

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
Sep 30, 2015
2. SEC Identification Number
167423
3. BIR Tax Identification No.
000-477-103
4. Exact name of issuer as specified in its charter
MEGAWORLD CORPORATION
5. Province, country or other jurisdiction of incorporation or organization
Metro Manila
6. Industry Classification Code(SEC Use Only)
7. Address of principal office
28th Floor, The World Centre, 330 Sen. Gil Puyat Avenue, Makati City
Postal Code
1227
8. Issuer's telephone number, including area code
(632)8678826 to 40
9. Former name or former address, and former fiscal year, if changed since last report
N/A
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common	32,239,445,872
Preferred	6,000,000,000

11. Are any or all of registrant's securities listed on a Stock Exchange?

Yes No

If yes, state the name of such stock exchange and the classes of securities listed therein:

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

12. Indicate by check mark whether the registrant:

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

Yes No

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

Yes No

The Exchange does not warrant and holds no responsibility for the veracity of the facts and representations contained in all corporate disclosures, including financial reports. All data contained herein are prepared and submitted by the disclosing party to the Exchange, and are disseminated solely for purposes of information. Any questions on the data contained herein should be addressed directly to the Corporate Information Officer of the disclosing party.



MEGAWORLD CORPORATION

Megaworld Corporation

MEG

PSE Disclosure Form 17-2 - Quarterly Report
References: SRC Rule 17 and
Sections 17.2 and 17.8 of the Revised Disclosure Rules

For the period ended	Sep 30, 2015
Currency (indicate units, if applicable)	Php in thousands

Balance Sheet

	Period Ended	Fiscal Year Ended (Audited)
	Sep 30, 2015	Dec 31, 2014
Current Assets	125,602,500	122,090,504
Total Assets	236,609,231	221,039,841
Current Liabilities	34,594,092	38,878,034
Total Liabilities	104,166,571	92,241,048
Retained Earnings/(Deficit)	68,667,951	62,470,153
Stockholders' Equity	132,442,660	128,798,793
Stockholders' Equity - Parent	113,685,863	110,802,948
Book Value per Share	3.57	3.48

Income Statement

	Current Year (3 Months)	Previous Year (3 Months)	Current Year-To-Date	Previous Year-To-Date
Operating Revenue	10,948,122	9,568,865	31,876,409	27,998,192
Other Revenue	572,612	333,856	1,650,635	13,862,012
Gross Revenue	11,520,734	9,902,721	33,527,044	41,860,204
Operating Expense	6,680,365	5,939,555	20,562,410	19,084,951
Other Expense	976,794	606,844	2,021,710	1,400,365
Gross Expense	7,657,159	6,546,399	22,584,120	20,485,316
Net Income/(Loss) Before Tax	3,863,575	3,356,322	10,942,924	21,374,888
Income Tax Expense	940,384	758,968	2,590,681	2,336,219
Net Income/(Loss) After Tax	2,923,191	2,597,354	8,352,243	19,038,669
Net Income Attributable to Parent Equity Holder	2,833,853	2,460,757	8,093,785	18,787,331
Earnings/(Loss) Per Share (Basic)	0.08	0.07	0.25	0.59
Earnings/(Loss) Per Share (Diluted)	0.08	0.07	0.25	0.59

Other Relevant Information

None

Filed on behalf by:

Name	Dohrie Edangalino
Designation	Head-Corporate Compliance Group

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

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

1. For the quarterly period ended **30 September 2015**
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**
Province, Country or other jurisdiction of incorporation or organization
6. (SEC Use Only)
Industry Classification Code
7. **28th Floor, The World Centre
330 Sen. Gil J. Puyat Avenue
Makati City, Philippines 1227**
Address of issuer's principal office
8. **(632) 867-8826 to 40**
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	32,239,445,872
Preferred	6,000,000,000
Total	38,239,445,872

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

Yes [] No []

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

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 [] No []

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

Yes

No

PART I - FINANCIAL INFORMATION

Item 1. Financial Statements

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 December 31, 2014 and September 30, 2015

Exhibit 2 - Consolidated Statements of Income for the periods ended September 30, 2015 and September 30, 2014

Exhibit 3 - Consolidated Statements of Changes in Equity as of September 30, 2015 and September 30, 2014

Exhibit 4 - Consolidated Statements of Cash Flows as of September 30, 2015 and September 30, 2014

Exhibit 5 - Notes to Interim Financial Information

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
November 13, 2015

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

EXHIBIT 1

	Unaudited September 30, 2015	Audited December 31, 2014
<u>ASSETS</u>		
CURRENT ASSETS		
Cash and cash equivalents	P 16,067,665	P 25,142,950
Trade and other receivables - net	29,171,798	23,718,900
Financial assets at fair value through profit or loss	153,200	225,500
Residential, condominium units, golf and resort shares for sale	60,927,844	56,908,141
Property development costs	13,784,836	12,390,474
Prepayments and other current assets - net	<u>5,497,157</u>	<u>3,704,539</u>
Total Current Assets	<u>125,602,500</u>	<u>122,090,504</u>
NON-CURRENT ASSETS		
Trade and other receivables - net	31,361,890	28,911,089
Advances to landowners and joint ventures	5,288,785	4,823,706
Land for future development	16,475,716	13,212,624
Investments in available-for-sale securities	3,891,389	6,146,267
Investments in and advances to associates and other related parties	7,049,511	6,083,083
Investment properties - net	41,700,240	35,762,630
Property and equipment - net	3,066,370	1,867,373
Deferred tax assets - net	70,105	77,267
Other non-current assets	<u>2,102,725</u>	<u>2,065,298</u>
Total Non-current Assets	<u>111,006,731</u>	<u>98,949,337</u>
TOTAL ASSETS	<u>P 236,609,231</u>	<u>P 221,039,841</u>

Unaudited September 30, 2015	Audited December 31, 2014
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LIABILITIES AND EQUITY

CURRENT LIABILITIES

Interest-bearing loans and borrowings	P 1,874,072	P 2,625,738
Bonds payable	-	5,000,000
Trade and other payables	13,392,823	10,620,187
Customers' deposits	5,113,428	5,847,731
Reserve for property development	6,563,883	7,063,089
Deferred income on real estate sales	5,509,152	5,340,188
Income tax payable	22,977	146,219
Other current liabilities	<u>2,117,757</u>	<u>2,234,882</u>

Total Current Liabilities	<u>34,594,092</u>	<u>38,878,034</u>
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NON-CURRENT LIABILITIES

Interest-bearing loans and borrowings	18,242,364	6,126,997
Bonds payable	20,822,030	19,784,914
Customers' deposits	1,991,107	1,396,449
Redeemable preferred shares	1,257,988	1,257,988
Reserve for property development	8,696,411	8,302,500
Deferred income on real estate sales	5,122,513	4,518,014
Deferred tax liabilities - net	8,828,956	8,138,765
Advances from associates and other related parties	911,262	903,152
Retirement benefit obligation	1,155,312	1,077,540
Other non-current liabilities	<u>2,544,536</u>	<u>1,856,695</u>

Total Non-current Liabilities	<u>69,572,479</u>	<u>53,363,014</u>
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Total Liabilities	<u>104,166,571</u>	<u>92,241,048</u>
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EQUITY

Total equity attributable to the company's shareholders	113,685,863	110,802,948
Non-controlling interests	<u>18,756,797</u>	<u>17,995,845</u>

