038,667,095	4,038,667,096
	P 140,909,990,987	**P 138,929,680,275**	**P 144,378,368,685**	**P 139,658,964,597**

9.2 Fair Value Hierarchy

In accordance with PFRS 13, *Fair Value Measurement,* the fair value of financial assets and 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:

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

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

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

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

For purposes of determining the market value at Level 1, a market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. For investments which do not have quoted market price, the fair value is determined by using generally acceptable pricing models and valuation techniques or by reference to the current market of another instrument which is substantially the same after taking into account the related credit risk of counterparties, or is calculated based on the expected cash flows of the underlying net asset based of the instrument. When the Parent company 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.

EXHIBIT 6

Management's Discussion and Analysis of Results of Operations and Financial Condition

Results of Operations

(Based on Financial Statements adopted in accordance with the Philippine Financial Reporting Standards)

<u>Review of March 31, 2025 versus March 31, 2024</u>

Megaworld, the country's leading township developer, posted a net income of Php 5.83 billion for the first quarter of 2025, a 16.06% increase from Php 5.02 billion in the same period last year. Net income attributable to the parent company stood at Php 5.09 billion, reflecting a 15.68% year-on-year growth.

The Group's consolidated revenues rose by 10.88% reaching Php 20.93 billion in the first quarter of 2025 from Php 18.87 billion in the same period last year. Core revenues amounted to Php 19.86 billion, representing an increase of 10.98% driven by strong real estate sales and sustained growth in both leasing and hotel operations.

Development. Megaworld's real estate sales remained the primary contributor to revenues, accounting for 62.54% of the total. Revenues from this segment grew by 8.00% to Php 13.09 billion from Php 12.12 billion in the same period last year. Growth was supported by strong residential demand across integrated township developments in Metro Manila and key provincial locations, along with ongoing project completions. Notable contributors in Metro Manila include Arcovia City (18 Avenue De Triomphe, Arcovia Palazzo – Althea and Benissa), Westside City (Sunny Coast Residential Resort, Grand Westside Hotel, and Bayshore Residential Resort 2 Phase 2), McKinley West (Park Mckinley West Towers A, C, & D), Uptown Bonifacio (Uptown Arts Residences), Eastwood City (Eastwood Global Plaza Luxury Residence), Makati City (Vion Tower), and Quezon City (Manhattan Plaza Towers 1 and 2). Key provincial contributors include The Upper East (One Manhattan and Herald Parksuites). Arden Botanical Estate in Cavite (Arden Botanical Village), Maple Grove in Cavite (Maple Grove Park Village and Maple Grove Commercial District), Iloilo Business Park (Belmont Hotel Iloilo and The Pinnacle) and The Mactan Newtown in Cebu (La Victoria Global Residences).

Leasing. Leasing revenues continued to show strong performance, increasing by 14.99% to Php 5.34 billion from the previous year's Php 4.65 billion. This segment accounted for 25.53% of consolidated revenues. Office leasing remained resilient, supported by rental escalations, successful tenant renewals and new leases from both existing and recently-infused assets. Mall leasing likewise improved, benefiting from increased tenant sales, higher foot traffic and stronger mix of food and beverage, anchor and premium tenants.

Hotel Operations. Hotel revenues posted the highest growth among core business segments, increasing by 26.51%, to Php 1.43 billion from Php 1.13 billion during the same period last year. The strong performance reflects a rebound in domestic tourism and return of Meetings, Incentives, Conventions, and Exhibition (MICE) activities, which lifted both occupancy rate and average daily rates.

Total costs and expenses rose by 9.00% to Php 15.10 billion, a slower pace than revenue growth, indicating improved operating leverage. Cost of real estate sales grew by 7.34% to Php 6.51 billion, in line with the increase in real estate sales. This reflects disciplined cost control and pricing compared to the same period in 2024, highlighting the successful pricing strategies that allowed margins to be sustained even amid broader construction and supply chain pressures. Operating expenses increased by 16.07% to Php 4.91 billion, while interest and other charges – net decreased by 14.56% from 1.65 billion to Php 1.41 billion in the first quarter of 2025. Tax expense for 2025 reached Php 1.41 billion resulted in an increase of 15.78% from 2024 reported amount of Php 1.21 billion.

There were no seasonal effects or material one-off events that influenced performance during the quarter. The Group reports no adverse trends or uncertainties that may significantly impact sales or margins in the near term. Additionally, there were no significant non-operating items affecting income, suggesting that the results reflect the ongoing strength of Megaworld's core operations.

