

PHILIPPINE INFRADEV HOLDINGS, INC.

**MANAGEMENT REPORT
Pursuant to SRC Rule 20 (4)**

For the 2020 Annual Stockholders' Meeting

***A. AUDITED FINANCIAL STATEMENTS FOR FISCAL YEAR ENDED
DECEMBER 31, 2019 AND JUNE 30, 2020 INTERIM FINANCIAL
STATEMENTS***

Registrant's consolidated audited financial statements for the fiscal year ended December 31, 2019 and interim financial statements for the period ended June 30, 2020 are attached.

B. THERE WERE NO DISAGREEMENTS WITH THE ACCOUNTANTS

C. MANAGEMENT'S DISCUSSION AND ANALYSIS OR PLAN OF OPERATIONS

Company's Operations

The Company is primarily engaged in the acquisition, reclamation, development, or exploitation of lands for the purpose of converting and developing said lands to integrated residential or commercial neighborhoods, and generally to engage in real estate business in all its forms.

The Parent Company has subsidiaries, Interport Development Corporation (IDC), Makati City Subway, Inc. (MCSI) and Jiangsu Rizal Infradev Co. Ltd. (the "Subsidiaries"). IDC is primarily involved in the acquisition and selling of real estate of all kinds or to hold such properties for investment purposes. MCSI is primarily engaged in the development, construction, operation, repair, maintenance, management and other allied business involving infrastructure and/ or public utility projects. Jiangsu Rizal Infradev Co., Ltd. (JRIC) to function primarily as a corporate vehicle in the procurement of materials and equipment related to the Subway Project. The Parent Company and the Subsidiaries have been collectively referred hereinto as the Group.

On October 23, 2018, the Company received from Public-Private Partnership Selection Committee of Makati City Government a Notice of Award for the construction and operation of the Makati Subway System (the "Project") to be implemented through a joint venture agreement. The Project has been awarded to the Parent Company as the lead proponent of a consortium.

On March 4, 2019, the Parent Company incorporated Makati City Subway, Inc. (MCSI) that will be used as a special corporate vehicle for the Subway Project. MCSI is a wholly-owned, domestic subsidiary of the Parent Company.

On July 12, 2019, the Parent Company incorporated Jiangsu Rizal Infradev Co., Ltd. (JRIC) to function primarily as a corporate vehicle in the procurement of materials and equipment related to the Subway Project. JRIC is a wholly-owned, foreign subsidiary of the Parent Company

On July 19, 2019, the Makati City Council approved City Ordinance No. 2019-A-020 (the “Ordinance”) on third and final reading. The Ordinance approved the terms and conditions of the PPP JV Agreement between the Parent Company and the Makati City Government for the construction, establishment, management and operation of the Subway Project.

On July 30, 2019, the Parent Company’s BOD approved a resolution authorizing the Parent Company’s execution, delivery and performance of the PPP JV Agreement with the Makati City Government, and of other instruments contemplated in the PPP JV Agreement. On the same date, authorized representatives of the Parent Company and the Makati City Government signed the PPP JV Agreement and the Parent Company submitted to the Makati City Government the US\$350 million performance bond which was accepted by the Makati City Government.

On February 18, 2020, the Notice to Proceed for the Subway Project was received by the Parent Company. The Subway project is expected to be completed within five (5) years for an estimated total project cost of US\$3.5 billion.

The clearing of the Company’s Binangonan property is still the focus of the Company’s operations with the goal of completely freeing from third party claims 500 hectares of the 2,200-hectare property. Due to a number of factors, including the recognition of Supreme Court’s recognition of the superior rights of the bonafide occupants as well as potential challenges in clearing and re-titling of this large area of land, management has estimated that only 1,513 hectares are expected to be recovered/cleared and re-titled in the name of the Parent Company as at December 31, 2019 and 2018. This estimate is assessed at regular intervals of one (1) to three (3) years based on the Group’s interaction with current occupants.

The Group is actively in the process of clearing and re-titling the large portion of the property in Binangonan for future developments.

Company’s Shares of Stocks

In 2018, Aggregate Business Group Holdings Inc. (ABG) purchased 26.94% ownership out of the 29.62% equity interest in the Parent Company previously held by Mabuhay Holdings Corporation. ABG is a domestic holding company. In 2019, ABG increased its ownership in the Parent Company to 71.28% through the purchase of additional shares making it the Group’s ultimate parent company as at December 31, 2019.