Total Equity	<u>132,442,660</u>	<u>128,798,793</u>
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TOTAL LIABILITIES AND EQUITY	<u>P 236,609,231</u>	<u>P 221,039,841</u>
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MEGAWORLD CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF INCOME
(In thousand pesos, except earnings per share)

EXHIBIT 2

	2015 Unaudited Jul 1 - Sep 30	2015 Unaudited Jan 1 - Sep 30	2014 Unaudited Jul 1 - Sep 30	2014 Unaudited Jan 1 - Sep 30
REVENUES AND INCOME				
Real estate sales	P 7,063,077	P 20,489,755	P 6,366,638	P 18,377,086
Interest income on real estate sales	471,241	1,370,624	446,658	1,232,698
Realized gross profit on prior years' sales	1,008,660	3,042,005	843,811	2,663,947
Rental income	2,234,309	6,444,774	1,753,246	5,197,530
Hotel operations	170,835	529,251	158,512	526,931
Equity share in net earnings of associates	75,321	130,489	2,618	307,012
Interest and other income - net	497,291	1,520,146	331,238	13,555,000
	<u>11,520,734</u>	<u>33,527,044</u>	<u>9,902,721</u>	<u>41,860,204</u>
COSTS AND EXPENSES				
Real estate sales	3,623,256	11,138,248	3,582,122	10,725,120
Deferred gross profit	1,162,569	3,790,417	862,448	3,474,580
Hotel operations	114,188	302,422	82,018	259,150
Operating expenses	1,780,352	5,331,323	1,412,967	4,626,101
Interest and other charges - net	976,794	2,022,002	606,844	1,317,003
Tax expense	940,384	2,590,681	758,968	2,336,219
	<u>8,597,543</u>	<u>25,175,093</u>	<u>7,305,367</u>	<u>22,738,173</u>
PROFIT FOR THE PERIOD				
BEFORE PREACQUISITION LOSS (INCOME)	2,923,191	8,351,951	2,597,354	19,122,031
PREACQUISITION LOSS (INCOME) OF SUBSIDIARIES	<u>-</u>	<u>292</u>	<u>-</u>	<u>(83,362)</u>
NET PROFIT FOR THE PERIOD	<u>P 2,923,191</u>	<u>P 8,352,243</u>	<u>P 2,597,354</u>	<u>P 19,038,669</u>
Net profit attributable to:				
Company's shareholders	P 2,833,853	P 8,093,785	P 2,460,757	P 18,787,331
Non-controlling interests	<u>89,338</u>	<u>258,458</u>	<u>136,597</u>	<u>251,338</u>
	<u>P 2,923,191</u>	<u>P 8,352,243</u>	<u>P 2,597,354</u>	<u>P 19,038,669</u>
Earnings Per Share				
Basic	<u>P 0.089</u>	<u>P 0.254</u>	<u>P 0.077</u>	<u>P 0.594</u>
Diluted	<u>P 0.089</u>	<u>P 0.253</u>	<u>P 0.077</u>	<u>P 0.590</u>

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

	2015 Unaudited Jul 1 - Sep 30	2015 Unaudited Jan 1 - Sep 30	2014 Unaudited Jul 1 - Sep 30	2014 Unaudited Jan 1 - Sep 30
NET PROFIT FOR THE PERIOD	P 2,923,191	P 8,352,243	P 2,597,354	P 19,038,669
OTHER COMPREHENSIVE INCOME (LOSS)				
Items that will not be reclassified subsequently to profit or loss -				
Actuarial loss on retirement benefit obligations	-	-	-	(4,630)
Items that will be reclassified subsequently to profit or loss:				
Net unrealized fair value gains (losses) on available-for-sale securities	(1,703,747)	(3,367,906)	(157,457)	266,040
Exchange difference on translating foreign operations	27,485	45,036	51,421	(62,056)
	<u>(1,676,262)</u>	<u>(3,322,870)</u>	<u>(106,036)</u>	<u>203,984</u>
	<u>(1,676,262)</u>	<u>(3,322,870)</u>	<u>(106,036)</u>	<u>199,354</u>
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	<u>P 1,246,929</u>	<u>P 5,029,373</u>	<u>P 2,491,318</u>	<u>P 19,238,023</u>
Total comprehensive income attributable to:				
Company's shareholders	1,157,591	4,770,915	2,354,721	18,986,685
Non-controlling interests	89,338	258,458	136,597	251,338
	<u>P 1,246,929</u>	<u>P 5,029,373</u>	<u>P 2,491,318</u>	<u>P 19,238,023</u>

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

EXHIBIT 3

	Unaudited September 30, 2015	Unaudited September 30, 2014
CAPITAL STOCK	P 32,430,866	P 32,334,704
ADDITIONAL PAID-IN CAPITAL	16,657,991	16,647,265
TREASURY STOCK	(633,722)	(633,722)
NET ACTUARIAL LOSSES ON RETIREMENT BENEFIT PLAN	(239,047)	(131,978)
NET UNREALIZED GAINS (LOSSES) ON AVAILABLE-FOR-SALE SECURITIES	(2,780,749)	2,069,271
ACCUMULATED TRANSLATION ADJUSTMENT	(417,427)	(452,911)
RETAINED EARNINGS	68,667,951	60,030,753
NON-CONTROLLING INTERESTS	<u>18,756,797</u>	<u>18,229,659</u>
TOTAL EQUITY	<u>P 132,442,660</u>	<u>P 128,093,041</u>

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

EXHIBIT 4

	Unaudited September 30, 2015	Unaudited September 30, 2014
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before tax	P 10,942,924	P 21,374,888
Adjustments for:		
Depreciation and amortization	838,469	829,560
Interest and other charges	1,946,150	1,255,095
Interest and other income	(765,075)	(12,451,356)
Share option benefits expense	40,173	40,401
Equity in net earnings of associates	(130,489)	(307,012)
Operating income before working capital changes	12,872,152	10,741,576
Net Changes in Operating Assets and Liabilities		
Increase in current and non-current assets	(16,092,266)	(13,431,599)
Increase in current and non-current liabilities	3,984,151	2,821,997
Increase (decrease) in reserve for property development	(105,296)	506,859
Cash generated from operations	658,741	638,833
Cash paid for income taxes	(1,665,386)	(1,364,168)
NET CASH USED IN OPERATING ACTIVITIES	(1,006,645)	(725,335)
CASH FLOWS USED IN INVESTING ACTIVITIES	(11,230,659)	(8,415,772)
CASH FLOWS FROM FINANCING ACTIVITIES	3,162,019	2,700,530
NET DECREASE IN CASH AND CASH EQUIVALENTS	(9,075,285)	(6,440,577)
BEGINNING BALANCE OF CASH AND CASH EQUIVALENTS OF ACQUIRED SUBSIDIARIES	-	4,514,093
PREACQUISITION CHANGES IN CASH AND CASH EQUIVALENTS OF ACQUIRED SUBSIDIARIES	-	(342,810)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	25,142,950	31,751,906
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	P 16,067,665	P 29,482,612

MEGAWORLD CORPORATION AND SUBSIDIARIES
(A Subsidiary of Alliance Global Group, Inc.)
NOTES TO INTERIM FINANCIAL INFORMATION
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2015 AND 2014
(UNAUDITED)
(Amounts in Philippine Pesos)

1. CORPORATE INFORMATION

Megaworld Corporation (the 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 Company is presently engaged in property-related activities such as project design, construction and property management. The Company's real estate portfolio includes residential condominium units, subdivision lots and townhouses, as well as office projects and retail spaces.

All of the Company's common shares are listed at the Philippine Stock Exchange (PSE).