Financial Condition

The Group maintains a strong and stable financial position, backed by disciplined capital management and operational resilience across its diversified business segments. As of March 31, 2025, the Group's total assets increased slightly by 0.45% to Php 471.74 billion, from Php 469.64 billion as of December 31, 2024.

The Group continues to exhibit healthy liquidity, with current assets remaining stable at Php 247.76 billion, up marginally by 0.03% from Php 247.68 billion. Current liabilities, however, rose by 3.25% from Php 72.31 billion in 2024 to Php 74.66 billion in 2025.

Cash and cash equivalents decreased by 19.65% to Php 17.21 billion, from Php 21.42 billion at year-end 2024, mainly due to deployment of capital for project developments and operational requirements. Despite the decrease, the Group retained sufficient cash reserves relative to its working capital needs.

Trade and other receivables, net—current and non-current—rose by 1.94%, reaching Php 76.01 billion, indicating strong and consistent billing from real estate and leasing activities. Contract assets saw significant increase of 8.00%, amounting to Php 38.36 billion in 2025, up from Php 35.52 billion in 2024. Meanwhile, inventories decreased by 1.56% from Php 135.86 billion in 2024 to Php 133.74 billion as of March 31, 2025, partly due to reclassification of development assets and the successful turnover of residential units.

Investment properties – net rose by 0.94% from Php 146.88 billion in 2024 to Php 148.27 billion in 2025, driven by continued development of office and commercial assets. The reclassification of land and development costs under PIC Q&As also contributed to the movement.

On the liability side, trade and other payables increased by 6.37%, reaching Php 30.67 billion as of March 31, 2025, compared to Php 28.83 billion in 2024. Contract liabilities slightly increased by 2.03%, amounting to Php 6.72 billion from Php 6.58 billion in the prior year, while customers' deposits—current and non-current— decreased by 9.88% to Php 10.87 billion as at March 31, 2025.

Interest-bearing loans and borrowings—both current and non-current—dropped by 5.25% to Php 85.27 billion from Php 89.99 billion in 2024, primarily due to the repayments of the existing loans. Bonds payable also decreased by 0.97%, from Php 20.05 billion in 2024 to Php 19.85 billion in 2025.

Total other liabilities remained steady to Php 15.17 billion as of March 31, 2025, up by 0.28% from Php 15.13 billion in the previous year.

Total Equity, including non-controlling interests, continued to grow, reaching Php 283.67 billion as of March 31, 2025, from Php 278.74 billion in the previous year, supported by strong earnings. Equity attributable to the Parent Company's stockholders amounted to Php 250.90 billion, reflecting an 1.87% growth from Php 246.29 billion in the previous year.

The top five (5) key performance indicators of the Group are shown below:

	March 31, 2025	December 31, 2024
Current Ratio *1	3.32:1.00	3.43:1.00
Debt to Equity Ratio *2	0.37:1.00	0.39:1.00
Net Debt to Equity Ratio *3	0.31:1.00	0.32:1.00

	March 31, 2025	March 31, 2024
Return on Assets *4	1.24%	1.12%
Return on Equity *5	2.05%	1.92%

**1 – Current Assets / Current Liabilities*
**2 – Total Debt / Equity (Total debt includes interest bearing loans and borrowings and bonds payable)*
**3 – Net Debt / Equity (Net debt is total debt less cash and cash equivalents)*
**4 – Net Profit / Average Total Assets*
**5 – Net Profit / Average Equity (Computed using figures attributable only to parent company shareholders)*

The Group's financial position remains resilient, supported by its strong capital base, prudent financial management, and sustained operational growth across its diversified portfolio of assets. With its solid financial standing, the Group is well-positioned for continued investment and expansion while focusing on identifying new markets, sustaining established ones, and leveraging emerging business opportunities.

Material Changes in the Year 2025 Financial Statements

(Increase/decrease of 5% or more versus December 31, 2024)

Statements of Financial Position

19.65% decrease in cash and cash equivalents
Mainly due to capital expenditure for ongoing developments and debt repayments, partially offset by cash inflows from operating activities

8.00% increase in contract assets
Attributable to higher revenue recognition from ongoing real estate projects as construction progressed ahead of collections

8.55% increase in prepayments and other assets – net
Due to higher other current assets

12.49% decrease in financial assets at fair value through other comprehensive income
Reflecting changes in market valuation of the Group's investment holdings

20.58% increase in property and equipment – net
Additional capital expenditures related to ongoing construction, asset enhancements, and acquisitions supporting the Group's operational expansion

10.13% increase in deferred tax assets
Due to higher deferred tax assets on taxable temporary differences

5.25% decrease in interest-bearing loans and borrowings
Repayment of maturing obligations