On July 20, 2018, the BOD and shareholders approved the increase in the authorized share capital from P1.50 billion to P19.5 billion, composed of P9.50 billion common shares and P10.00 billion preferred shares.

Subsequently, the Parent Company received from its shareholders deposits for future common shares subscription amounting to P1.28 billion as at December 31, 2018, pending SEC’s approval on the increase in authorized share capital. On March 15, 2019, following SEC’s approval the Parent Company issued the corresponding 4.56 billion common shares. Accordingly, the deposits for future common shares subscription have been presented as part of equity as at December 31, 2018.

On October 31, 2019, relative to the PPP JV Agreement, the Parent Company entered into the Subscription Agreement with the Makati City Government for 656.66 million preferred shares of the Parent Company at P10 per share in exchange for the delivery of the Makati Land.

In February 2020, the Parent Company and the Makati City Government agreed to split the Subscription Agreement into two: (i) 656.66 million preferred shares to be paid with land properties owned by the Makati City Government with an appraised value of P6.57 billion as at September 13, 2019, and (ii) 65.67 million preferred shares to be acquired through 2% annual stock dividends for 5 (five) years until the 722.32 million preferred shares are fully issued.

DISCUSSION OF THE REGISTRANT'S FINANCIAL CONDITION, CHANGES IN FINANCIAL CONDITION & RESULTS OF OPERATIONS FOR EACH OF THE LAST 3 FISCAL YEARS

INTERIM REPORT JUNE 30, 2020

Results of Operations

A comparative review of the Company's financial operations for the quarter ended June 30, 2020 vis-à-vis the same period last year showed the following:

The significant decrease of P42.57 million in total revenue was mainly due to the lower number of units sold. Total cost and expenses decreased by P16.20 million from P57.38 million mainly because of the higher cost of sales.

Financial Condition

The Company employed total assets of P150,105,023,157 financed by total liabilities of P 15,958,925,445 and total stockholders' equity of P 134,146,097,712. Noncurrent assets amounted to P 147,597,741,130 consisting of investment property, property and equipment (net of accumulated depreciation), intangible assets and other assets. Current assets stood at P2,507,282,027.

Material changes (June 30, 2020 vs. December 31, 2019)

Cash decreased by P505.73 million mainly because of the costs related to Makati City Subway, Inc. (MCSI) and land development cost of the Company's 5th project located in Binangonan (Casas Carlina).

Prepayments and other current assets increased by P16.82 million mainly because of the increase in Input VAT.

Property and equipment, net increased by P356.08 million mainly because of the transactions of MCSI related to its project development costs.

Land held for development increased by P58.40 million mainly because of the land development cost related to its Casas Carlina project.

Retained Earnings decreased by P29.84 million mainly because of the net loss of P26.13 million and payment of documentary stamp tax related to the subscription of shares.

There is no significant element of income that did not arise from the Registrant's continuing operations. Neither is the Company's operations affected by any seasonality or cyclical trends.

YEAR ENDED DECEMBER 31, 2019

Results of Operations

Philippine Infradev Holdings Inc. sold 49 units of Casas Aurora amounting to P 53,618,450, net of P6,250 sales discount, and 13 units of Fiesta Casitas amounting to P 13,731,500. Moreover, the Company sold a parcel of raw land amounting to P 9,965,229. Casas Aurora project is the main sales contributor for the year ended 2019 in which the company started to sell the units in the year 2016.

A comparative review of the Company's financial operations for the year ended December 31, 2019 vis-à-vis the same period last year showed the following:

The negative material movement of sales account was brought by the lower sold units in 2019. Philippine Infradev Holdings Inc. (IRC) sold 49 units of Casas Aurora and 13 units of Fiesta Casitas in 2019 as compared to 107 units and 12 units, respectively in 2018.

The main contributor of the increase in total revenue in 2019 is the increase in the fair value of the properties located in Binangonan (undeveloped lots). Based on the appraisal performed by an independent external firm of appraisers, the Binangonan property has a fair value of P1891/sqm as at December 31, 2019 as compared to P1200/sqm as at December 31, 2018.