The registered office of the Company, which is also its principal place of business, is located at the 28th Floor, The World Centre Building, Sen. Gil Puyat Avenue, Makati City.

Alliance Global Group, Inc. (AGI or the Parent Company), also a publicly listed company in the Philippines, is the ultimate parent company of Megaworld Corporation and its subsidiaries (the Group). AGI is a holding company and is presently engaged in real estate, tourism-entertainment and gaming, food and beverage business, and quick service restaurant. AGI's registered office, which is also its primary place of business, is located at the 7th Floor 1880 Eastwood Avenue, Eastwood City CyberPark, 188 E. Rodriguez Jr. Avenue, Quezon City.

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

<u>Subsidiaries/Associates</u>	<u>Explanatory Notes</u>	<u>Percentage of Ownership</u>	
		<u>September 2015</u>	<u>December 2014</u>
Subsidiaries:			
Prestige Hotels and Resorts, Inc. (PHRI)		100%	100%
Mactan Oceanview Properties and Holdings, Inc. (MOPHI)		100%	100%
Megaworld Cayman Islands, Inc. (MCII)		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%
Oceantown Properties, Inc. (OPI)		100%	100%

Subsidiaries/Associates	Explanatory Notes	Percentage of Ownership	
		September 2015	December 2014
Subsidiaries:			
Piedmont Property Ventures, Inc. (PPVI)	(a)	100%	100%
Stonehaven Land, Inc. (SLI)	(a)	100%	100%
Streamwood Property, Inc. (SP)	(a)	100%	100%
Lucky Chinatown Cinemas, Inc. (LCCI)		100%	100%
Luxury Global Hotels and Leisure, Inc. (LGHLI)		100%	100%
Woodside Greentown Properties, Inc. (WGPI)		100%	100%
Global One Integrated Business Services, Inc. (GOIBSI)	(b)	100%	100%
Luxury Global Malls, Inc. (LGMI)	(b)	100%	100%
Davao Park District Holdings, Inc. (DPDHI)	(b)	100%	100%
Megaworld Bacolod Properties, Inc. (MBPI, formerly Bacolod Murcia Milling Co., Inc.)	(c)	91.55%	-
Megaworld Central Properties, Inc. (MCPI)	(d)	76.55%	76.54%
La Fuerza, Inc. (LFI)	(e)	66.67%	66.67%
Megaworld-Daewoo Corporation (MDC)		60%	60%
Eastwood Cinema 2000, Inc. (EC2000)		55%	55%
Gilmore Property Marketing Associates, Inc. (GPMAI)	(f)	52.14%	52.13%
Manila Bayshore Property Holdings, Inc. (MBPHI)	(g)	50.92%	50.92%
Megaworld Globus Asia, Inc. (MGAI)		50%	50%
Philippine International Properties, Inc. (PIPI)	(h)	50%	50%
Megaworld Land, Inc. (MLI)		100%	100%
City Walk Building Administration, Inc. (CBAI)	(i)	100%	100%
Forbestown Commercial Center Administration, Inc. (FCCAI)	(i)	100%	100%
Paseo Center Building Administration, Inc. (PCBAI)	(i)	100%	100%
Uptown Commercial Center Administration, Inc. (UCCAI)	(i)	100%	100%
Suntrust Properties, Inc. (SPI)		100%	100%
Suntrust Ecotown Developers, Inc. (SEDI)		100%	100%
Governor's Hills Science School, Inc. (GHSSI)	(j)	100%	100%
Sunrays Property Management, Inc. (SPMI)	(j)	100%	100%
Suntrust One Shanata, Inc. (SOSI, formerly Greengate Holdings Corporation)	(j)	100%	100%
Suntrust Two Shanata, Inc. (STSI, formerly Regalia Properties Corporation)	(j)	100%	100%
Empire East Land Holdings, Inc. and Subsidiaries (EELHI)	(k)	81.73%	81.72%
Eastwood Property Holdings, Inc. (EPHI)	(l)	81.73%	81.72%
Valle Verde Properties, Inc. (VVPI)	(l)	81.73%	81.72%
Sherman Oak Holdings, Inc. (SOHI)	(l)	81.73%	81.72%
Empire East Communities, Inc. (EECI)	(l)	81.73%	81.72%
Laguna BelAir Science School, Inc. (LBASSI)	(l)	59.66%	59.66%
Sonoma Premier Land, Inc. (SPLI)	(l)	49.04%	49.03%

Subsidiaries/Associates	Explanatory Notes	Percentage of Ownership	
		September 2015	December 2014
Subsidiaries:			
Global-Estate Resorts, Inc. and Subsidiaries (GERI)	(m)	82.02%	80.41%
Southwoods Mall, Inc. (SMI)	(n)	91.01%	-
Megaworld Global-Estate, Inc. (MGEI)	(o)	89.21%	88.25%
Twin Lakes Corporation (TLC)	(p)	68.00%	67.18%
Fil-Estate Properties, Inc. (FEPT)	(q)	82.02%	80.41%
Aklan Holdings, Inc. (AHI)	(q)	82.02%	80.41%
Blu Sky Airways, Inc. (BSAI)	(q)	82.02%	80.41%
Fil-Estate Subic Development Corp. (FESDC)	(q)	82.02%	80.41%
Fil-Power Construction Equipment Leasing Corp. (EPCELC)	(q)	82.02%	80.41%
Golden Sun Airways, Inc. (GSAI)	(q)	82.02%	80.41%
La Compañía De Sta. Barbara, Inc. (LCSBI)	(q)	82.02%	80.41%
MCX Corporation (MCX)	(q)	82.02%	80.41%
Pioneer L-5 Realty Corp. (PLRC)	(q)	82.02%	80.41%
Prime Airways, Inc. (PAI)	(q)	82.02%	80.41%
Sto. Domingo Place Development Corp. (SDPDC)	(q)	82.02%	80.41%
Fil-Power Concrete Blocks Corp. (FPCBC)	(q)	82.02%	80.41%
Fil-Estate Industrial Park, Inc. (FEIPI)	(q)	64.80%	63.52%
Sherwood Hills Development, Inc. (SHD)	(q)	45.11%	44.22%
Fil-Estate Golf and Development, Inc. (FEGDI)	(q)	82.02%	80.41%
Golforce, Inc. (Golforce)	(q)	82.02%	80.41%
Southwoods Ecocentrum Corp (SWEC) formerly Fil-Estate Ecocentrum Corp. (FEEC)	(q)	45.93%	45.03%
Philippine Aquatic Leisure Corp. (PALC)	(q)	45.93%	45.03%
Fil-Estate Urban Development Corp. (FEUDC)	(q)	82.02%	80.41%
Novo Sierra Holdings Corp. (NSHC)	(q)	82.02%	80.41%
Global Homes and Communities, Inc. (GHCI)	(q)	82.02%	-
Oceanfront Properties, Inc. (OFPI)	(q)	41.01%	40.20%
Megaworld Resort Estates, Inc. (MREI)	(r)	51%	51%
Townsquare Development, Inc. (TDI) Golden Panda-ATI Realty Corporation (GPARC)	(s)	30.60%	30.60%
Associates:			
Bonifacio West Development Corporation (BWDC)	(t)	46.11%	46.11%
Palm Tree Holdings and Development Corporation (PTHDC)		40%	40%
Suntrust Home Developers, Inc. and Subsidiaries (SHDI)		42.48%	42.48%
First Oceanic Property Management, Inc. (FOPMI)	(u)	42.48%	42.48%
Citylink Coach Services, Inc. (CCSI)	(u)	42.48%	42.48%
Global-Estate Resorts, Inc. and Subsidiaries (GERI)	(m)	-	-
Boracay Newcoast Hotel Group, Inc. (BNHGI)	(v)	49.21%	48.25%
Fil-Estate Network, Inc. (FENI)	(w)	16.40%	16.08%