6.37% increase in trade and other payable
Due to increase in construction and development activities resulting in higher obligations to suppliers and contractors

9.88% decrease in customers' deposits
Pertains to amounts received from customers for sale of residential lots and condominium units not yet qualified for sales recognition

7.22% decrease in advances from other related parties
Due to payment of advances from related parties

8.54% increase in deferred tax liabilities – net
Pertains to tax effects of taxable and deductible temporary differences

15.47% increase in income tax payable
Mainly due to higher taxable income

(Increase/decrease of 5% or more versus March 31, 2024)

Statements of Income

8.00% increase in real estate sales
Higher sales bookings resulting from increase in percentage of project completion due to acceleration of construction activities

14.99% increase in rental income
Increase in rental driven by higher tenant sales, new leases, escalation, and improved occupancy rates

26.51% increase in hotel operations
The surge in hotel operations was driven by robust hotel bookings, growth in MICE activities and local tourism and increase in food and beverage revenues

9.15% increase in interest and other income – net
Primarily due to foreign currency gain, higher interest and other income recognized for the current year

7.34% increase in cost of real estate sales
Higher sales bookings resulting from accelerated project completion rate

29.58% increase in cost of hotel operations
Directly related to the increase in hotel revenue

16.07% increase in operating expenses
Mainly due to increase in selling, administrative and other miscellaneous expenses

49.96% decrease in equity share in net losses of associates
Mainly due to higher incurred losses of an associate last year

14.56% decrease in interest and other charges – net
Primarily due to foreign currency losses incurred last year

15.78% increase in income tax expense
Due to higher taxable income

There are no other significant changes in the Group's financial position (5% or more) and condition that will warrant a more detailed discussion. Further, there are no material events and uncertainties known to management that would have impact or change the reported financial information and condition on the Group.

There are no known trends or demands, commitments, events or uncertainties that will result in or that are reasonably likely to result in increasing or decreasing the Group's liquidity in any material way. The Group does not anticipate having any cash flow or liquidity problems. The Group is not in default or breach of any note, loan, lease or other indebtedness or financing arrangement requiring it to make payments.

There are no material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of the Group with unconsolidated entities or other persons created during the reporting period.

The Group has no unusual nature of transactions or events that affects assets, liabilities, equity, net income or cash flows.

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

There were no known material events subsequent to the end of the period that have not been reflected in the Group's Financial Statements as at first quarter of 2025.

There were no changes in estimates of amount reported in the current financial year or changes in estimates of amounts reported in prior financial years.

There was no contingent liability reflected in the most recent annual financial statement, the same in the consolidated financial statements as at first quarter of 2025.

There are no commitments, guarantees and contingent liabilities that arise in the normal course of operations of the Group which are not reflected in the accompanying consolidated financial statements.

There were no other material issuances, repurchases or repayments of debt and equity securities.

MEGAWORLD CORPORATION AND SUBSIDIARIES
Aging of Accounts Receivables
March 31, 2025
(In thousand pesos)

EXHIBIT 7

Type of Receivables:	TOTAL	CURRENT/ NOT YET DUE	1-3 Months	4-6 Months	7 Months - 1 Year	Above 1 Year	Past due accounts & items in Litigation
a. Trade and other receivables	76,008,414	72,229,617	1,260,882	680,917	1,113,244	723,754	-

MEGAWORLD CORPORATION AND SUBSIDIARIES
SCHEDULE OF FINANCIAL SOUNDNESS INDICATORS
March 31, 2025 and December 31, 2024

EXHIBIT 8

Ratio	Formula	March 31, 2025	December 31, 2024
Current ratio	Current assets / Current liabilities	3.32	3.43
Acid test ratio	Quick assets / Current liabilities (Quick assets include current assets less inventories)	1.53	1.55
Debt-to-equity ratio	Total debt / Total stockholders' equity (Total debt includes interest bearing loans and borrowings and bonds and notes payable)	0.37	0.39
Asset-to-equity ratio	Total assets / Total stockholders' equity	1.66	1.68
			March 31, 2024
Solvency ratio	EBITDA / Total debt (Total debt includes interest bearing loans and borrowings and bonds and notes payable)	0.08	0.07
Interest rate coverage ratio	EBIT / Total Interest (Total interest includes interest expense and capitalized interest)	4.95	4.54
Return on equity	Net profit attributable to Company's shareholders / Average total equity attributable to the Company's shareholders	0.02	0.02
Return on assets	Net profit/ Average total assets	0.01	0.01
Net profit margin	Net profit / Total revenues	0.28	0.27