Total cost and expenses increased by P89 million from P164.74 million mainly due to the significant movement in taxes and licenses account as well as the foreign exchange loss. The upward movement in taxes and licenses account is mainly because of the documentary stamp tax related to the Subscription Agreement with the Makati City Government for 656.66 million preferred shares of IRC at P10 per share in exchange for the delivery of the Makati Land.

Financial Condition

The financial position of the Company as of December 31, 2019, shows total assets of P150,190,588,391. Noncurrent assets were P147,242,134,508. The noncurrent assets consist of investment properties, property and equipment (net of accumulated depreciation), intangible assets and other assets. Current assets as of December 31, 2019 stood at P2,948,453,883.

The total liabilities of the Company as of December 31, 2019 is P 16,014,648,988 while current liabilities stood at P239,260,290. Non-current liabilities is P15,775,388,698 which includes the 3,020,701,435 deferred tax liability and P12,743,834,354 provision for clearing costs. Total stockholders' equity as of December 31, 2019 is P 134,175,939,403.

Material changes (2019 vs. 2018)

Cash increased by P693.4 million mainly because of the proceeds from deposits for future shares subscription and loans, net of settlements of principal loans, interest, clearing costs and documentary stamp tax on issuance of preferred shares.

Receivables decreased by 204.4 million mainly because of the reclassification of advances made to Makati City Subway, Inc. (MCSI) from receivable account to advances to subsidiary which was eliminated upon consolidation of accounts. MCSI will serve as the corporate vehicle for the Project.

Real properties held for sale and development decreased by P9 million brought by cost of sold units, net of additions related to the development costs.

Prepayments increased by P27.1 million mainly because of the input VAT transactions of the Company.

Investment property increased by P15 billion mainly due to the increase in the fair value of Binangonan Properties from P14.71 billion in 2018 to P23.18 billion in 2019. Moreover, the fair value of Makati Land also contributed to the increase of the investment property.

Property and equipment increased by P2 billion mainly because of the transactions of MCSI related to its project development costs.

Intangible assets as at December 31, 2019 pertain to contractual rights over the excess FAR granted to the Group.

The increase in the **Other assets** is brought by the acquisition of land which was initially classified by the Company as deposit since there is no actual transfer of title yet as at December 31, 2019.

Borrowings increased to P70.2 million as a result of the loan of Jiangsu Rizal Infradev Co., Ltd. (JRIC) from Shanghai Mintu Investment Holding Company for Makati City Subway project partnership. JRIC is a wholly-owned, foreign subsidiary of the Parent Company to function primarily as a corporate vehicle in the procurement of materials and equipment related to the Subway Project.

Provision for clearing costs, current portion and non-current portion increased by 39.4% due to the change in estimate of clearing cost, net of unwinding of discount.

The material movement in the **Deferred income tax liability** is mainly brought by the cumulative unrealized fair value gain on investment property.

YEAR ENDED DECEMBER 31, 2018

Results of Operations

Philippine Infradev Holdings Inc. sold 107 units of Casas Aurora amounting to P 115,249,120, net of P17,300 sales discount, and 12 units of Fiesta Casitas amounting to P 10,393,060. Casas Aurora project is the main sales contributor for the year ended 2018 in which the company started to sell the units in the year 2016.

A comparative review of the Company's financial operations for the year ended December 31, 2018 vis-à-vis the same period last year showed the following:

The negative material movement of sales account was brought by the lower sold units in 2018. Philippine Infradev Holdings Inc. (IRC) sold 107 units of Casas Aurora and 12 units of Fiesta Casitas in 2018 as compared to 160 units and 15 units, respectively in 2017.

The main contributor of the increase in total revenue in 2018 is the recognition of additional recoverable land area and the increase in the fair value of the properties located in Binangonan (undeveloped lots). Based on the appraisal performed by an independent external firm of appraisers, the Binangonan property has a fair value of P1200/sqm as at December 31, 2018 as compared to P1100/sqm as at December 31, 2017.

No material movement of total cost and expenses from 2017 to 2018.