Subsidiaries/Associates	Explanatory Notes	Percentage of Ownership	
		September 2015	December 2014
Fil-Estate Sales, Inc. (FESI)	(w)	16.40%	16.08%
Fil-Estate Realty and Sales Associates, Inc. (FERSAI)	(w)	16.40%	16.08%
Fil-Estate Realty Corp. (FERC)	(w)	16.40%	16.08%
Nasugbu Properties, Inc. (NPI)	(w)	11.48%	11.23%
Empire East Land Holdings, Inc. and Subsidiaries (EELHI)	(k)	-	-
Pacific Coast Mega City, Inc. (PCMI)	(x)	16.35%	-

Explanatory Notes:

- (a) These were acquired subsidiaries in 2008 but have not yet started commercial operations as at September 30, 2015.
- (b) These were newly incorporated subsidiaries of the Company in 2014. GOIBSI and LGMI are engaged in business process outsourcing. DPDHI, which is engaged in the same line of business as the Company was acquired from a third party in 2014.
- (c) MBPI was acquired by the Company from a third party in March 2015.
- (d) As at September 30, 2015, the Company owns 76.55% of MCPI consisting of 51% direct ownership, 18.97% indirect ownership through EELHI and 6.58% indirect ownership through MREI.
- (e) On November 4, 2013, the Company acquired 50% ownership interest over LFI which is engaged in leasing of real estate properties. As at December 31, 2013, the Company has not established control over LFI; hence, the latter was only classified as associate. On January 21, 2014, the Company acquired additional 16.67% interest resulting in the increase in ownership to 66.67% gaining the power to govern the financial and operating policies over LFI.
- (f) In 2013, as a result of the Company's increase in ownership interest in EELHI, the Company's ownership interest in GPMI also increased to 52.04%, since all members of the Board of Directors (BOD) of GPMI are also members of the BOD of the Company; hence, GPMI is now considered as a subsidiary. Additional EELHI shares acquired for the years 2014 and 2015 resulted to the Company's 52.14% ownership in GPMI, consisting of 38.72% and 13.42% indirect ownership from EELHI and MREI, respectively.
- (g) MBPHI was incorporated in October 2011 and started its commercial operations on January 1, 2012. As at December 31, 2013, the Company holds 50% direct ownership in MBPHI; the latter is also 50% owned by TIHGI, thereby increasing the Company's ownership to 55%. In 2013, the Company's ownership in MBPHI was reduced to 54.50% resulting from the dilution of the Company's ownership in TIHGI. As a result of Company's sale of majority of its TIHGI shares to AGI in 2014, the Company's effective ownership interest simultaneously decreased to 50.92%. Also in 2015 and 2014, the Company and TIHGI subscribed to additional shares of MBPHI amounting to P0.5 billion and P0.8 billion each respectively. The additional subscription on MBPHI does not affect the ownership interest of both the Company and TIHGI.
- (h) PIPi was incorporated in 2002 and acquired by the Company in 2006 but has not yet started commercial operations as at September 30, 2015.
- (i) These were incorporated to engage in operation, maintenance, and administration of Citywalk and Cyber Mall, Forbestown Commercial Center, Paseo Center Building and Uptown Center. These companies became subsidiaries of the Company through MLI, their parent company.
- (j) These were newly acquired subsidiaries of the Group through SPI in 2014. GHSSI is an educational institution; SPMI is a facilities provider while SOSI and STSI are engaged in the same line of business of the Company.

- (k) In 2015 and 2014, the Company subscribed to additional shares of EELHI resulting to an increased ownership interest of 81.73% and 81.72%, respectively.
- (l) Subsidiaries of EELHI.
- (m) In 2013, the Company acquired 24.70% ownership interest on GERI. GERI is considered as an associate of the Company as at December 31, 2013. In 2014, as a result of the various acquisitions of shares, GERI became a subsidiary. As at September 30, 2015, the Company's ownership interest to GERI is 82.02%.
- (n) Southwoods Mall, Inc. is engaged in mall operations and management which was acquired by the company in September 2015. As at September 2015, the Company's interest in SMI is 91.01%, comprising of 50% direct ownership and 41.01% indirect ownership through GERI.
- (o) MGEI was incorporated on March 14, 2011 and started its commercial operations on January 2014. As at December 31, 2013, the ownership of the Company is 54.82%. In 2015 and 2014, as a result of the Company's increased ownership in GERI, the Company's total interest in MGEI increased to 89.21% and 88.25%, respectively.
- (p) As at December 31, 2013, the Company's interest in TLC is 31.35%. Due to additional shares purchase from an existing stockholder of TLC and increased ownership in GERI in 2015 and 2014, the Company's ownership in TLC increased to 68.00% and 67.18%, respectively.
- (q) Subsidiaries of GERI.
- (r) MREI was incorporated in 2007 while TDI was incorporated in 2006. MREI owns 60% of TDI resulting in the Company's indirect ownership interest of 30.60% in TDI.
- (s) GPARC is a company engaged in real estate business acquired by TDI in 2014.
- (t) BWDC is considered as an associate of the Company in 2014 due to the presence of significant influence over its financial and operating policies since the Company has 5 out of 11 BOD representations.
- (u) Subsidiaries of SHDI.
- (v) In 2014, FEPI disposed 40% of its ownership interest over its wholly owned subsidiary, BNHGI. As at December 31, 2014, due to the disposal of shares, FEPI lost control over BNHGI; hence, BNHGI was reclassified as an associate. Further, after the sale, only 2 out of 5 members of BNHGI's Board of Directors are related to the Group.
- (w) Associates of GERI.
- (x) PCMI was incorporated in 2012 and acquired by EELHI in July 2015.

Except for MCII and RHGI, all the subsidiaries and associates were incorporated and have its principal place of business in the Philippines. MCII was incorporated and has principal place of business in the Cayman Islands while RHGI was incorporated and has principal place of business in the British Virgin Islands.

The Company and its subsidiaries, except for entities which have not yet started commercial operations as at September 30, 2015, are presently engaged in the real estate business, hotel, cinema, business process outsourcing, educational, facilities provider and property management operations and marketing services.

EELHI, GERI, and SHDI 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 consolidated financial statements are summarized below. The policies have been consistently applied to all the periods presented, unless otherwise stated.

2.1 Basis of Preparation of Consolidated Financial Statements

These interim consolidated financial statements are for the nine months ended September 30, 2015 and 2014. They have been prepared in accordance with Philippine Accounting Standard (PAS) 34, *Interim Financial Reporting*. They do not include all of the information and disclosures required in the annual audited consolidated financial statements and should be read in conjunction with the consolidated financial statements of the Group as at and for the year ended December 31, 2014.

The preparation of interim consolidated financial statements in accordance with Philippine Financial Reporting Standards (PFRS) requires management to make judgments, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. Although these estimates are based on management's best knowledge of current events and actions, actual results may ultimately differ from those estimates.

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

2.2 Adoption of New and Amended PFRS

These interim consolidated financial statements have been prepared in accordance with the accounting policies adopted in the last annual financial statements for the year ended December 31, 2014:

Effective in 2015 that are relevant to the Group

- i. PAS 19 (Amendment), *Employee Benefits – Defined Benefit Plans – Employee Contributions* (effective from July 1, 2014). The amendment clarifies that if the amount of the contributions from employees or third parties is dependent on the number of years of service, an entity shall attribute the contributions to periods of service using the same attribution method (i.e., either using the plan's contribution formula or on a straight-line basis) for the gross benefit.
- ii. Annual Improvements to PFRS (2010-2012 Cycle) and PFRS (2011-2013 Cycle) effective for annual periods beginning on or after July 1, 2014, made minor amendments to a number of PFRS. Among those improvements, the following amendments are relevant to the Group but management does not expect those to have material impact on the Group's consolidated financial statements:

Annual Improvements to PFRS (2010-2012 Cycle)

- PAS 16 (Amendment), *Property, Plant and Equipment*, and PAS 38 (Amendment), *Intangible Assets*. The amendments clarify that when an item of property, plant and equipment, and intangible assets is revalued,

the gross carrying amount is adjusted in a manner that is consistent with a revaluation of the carrying amount of the asset.

- PAS 24 (Amendment), *Related Party Disclosures*. The amendment clarifies that an entity providing key management services to a reporting entity is deemed to be a related party of the latter. It also clarifies that the information required to be disclosed in the financial statements are the amounts incurred by the reporting entity for key management personnel services that are provided by a separate management entity and not the amounts of compensation paid or payable by the management entity to its employees or directors.
- PFRS 2 (Amendment), *Share-based Payment*. The amendment clarifies the definitions of “vesting condition” and “market condition” and defines a “performance condition” and a “service condition.”
- PFRS 3 (Amendment), *Business Combinations*. This amendment clarifies that an obligation to pay contingent consideration which meets the definition of a financial instrument is classified as a financial liability or as equity in accordance with PAS 32. It also clarifies that all non-equity contingent consideration should be measured at fair value at the end of each reporting period, with changes in fair value recognized in profit or loss.
- PFRS 8 (Amendment), *Operating Segments*. This amendment requires disclosure of the judgments made by management in applying the aggregation criteria to operating segments. This includes a description of the segments which have been aggregated and the economic indicators which have been assessed in determining that the aggregated segments share similar economic characteristics. It further clarifies the requirement to disclose for the reconciliations of segment assets to the entity’s assets if that amount is regularly provided to the chief operating decision maker.
- PFRS 13 (Amendment), *Fair Value Measurement*. The amendment in the basis of conclusion of PFRS 13 clarifies that issuing PFRS 13 and amending certain provisions of PFRS 9 and PAS 39 related to discounting of financial instruments did not remove the ability to measure short-term receivables and payables with no stated interest rate on an undiscounted basis, when the effect of not discounting is immaterial.

Annual Improvements to PFRS (2011-2013 Cycle)

- PFRS 3 (Amendment), *Business Combinations*. It clarifies that PFRS 3 does not apply to the accounting for the formation of any joint arrangement under PFRS 11 in the financial statements of the joint arrangement itself.

- PFRS 13 (Amendment), *Fair Value Measurement*. The amendment clarifies that the scope of the exception for measuring the fair value of a group of financial assets and financial liabilities on a net basis (the portfolio exception) applies to all contracts within the scope of and accounted for in accordance with PAS 39 or PFRS 9, regardless of whether they meet the definition of financial assets or financial liabilities as defined in PAS 32.
- PAS 40 (Amendment), *Investment Properties*. The amendment clarifies the interrelationship of PFRS 3 and PAS 40 in determining the classification of property as an Investment properties or owner-occupied property, and explicitly requires an entity to use judgment in determining whether the acquisition of an Investment properties is an acquisition of an asset or a group of asset in accordance with PAS 40, or a business combination in accordance with PFRS 3.

Effective subsequent to 2015

- PAS 1 (Amendment), *Presentation of Financial Statements – Disclosure Initiative* (effective from January 1, 2016). The amendment encourages entities to apply professional judgment in presenting and disclosing information in the financial statements. Accordingly, it clarifies that materiality applies to the whole financial statements and an entity shall not reduce the understandability of the financial statements by obscuring material information with immaterial information or by aggregating material items that have different natures or functions. Moreover, the amendment clarifies that an entity's share of other comprehensive income of associates and joint ventures accounted for using equity method should be presented based on whether or not such other comprehensive income item will subsequently be reclassified to profit or loss. It further clarifies that in determining the order of presenting the notes and disclosures, an entity shall consider the understandability and comparability of the financial statements.
- PAS 16 (Amendment), *Property, Plant and Equipment*, and PAS 38 (Amendment), *Intangible Assets – Clarification of Acceptable Methods of Depreciation and Amortization* (effective from January 1, 2016). The amendment in PAS 16 clarifies that a depreciation method that is based on revenue that is generated by an activity that includes the use of an asset is not appropriate for property, plant and equipment. In addition, amendment to PAS 38 introduces a rebuttable presumption that an amortization method that is based on the revenue generated by an activity that includes the use of an intangible asset is not appropriate, which can only be overcome in limited circumstances where the intangible asset is expressed as a measure of revenue, or when it can be demonstrated that revenue and the consumption of the economic benefits of an intangible asset are highly correlated. The amendment also provides guidance that the expected future reductions in the selling price of an item that was produced using the asset could indicate an expectation of technological or

commercial obsolescence of an asset, which may reflect a reduction of the future economic benefits embodied in the asset.

- iii. PAS 16 (Amendment), *Property, Plant and Equipment* and PAS 41 (Amendment) *Agriculture – Bearer Plants* (effective from January 1, 2016). The amendment defines a bearer plant as a living plant that is used in the production or supply of agricultural produce, is expected to bear produce for more than one period and has a remote likelihood of being sold as agricultural produce, is expected to bear produce for more than one period and has a remote likelihood of being sold as agricultural produce, except for incidental scrap sales. On this basis, bearer plant is now included within the scope of PAS 16 rather than PAS 41, allowing such assets to be accounted for as property, plant and equipment and to be measured after initial recognition at cost or revaluation basis in accordance with PAS 16. The amendment further clarifies that produce growing on bearer plants remains within the scope of PAS 41.
- iv. PAS 28 (Amendment), *Investments in Associates and Joint Ventures – Investment Entities – Applying the Consolidation Exception* (effective from January 1, 2016). This amendment addresses the concerns that have arisen in the context of applying the consolidation exception for investment entities. This amendment permits a non-investment entity investor, when applying the equity method of accounting for an associate or joint venture that is an investment entity, to retain the fair value measurement applied by that investment entity associate or joint venture to its interests in subsidiaries.
- v. PFRS 11 (Amendment), *Joint Agreements – Accounting for Acquisitions of Interests in Joint Operations* (effective from January 1, 2016). This amendment requires the acquirer of an interest in a joint operation in which the activity constitutes a business as defined in PFRS 3, *Business Combinations*, to apply all accounting principles and disclosure requirements on business combinations under PFRS 3 and other PFRSs, except for those principles that conflict with the guidance in PFRS 11.
- vi. PFRS 10 (Amendment), *Consolidated Financial Statements*, and PAS 28 (Amendment), *Investments in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associates or Joint Venture* (effective from January 1, 2016). The amendment to PFRS 10 requires full recognition in the investor's financial statements of gains or losses arising on the sale or contribution of assets that constitute a business as defined in PFRS 3 between an investor and its associate or joint venture. Accordingly, the partial recognition of gains or losses (i.e., to the extent of the unrelated investor's interests in an associate or joint venture) only applies to those sale of contribution of assets that do not constitute a business. Corresponding amendment has been made to PAS 28 to reflect these changes. In addition, PAS 28 has been amended to clarify that when determining whether assets that are sold or contributed constitute a business, an entity shall consider whether the sale or contribution of those assets is part of multiple arrangements that should be accounted for as a single transaction.