Financial Condition

The financial position of the Company as of December 31, 2018, shows total assets of P17,165,443,581. Noncurrent assets were P14,722,332,254. The noncurrent assets consist of investment properties, property and equipment (net of accumulated depreciation) and other assets. Current assets as of December 31, 2018 stood at P2,443,111,327.

The total liabilities of the Company as of December 31, 2018 is P10,788,037,995 while current liabilities stood at P1,140,198,836. Non-current liabilities is P9,647,839,159 which includes the P1,685,007,200 deferred tax liability and P7,958,840,691 provision for clearing costs. Total stockholders' equity as of December 31, 2018 is P6,377,405,586.

Material changes (2018 vs. 2017)

Cash increased by P1.1 billion mainly because of the deposits for future shares subscription received by the Company from its shareholders amounting to P1.28 billion as at December 31, 2018, pending SEC's approval on the increase in authorized share capital.

Receivables grew by 221 million mainly because of the advances made to Makati City Subway, Inc. (MCSI) as a wholly-owned subsidiary. MCSI will serve as the corporate vehicle for the Project.

Prepayments decreased by 59% or P23.7 million due to the usage of creditable withholding tax to pay for the income tax due for the year 2018. Moreover, Advances to Subcontractors were already capitalized as inventories.

Investment property increased by P12.2 billion mainly due to the recognition of additional recoverable land area and recognition of fair value gain on investments and the capitalizing of borrowing costs. As at December 31, 2018, this account represents the Company's 1,513-hectare property in Binangonan, Rizal, which is currently being cleared for future development. This property was acquired in 1978 and part and parcel of the 2,200-hectare property.

Property and equipment increased by P5 million mainly because of the acquisition of three (3) additional Company vehicles.

Accounts payable and accrued expenses decreased by P46 million or 31% mainly due to the payments of loan interest with Mabuhay Holding Corp.

Provision for clearing costs, current portion and non-current portion increased by P8.05 billion due to recognition of additional recoverable land area.

YEAR ENDED DECEMBER 31, 2017

Results of Operations

Philippine Infradev Holdings Inc. sold 160 units of Casas Aurora amounting to P151,390,935, net of P276,715 sales discount, and 15 units of Fiesta Casitas amounting to P12,069,400. Casas Aurora project is the main sales contributor for the year ended 2017 in which the company started to sell the units in the year 2016.

As of September 30, 2017, the independent appraiser valued the properties located in Binangonan (undeveloped lots) at P1100/sqm.

A comparative review of the Company's financial operations for the year ended December 31, 2017 vis-à-vis the same period last year showed the following:

The upward movement in sales account was brought by the higher sold units in 2017. Philippine Infradev Holdings Inc. (IRC) sold 160 units of Casas Aurora and 15 units of Fiesta Casitas in 2017 as compared to 107 units and 6 units, respectively in 2016.

The main contributor of the decrease in total revenue in 2017 is the fair value gain on investment property. The fair value gain recognized in 2017 is only P31.76 million as compared to P98.85 million in 2016. Total cost and expenses increased by P44.76 million from P121.26 million mainly because of the higher cost of sales.

Financial Condition

The financial position of the Company as of December 31, 2017, shows total assets of P3,653,685,334. Noncurrent assets were P2,491,050,195. The noncurrent assets consist of investment properties, property and equipment (net of accumulated depreciation) and other assets. Current assets as of December 31, 2017 stood at P1,162,014,759.

The total liabilities of the Company as of December 31, 2017 is P1,786,327,428 while current liabilities stood at P485,442,087. Non-current liabilities is P1,300,885,341 which includes the P436,799,331 deferred tax liability and P827,209,024 provision for clearing costs. Total stockholders' equity as of December 31, 2017 is P1,867,357,906.

Material changes (2017 vs. 2016)

Cash decreased by 92% or P21.9 million mainly due to payment made of loan to Tamura Kenzai.

Receivables grew by 23% or P14.7 million mainly because of the higher sales of Casas Aurora units during the year.

Prepayments likewise increased by 18% or P6 million due to payments of creditable withholding tax.

Land held for development is decreased by 1% or P6.8 million mainly due to reclassification of partially completed units to land held for development which was incurred during the year.

Investment property increased by 6% or P140 million mainly due to the recognition of additional recoverable land area of 8 hectares, and recognition of fair value gain on investments and the capitalizing of borrowing costs.