- vii. PFRS 10 (Amendment), *Consolidated Financial Statements – Investment Entities: Applying the Consolidation Exception* (effective from January 1, 2016). This amendment confirms that the exemption from preparing consolidated financial statements continues to be available to a parent entity that is a subsidiary of an investment entity, even if the investment entity measures its interest in all its subsidiaries at fair value in accordance with PFRS 10. The amendment further clarifies that if an investment entity has a subsidiary that is not itself an investment entity and whose main purpose and activities are to provide services that are related to the investment activities of the investment entity parent, the latter shall consolidate that subsidiary.
- viii. PFRS 11 (Amendment), *Disclosure of Interests in Other Entities – Investment Entities: Applying the Consolidation Exception* (effective from January 1, 2016). The amendment clarifies that an investment entity that measures all its subsidiaries at fair value should provide the disclosures required by PFRS 12.
- ix. PFRS 9 (2014), *Financial Instruments* (effective from January 1, 2018). This new standard on financial instruments will eventually replace PAS 39 and PFRS 9 (2009, 2010 and 2013 versions). This standard contains, among others, the following:
- three principal classification categories for financial assets based on the business model on how an entity is managing its financial instruments;
 - an expected loss model in determining impairment of all financial assets that are not measured at fair value through profit or loss (FVTPL), which generally depends on whether there has been a significant increase in credit risk since initial recognition of a financial asset; and,
 - a new model on hedge accounting that provides significant improvements principally by aligning hedge accounting more closely with the risk management activities undertaken by entities when hedging their financial and non-financial risk exposures.

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

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

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

For liabilities, the standard retains most of the PAS 39 requirements which include amortized cost accounting for most financial liabilities, with bifurcation of embedded derivatives. The amendment also requires changes in the fair value of an entity's own debt instruments caused by changes in its own credit quality to be recognized in other comprehensive income rather than in profit or loss.

The Group does not expect to implement and adopt PFRS 9 (2014) until its effective date. In addition, management is currently assessing the impact of PFRS 9 (2014) on the consolidated financial statements of the Group and it will conduct a comprehensive study of the potential impact of this standard prior to its mandatory adoption date to assess the impact of all changes.

- x. Annual Improvements to PFRS. Annual Improvements to PFRS (2012-2014 Cycle) effective for annual periods beginning on or after January 1, 2016 made minor amendments to a number of PFRS. Among those improvements, the following amendments are relevant to the Group but management does not expect those to have material impact on the Group's consolidated financial statements:

Annual Improvements to PFRS (2012-2014 Cycle)

- PFRS 7 (Amendment), *Financial Instruments – Disclosures*. The amendment provides additional guidance to help entities identify the circumstances under which a contract to “service” financial assets is considered to be a continuing involvement in those assets for the purposes of applying the disclosure requirements of PFRS 7. Such circumstances commonly arise when, for example, the servicing is dependent on the amount or timing of cash flows collected from the transferred asset or when a fixed fee is not paid in full due to non-performance of that asset.
- PAS 19 (Amendment), *Employee Benefits*. The amendment clarifies that the currency and term of the high quality corporate bonds which were used to determine the discount rate for post-employment benefit obligations shall be made consistent with the currency and estimated term of the post-employment benefit obligations.
- Philippine Interpretation - IFRIC 15, *Agreements for Construction of Real Estate*. This Philippine interpretation is based on IFRIC interpretation issued by the IASB in July 2008 effective for annual periods beginning on or after January 1, 2009. The adoption of this interpretation in the Philippines, however, was deferred by the FRSC and Philippine Securities and Exchange Commission after giving due considerations on

various application issues and in anticipation of the implications of IFRS 15, *Revenue from Contract with Customers* which will eventually supersede this interpretation when adopted in the Philippines. This interpretation provides guidance on how to determine whether an agreement for the construction of real estate is within the scope of PAS 11, *Construction Contracts*, or PAS 18, *Revenue*, and accordingly, when revenue from the construction should be recognized. The main expected change in practice is a shift from recognizing revenue using the percentage of completion method (i.e., as a construction progresses, by reference to the stage of completion of the development) to recognizing revenue at completion upon or after delivery.

- IFRS 15, *Revenue from Contract with Customers*. This standard will replace PAS 18 and PAS 11, the related Interpretations on revenue recognition: IFRIC 13, *Customer Loyalty Programmes*, IFRIC 15, IFRIC 18, *Transfers of Assets from Customers* and Standing Interpretations Committee 31, *Revenue – Barter Transactions Involving Advertising Services*, effective January 1, 2017. This new standard establishes a comprehensive framework for determining when to recognize revenue and how much revenue to recognize. The core principle in the said framework is for an entity to recognize revenue to depict the transfer of promised goods or services to the customer in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. This standard has not yet been adopted in the Philippines; however, management is currently assessing the impact of this standard on the Group's consolidated financial statements in preparation for the adoption of this standard in the Philippines.

3. SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGMENTS

The preparation of Group's consolidated financial statements in accordance with PFRS requires management to make judgments and estimates that affect amounts reported in the consolidated financial statements and related notes. Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Actual results may ultimately vary from these estimates.

3.1 Critical Management Judgments in Applying Accounting Policies

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

(a) Impairment of Investments in AFS Securities

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

(b) Distinction Among Investment Properties, Owner-occupied Properties and Land for Future Development

The Group determines whether a property qualifies as investment properties. In making its judgment, the Group considers whether the property generates cash flows largely independently of the other assets held by an entity. Owner-occupied properties generates cash flows that are attributable not only to property but also to other assets used in the production or supply process while Land for Future Development are properties intended solely for future development.

(c) Distinction between Operating and Finance Leases

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

3.2 Key Sources of Estimation Uncertainty

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period:

(a) Revenue Recognition Using the Percentage-of-Completion Method

The Group uses the percentage-of-completion method in accounting for its realized gross profit on real estate sales. The use of the percentage-of-completion method requires the Group to estimate the portion completed using relevant information such as costs incurred to date as a proportion of the total budgeted cost of the project and estimates by engineers and other experts.

(b) Determining Net Realizable Value of Residential, Condominium Units, Golf and Resort Shares for Sale, Property Development Costs and Land for Future Development

In determining the net realizable value of residential, condominium units, golf and resort shares for sale, property development costs and land for future development, management takes into account the most reliable evidence available at the times the estimates are made. The future realization of the carrying amounts of real estate for sale and property development costs is affected by price changes in the different market segments as well as the trends in the real estate industry. These are considered key sources of estimation uncertainty and may cause significant adjustments to the Group's Residential, Condominium Units, Golf and Resort Shares for Sale, Property Development Costs and Land for Future Development within the next reporting period.

(c) Fair Value of Share Options

The Group estimates the fair value of the share option by applying an option valuation model, taking into account the terms and conditions on which the share option were granted.

(d) Fair Value Measurement of Investment Properties

Investment properties are measured using the cost model. The fair value disclosed in the consolidated financial statements is determined by the Group using the discounted cash flows valuation technique since the information on current or recent prices of assumptions underlying the discounted cash flow approach of investment property is not available. The Group uses assumptions that are mainly based on market conditions existing at the end of each reporting period, such as: receipt of contractual rentals; expected future market rentals; void periods; maintenance requirements; and appropriate discount rates. These valuations are regularly compared to actual market yield data and actual transactions by the Group and those reported by the market. The expected future market rentals are determined on the basis of current market rentals for similar properties in the same location and condition.

(e) Estimating Useful Lives of Property and Equipment and Investment Properties

The Group estimates the useful lives of property and equipment and investment properties based on the period over which the assets are expected to be available for use. The estimated useful lives of property and equipment and investment properties are reviewed periodically and are updated if expectations differ from previous estimates due to physical wear and tear, technical or commercial obsolescence and legal or other limits on the use of the assets. In addition, estimation of the useful lives of property and equipment and investment properties are based on collective assessment of industry practice, internal technical evaluation and experience with similar assets.

(f) Impairment of Trade and Other Receivables

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

(g) Valuation of Financial Assets Other than Trade and Other Receivables

The Group carries certain financial assets at fair value, which requires the extensive use of accounting estimates and judgment. In cases when active market quotes are not available, fair value is determined by reference to the current market value of another instrument which is substantially the same or is calculated based on the expected cash flows of the underlying net base of the instrument. The amount of changes in fair value would differ had the Group utilized different valuation methods and assumptions. Any change in fair value of these financial assets and liabilities would affect profit and loss and equity.

(h) Determining Realizable Amount of Deferred Tax Assets

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

(i) Impairment of Non-financial Assets

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

(j) Valuation of Post-employment Defined Benefit

The determination of the Group's obligation and cost of post-employment defined benefit is dependent on the selection of certain assumptions used by actuaries in calculating such amounts. Those assumptions include, among others, discount rates, expected rate of return on plan assets, salary rate increase, and

employee turnover rate. A significant change in any of these actuarial assumptions may generally affect the recognized other comprehensive income or losses and the carrying amount of the post-employment benefit obligation in the next reporting period.

(k) Business Combinations

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

(l) Consolidation of Entities in which the Group Holds 50% or Less

Management considers that the Group has de facto control over TDI, GPARC and OFPI even though it holds less than 50% of the ordinary shares and voting rights in those companies. The Group is the majority shareholder of TDI and OFPI with 31% and 50% equity interests, respectively, over those companies. Also, the Group has 3 out of 5 BOD representations in TDI while GPARC is a wholly-owned subsidiary of TDI. In making judgment regarding its involvement in TDI, GPARC and OFPI, management considered the Group's voting rights, the relative size and dispersion of the voting rights held by other shareholders and the extent of recent participation by those shareholders in general meetings. Based on recent experience, there is no history of other shareholders forming a group to exercise their votes collectively or to prevent the Group from having the practical ability to direct the relevant activities of TDI, GPARC and OFPI.

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 Corporate and Others segment includes business process outsourcing, educational, facilities provider, maintenance services, marketing services, general and corporate income and expense items. The Group generally accounts for intersegment sales and transfers as if the sales or transfers were to third parties at current market prices.

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, 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.

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 following tables present revenue and profit information regarding industry segments for the nine months ended September 30, 2015 and 2014 and certain asset and liability information regarding segments as at September 30, 2015 and 2014.

September 30, 2015

	<u>Real Estate</u>	<u>Rental</u>	<u>Hotel Operations</u>	<u>Corporate and Others</u>	<u>Elimination</u>	<u>Consolidated</u>
TOTAL REVENUES						
Sales to external customers	P 24,902,384,695	P 6,444,774,145	P 529,250,447	P 757,027,952	P -	P 32,633,437,239
Intersegment sales	-	199,110,372	-	550,651,388	(749,761,760)	-
Total revenues	<u>P 24,902,384,695</u>	<u>P 6,643,884,517</u>	<u>P 529,250,447</u>	<u>P 1,307,679,340</u>	<u>(P 749,761,760)</u>	<u>P 32,633,437,239</u>
RESULTS						
Segment results	<u>P 6,744,974,037</u>	<u>P 4,980,867,085</u>	<u>P 107,071,048</u>	<u>P 214,697,451</u>	<u>(P 73,188,261)</u>	P 11,974,421,360
Interest and other income						763,118,309
Interest and other charges						(1,925,396,679)
Equity in net earnings of associates						130,488,878
Tax expense						(2,590,680,654)
Pre-acquisition loss of a subsidiary						291,847
Net profit						<u>P 8,352,243,061</u>
ASSETS AND LIABILITIES						
Segment assets	P 178,285,200,591	P 44,147,190,045	P 2,260,577,132	P 4,866,751,884	P -	P 229,559,719,652
Investments in and advances to associates and other related parties - net	-	-	-	7,049,511,396	-	7,049,511,396
Total assets	<u>P 178,285,200,591</u>	<u>P 44,147,190,045</u>	<u>P 2,260,577,132</u>	<u>P 11,916,263,280</u>	<u>P -</u>	<u>P 236,609,231,048</u>
Segment liabilities	<u>P 89,443,675,725</u>	<u>P 11,713,670,776</u>	<u>P 172,915,956</u>	<u>P 2,836,308,680</u>	<u>P -</u>	<u>P 104,166,571,137</u>

September 30, 2014

	<u>Real Estate</u>	<u>Rental</u>	<u>Hotel Operations</u>	<u>Corporate and Others</u>	<u>Elimination</u>	<u>Consolidated</u>
TOTAL REVENUES						
Sales to external customers	P 22,273,730,949	P 5,197,529,607	P 526,931,140	P 1,005,181,993	P -	P 29,003,373,689
Intersegment sales	-	198,386,427	-	412,991,227	(611,377,654)	-
Total revenues	<u>P 22,273,730,949</u>	<u>P 5,395,916,034</u>	<u>P 526,931,140</u>	<u>P 1,418,173,220</u>	<u>(P 611,377,654)</u>	<u>P 29,003,373,689</u>
RESULTS						
Segment results	<u>P 5,557,715,994</u>	<u>P 3,877,056,508</u>	<u>P 123,788,709</u>	<u>P 321,055,373</u>	<u>(P 42,478,703)</u>	P 9,837,137,881
Interest and other income						12,549,818,143
Interest and other charges					(1,235,717,767)	
Equity in net earnings of associates						307,011,887
Tax expense					(2,336,218,702)	
Pre-acquisition income of subsidiaries					(83,362,308)	
Net profit						<u>P 19,038,669,134</u>
ASSETS AND LIABILITIES						
Segment assets	P 162,866,127,040	P 40,509,189,031	P 1,076,695,478	P 7,251,557,280	P -	P 211,703,568,829
Investments in and advances to associates and other related parties - net	-	-	-	5,182,378,204	-	5,182,378,204
Total assets	<u>P 162,866,127,040</u>	<u>P 40,509,189,031</u>	<u>P 1,076,695,478</u>	<u>P 12,433,935,484</u>	<u>P -</u>	<u>P 216,885,947,033</u>
Segment liabilities	<u>P 77,642,275,214</u>	<u>P 7,372,741,556</u>	<u>P 314,442,298</u>	<u>P 3,463,447,127</u>	<u>P -</u>	<u>P 88,792,906,195</u>

5. STOCK RIGHTS

As a result of the stock rights offering, 5,127,556,725 common shares were subscribed and issued on June 1, 2009. Of the total exercise price, 50% was paid as at May 31, 2009 and the remaining 50% was paid by the subscribers in 2010. Relative to the share subscription, 4,102,045,364 stock warrants were issued and these will be exercisable beginning on the second year until fifth year from issue date. As at the second quarter of 2015, 4,101,662,246 stock warrants were exercised. The remaining warrants were expired as at June 15, 2015.