Accounts payable and accrued expenses increased by P34 million or 30% mainly due to the accrual of loan interest with Mabuhay Holding Corp.

Provision for clearing costs, current portion decreased by P9.9 million or 10% due to Company's effort in clearing the land.

Provision for clearing costs, non-current increased by P79.3 million or 11% due to the increase in recoverable area to be cleared coupled with the effect of discounting of provision for clearing cost.

Real properties held for sale and development decreased by 18.5 million or 32% mainly because of the higher sales for the year ended 2017.

KEY PERFORMANCE AND FINANCIAL SOUNDNESS INDICATORS

Definition of Ratios

Working Capital- computed as current assets minus current liabilities.

Current Ratio- computed as current assets divided by current liabilities.

Quick Ratio- computed as current assets minus prepayments and land held for development divided by current liabilities.

Asset to Equity Ratio- measures financial leverage and long- term solvency. It shows how much of the assets are owned by the company. It is computed as total assets divided by stockholders' equity.

Debt to Assets Ratio- computed as total liabilities divided by total assets.

Debt to Equity Ratio- computed as total liabilities divided by total equity.

Gross Profit Margin- shows how much of the company's revenue remains after the cost of sales. It is computed as gross profit divided by sales.

Operating Profit Margin- measures the amount of money that remains after paying sales and operating expenses. It is computed as earnings before taxes and interest divided by sales.

Net Profit Margin- shows the money remaining after paying all expenses. It is computed as net profit divided by sales.

Return on Assets- measures how effectively the company uses its assets to create revenue. It is computed as net income divided by total assets.

Return on Equity- measures how much money the company have earned on its investment. It is computed as net income divided by stockholders' equity.

Interest Coverage Ratio- measures the company's ability to pay its interest charges. It is computed as income before income tax and interest expense divided by interest payments.

REGISTRANT'S FINANCIAL SOUNDNESS INDICATORS

Below are the comparative key performance indicators of the Company for the interim period and the last three (3) years:

	Jun. 30, 2020	Dec. 31, 2019	Dec. 31, 2018	Dec. 31, 2017
Working Capital	2,323,745,280	2,709,193,593	1,302,912,491	677,193,052
Current Ratio	13.66	12.32	2.14	2.395
Quick Ratio	7.66	8.01	1.25	.204
Asset to Equity Ratio	1.12	1.12	2.69	1.957
Debt to Assets Ratio	0.11	0.11	.63	.489
Debt to Equity Ratio	0.12	0.12	1.69	.957
Gross Profit Margin	0.51	0.99	.98	.331
Operating Profit Margin	(1.74)	0.95	.96	.150
Net Profit Margin	(1.74)	0.66	.68	.117
Return on Assets	(0.00)	0.02	.17	.006
Return on Equity	(0.00)	0.02	.47	.012
Interest Coverage Ratio	(449)	1,339	2,445	-nil-

D. GENERAL NATURE AND SCOPE OF BUSINESS

Philippine Infradev Holdings Inc. (formerly IRC Properties, Inc.) (the "Parent Company") was incorporated in the Philippines on February 24, 1975. The Parent Company is primarily engaged in the acquisition, reclamation, development, or exploitation of lands for the purpose of converting and developing said lands to integrated residential or commercial neighborhoods, and generally to engage in real estate business in all its forms.

The company has a 2,200-hectare property located in the Municipality of Binangonan, Province of Rizal. The Binangonan property was acquired in 1978 and part and parcel of the 2,200-hectare property.

The Parent Company has subsidiaries, Interport Development Corporation (IDC), Makati City Subway, Inc. (MCSI) and Jiangsu Rizal Infradev Co. Ltd. (the “Subsidiaries”). IDC is primarily involved in the acquisition and selling of real estate of all kinds or to hold such properties for investment purposes. MCSI is primarily engaged in the development, construction, operation, repair, maintenance, management and other allied business involving infrastructure and/ or public utility projects. Jiangsu Rizal Infradev Co., Ltd. (JRIC) to function primarily as a corporate vehicle in the procurement of materials and equipment related to the Subway Project. The Parent Company and the Subsidiaries have been collectively referred hereinto as the Group.

The Company currently holds offices at 35/F, Rufino Pacific Tower, 6784 Ayala Avenue, Makati City. The Company’s last annual stockholders' meeting was on September 30, 2019.

DEPENDENCE ON A FEW CUSTOMERS. This disclosure is currently not applicable to the Registrant’s business and concerns.

TRANSACTIONS WITH AND/OR DEPENDENCE ON RELATED PARTIES. The Registrant’s transactions with its subsidiaries and affiliates mainly consist of the granting of advances to/from them.

NEED FOR GOVERNMENTAL APPROVAL OF PRODUCTS AND SERVICES. Aside from being regulated by the PSE and the SEC, the Registrant generally is not subject to any other specific government regulation.

EFFECT OF EXISTING OR PROBABLE GOVERNMENTAL REGULATIONS TO THE BUSINESS. This disclosure is currently not applicable to the Registrant’s business and concerns.

ESTIMATE OF AMOUNT SPENT FOR RESEARCH AND DEVELOPMENT ACTIVITIES. This disclosure is currently not applicable to the Registrant’s business and concerns.

COSTS AND EFFECTS OF COMPLIANCE WITH ENVIRONMENTAL LAWS. This disclosure is currently not applicable to the Registrant’s business and concerns.

TOTAL NUMBER OF EMPLOYEES AND NUMBER OF FULL TIME EMPLOYEES. Presently, the Company has a total twenty-two (22) personnel excluding the Chairman, President, Corporate Secretary and Assistant Corporate Secretary. Management intends to hire additional personnel as the need arises.

E. DIRECTORS AND OFFICERS - Pls. refer to SEC Form 20- IS

F. MARKET PRICE OF AND DIVIDENDS ON THE REGISTRANT'S COMMON EQUITY

Principal Market

The common shares of the Registrant are being traded at the Philippine Stock Exchange. The company has an authorized capital stock of Php 19.5 Billion divided into 9,500,000,000 common shares with par value of Php 1.00 per share and 1,000,000,000 preferred shares with par value of Php 10.00 per share. The number of stockholders of record as of December 31, 2019 is 560. Common and preferred shares outstanding as of December 31, 2019 amount to 6,061,560,322.00 and 7,223,209,400.00, respectively.

Dividends

No dividend declarations were made during the two recent fiscal years of the Company. Aside from the accumulated deficit sustained by the company, there is no restriction that limits the ability to pay dividends on common equity. The company cannot yet declare dividends based on 2019 results of operations because the reconciled balance of retained earnings is still negative as shown in the reconciliation below.

	2017	2018	2019
Unappropriated Retained Earnings, as adjusted to available for dividend distribution, beginning	P (629,709,290)	P (628,947,810)	P (541,238,748)
Add: Net Income actually earned			
Net Income during the period closed to Retained earnings	22,996,681	2,991,974,032	3,261,644,350
Less: Non-actual/unrealized income net of tax			
Unrealized foreign exchange gain (except those attributable to cash and cash equivalents)	-	(12,749,800)	-
Fair value adjustment of Investment Property resulting to gain (net of tax)	(22,235,201)	(2,904,264,970)	(3,255,134,644)
TOTAL RETAINED EARNINGS, END AVAILABLE FOR DIVIDEND	P (628,947,810)	P (553,988,548)	P (534,729,042)

Common Equity

The shares of IRC traded along the following bands during 2020, 2019 and 2018:

	2020		2019		2018	
	High	Low	High	Low	High	Low
First Quarter	1.26	0.59	2.52	1.63	1.10	0.66
Second Quarter	0.93	0.70	2.05	1.55	1.62	0.99
Third Quarter	1.28	0.77	1.90	1.30	2.80	1.35
Fourth Quarter	-	-	1.66	1.20	2.97	2.01

The listed price of PIHI shares as of September 30, 2020 is P1.14.

Stockholders

The number of stockholders of record as of September 30, 2020, the Record Date of the 2020 annual stockholders' meeting is **556**. Common shares outstanding as of September 30, 2020 amounted to 6,061,560,322.

The top 20 stockholders as of September 30, 2020 are as follows:

	<u>Name of Stockholder</u>	<u>Number of Shares</u>	<u>Percentage Ownership</u>
1	AGGREGATE BUSINESS GROUP HOLDINGS, INC.	4,552,220,000	*75.10%
2	PCD NOMINEE CORP. (NF)	624,769,011	10.31%
3	PCD NOMINEE CORP. (F)	440,735,503	7.27%
4	AUSPICIOUS ONE BELT ONE ROAD FUND	368,175,000	6.07%
5	RIZAL PARTNERS CO. LTD.	45,385,000	0.75%
6	MARILAQUE LAND INC.	5,998,000	0.10%
7	DEE ALICE T.	2,995,000	0.05%
8	VALMORA INVESTMENT AND MANAGEMENT CORPORATION	2,300,000	0.04%
9	EQUITY MANAGERS ASIA INC	1,000,000	0.02%
10	DAVID GO SECURITIES CORPO	729,000	0.01%
11	SIGUION-REYNA LEONARDO T	700,000	0.01%
12	GOKONGWEI JR. JOHN	642,000	0.01%
13	UY IMELDA T.	621,000	0.01%
14	TAN HENRY L.	600,000	0.01%
15	BLUE RIDGE CORPORATION	500,000	0.01%
16	TANCHAN III SANTIAGO	500,000	0.01%
17	LAO ALEX L.	500,000	0.01%
18	CHAM GRACE	480,000	0.01%
19	CO JR. TONG TE	401,000	0.01%
20	PASCUAL SECURITIES CORP.	400,250	0.01%

The above list is exclusive of 722,320,940 preferred shares with par value of Php 10 issued to City Government of Makati.

* Inclusive of shares lodged under PCD NOMINEE CORP.

Recent Sales of Unregistered or Exempt Securities

On October 31, 2019, relative to the PPP JV Agreement, the Parent Company entered into the Subscription Agreement with the Makati City Government for 656.66 million preferred shares of the Parent Company at P10 per share in exchange for the delivery of the Makati Land.

In February 2020, the Parent Company and the Makati City Government agreed to split the Subscription Agreement into two: (i) 656.66 million preferred shares to be paid with land properties owned by the Makati City Government with an appraised value of P6.57 billion as at September 13, 2019, and (ii) 65.67 million preferred shares to be acquired through 2% annual stock dividends for 5 (five) years until the 722.32 million preferred shares are fully issued. On September 24, 2020, the SEC issued its Certificate of Approval of Valuation of the land owned by the Makati City Government as partial payment of its said subscription to the Company's preferred shares.

G. DISCUSSION ON COMPLIANCE WITH LEADING PRACTICE ON CORPORATE GOVERNANCE

The compliance officer is currently in charge of evaluating the level of compliance of the Board of Directors and top-level management with its New Manual of Corporate Governance.

Measures being undertaken by the company to fully comply with the adopted leading practices on good corporate governance;

Due to company's limited operations, measures are slowly being undertaken to fully comply with the adopted leading practices on good corporate governance.

Any deviation from the company's New Manual of Corporate Governance shall be fully disclosed to the Commission.

Other than the disclosure enumerated above, the company has nothing to report on the following:

- a) Any known trends, demands, commitments, events or uncertainties that will have a material impact on its liquidity;
- b) Events that will trigger direct or contingent financial obligation that is material to the company;
- c) Material off-balance sheet transactions, arrangements or obligations;
- d) Any material commitment for capital expenditures;
- e) Any significant elements of income or loss that did not arise from the issuers continuing operations; and
- f) Any seasonal aspects that had a material effect on the financial condition or results of operation.

H. UPON THE WRITTEN REQUEST OF A STOCKHOLDER, THE COMPANY WILL PROVIDE, WITHOUT CHARGE, A COPY OF THE COMPANY'S ANNUAL REPORT IN SEC FORM 17-A DULY FILED WITH THE SECURITIES AND EXCHANGE COMMISSION. THE STOCKHOLDER MAY BE CHARGED

A REASONABLE COST FOR PHOTOCOPYING THE EXHIBITS. ALL REQUESTS MAY BE SENT TO THE FOLLOWING:

***PHILIPPINE INFRADEV HOLDINGS, INC.
35/F. Rufino Pacific Tower, 6784 Ayala Avenue
Makati City 1223 or at
Email: admin@infra.com.ph***