6. CASH DIVIDENDS

The details of the Company's cash dividend declarations, both for preferred and common shares, are as follows:

	<u>2015</u>
Declaration date/date of approval by BOD	June 17, 2015
Date of record	July 1, 2015
Date of payment	July 27, 2015
Amount declared and paid	<u><u>P1,936,160,028</u></u>

7. EARNINGS PER SHARE

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

	<u>September 30, 2015</u>	<u>September 30, 2014</u>
Net profit attributable to Company's shareholders	P 8,093,785,215	P 18,787,331,008
Computed dividends on cumulative preferred shares series "A"	(448,767)	(448,767)
Profit available to Company's common shareholders	<u>P 8,093,336,448</u>	<u>P 18,786,882,241</u>
Divided by weighted average number of outstanding common shares	<u>31,815,063,273</u>	<u>31,645,721,255</u>
Basic EPS	<u>P 0.254</u>	<u>P 0.594</u>
Divided by weighted average number of outstanding common shares and potential dilutive shares	<u>31,979,249,177</u>	<u>31,866,866,388</u>
Diluted EPS	<u>P 0.253</u>	<u>P 0.590</u>

8. 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 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.

9. SEASONAL FLUCTUATIONS

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

10. RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group has various financial instruments such as cash and cash equivalents, financial assets at FVTPL, investment in AFS securities, interest-bearing loans and borrowings, bonds payable, trade receivables and payables which arise directly from the Group's business operation. The financial liabilities were issued to raise funds for the Group's capital expenditures.

Exposure to currency, interest rate, credit, liquidity and equity risk arise 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.

10.1 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 and bonds payable which have been used to fund new projects and to refinance certain indebtedness 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).

10.2 Interest Rate Sensitivity

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

10.3 Credit Risk

Generally, 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 incorporate 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.

10.4 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 six-month and a one-year period are identified monthly.

The Group maintains cash to meet its liquidity requirements for up to 60-day periods. 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.

10.5 Other Price Risk Sensitivity

The Group's market price risk arises from its investments carried at fair value (financial assets classified as FVTPL and AFS). 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.

11. CATEGORIES AND FAIR VALUES OF FINANCIAL ASSETS AND LIABILITIES

11.1 Carrying Amounts and Fair Values by Category

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

	<u>September 30, 2015 (Unaudited)</u>		<u>December 31, 2014 (Audited)</u>	
	<u>Carrying Values</u>	<u>Fair Values</u>	<u>Carrying Values</u>	<u>Fair Values</u>
Financial Assets				
Loans and receivables:				
Cash and cash equivalents	P 16,067,664,677	P 16,067,664,677	P 25,142,949,887	P 25,142,949,887
Trade and other receivables - net	56,013,333,562	56,013,333,562	49,606,034,905	49,606,034,905
Advances to associates and other related parties	4,044,966,912	4,044,966,912	4,084,274,049	4,084,274,049
Guarantee and other deposits	<u>646,454,969</u>	<u>646,454,969</u>	<u>541,591,807</u>	<u>541,591,807</u>
	<u>P 76,772,420,120</u>	<u>P 76,772,420,120</u>	<u>P 79,374,850,648</u>	<u>P 79,374,850,648</u>
Financial assets at FVTPL	<u>P 153,200,000</u>	<u>P 153,200,000</u>	<u>P 225,500,000</u>	<u>P 225,500,000</u>
AFS securities				
Equity securities	P 3,766,483,013	P 3,766,483,013	P 6,037,664,828	P 6,037,664,828
Debt securities	<u>124,906,098</u>	<u>124,906,098</u>	<u>108,602,601</u>	<u>108,602,601</u>
	<u>P 3,891,389,111</u>	<u>P 3,891,389,111</u>	<u>P 6,146,267,429</u>	<u>P 6,146,267,429</u>
Financial Liabilities				
Financial liabilities at amortized cost:				
Interest-bearing				
loans and borrowings	P 20,116,436,260	P 20,116,436,260	P 8,752,734,618	P 8,752,734,618
Bonds payable	20,822,030,247	20,822,030,247	24,784,913,748	24,784,913,748
Redeemable preferred shares	1,257,987,900	1,257,987,900	1,257,987,900	1,257,987,900
Trade and other payables	8,675,182,353	8,675,182,353	8,562,703,728	8,562,703,728
Advances from associates and other related parties	<u>911,262,086</u>	<u>911,262,086</u>	<u>903,152,243</u>	<u>903,152,243</u>
	<u>P 51,782,898,846</u>	<u>P 51,782,898,846</u>	<u>P 44,261,492,237</u>	<u>P 44,261,492,237</u>

11.2 Fair Value Hierarchy

The Group uses the following hierarchy level in determining the fair values that will be disclosed for its financial instruments.

- 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.

The financial assets at FVTPL are categorized in Level 1 as quoted prices are available. Except for Php27.45 million AFS equity securities categorized in Level 3, all other AFS equity securities are categorized in Level 1.

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)

Review of September 30, 2015 versus September 30, 2014

Megaworld, the Philippines' biggest developer of integrated urban townships and the largest lessor of office spaces, achieved a net income of Php8.35 billion during the nine months of 2015, 12.52% higher than Php7.42 billion (net of Php11.62 billion non-recurring gains) during the same period last year. It continued its bullish performance by its aggressive expansion of its pioneering concept of integrated urban townships that synergizes residential, office and commercial components.

Consolidated core revenues of the Megaworld Group, which includes Global-Estate Resorts, Inc. (GERI), Empire East Land Holdings, Inc. (EELHI) and Suntrust Properties, Inc. (SPI), amounted to Php31.35 billion for the three quarters of 2015, up 14.11% from Php27.47 billion during the same period of 2014.

Development. Among product portfolios, the bulk of consolidated revenues came from the sale of condominium units and residential lots comprising 61.11% of total revenues. Real estate sales posted an 11.50% increase, with an aggregate amount of Php20.49 billion in 2015 versus Php18.38 billion last year. The Group's registered sales mostly came from the following projects: Uptown Parksuites Towers 1 & 2, St. Moritz Private Estate, One Uptown Residences, The Venice Luxury Residences - Fiorenzo, Iloilo Boutique Hotel, Eight Forbestown Road, One Eastwood Avenue Tower 2, The Florence, McKinley Hill Village, 81 Newport Boulevard, One Manchester Place, Tuscany Private Estate, Lafayette Park Square, 101 Newport Boulevard, 150 Newport Boulevard and Salcedo Skysuites.

Leasing. Rental income contributed 19.22% to the consolidated revenues amounting to Php6.44 billion compared to Php5.20 billion reflected last year's third quarter, a 24.00% increase. Contributing to the growth are the escalation of rental rates and increase in demand for office space from BPO Companies.

Hotel Operations. The Group's revenues attributable to hotel operations posted an amount of Php529.25 million during the nine months of 2015 with a slight increase of 0.44% from Php526.93 million in the same period of 2014.

Total costs and expenses increased by 10.72% from Php22.74 billion for the third quarter of 2014 to Php25.18 billion this year primarily due to increase in real estate sales, operating and administrative expenses. Income tax expense in third quarter 2015 amounting to Php2.59 billion resulted to a 10.89% increase from the third quarter 2014 reported amount of Php2.34 billion due to higher taxable income.

There were no seasonal aspects that had a material effect on the financial condition or financial performance of the Group. Neither were there any trends, events or uncertainties that have had or that are reasonably expected to have a material impact on net sales or revenues or income from continuing operations. The Group is not aware of events that will cause material change in the relationship between costs and revenues.

There are no significant elements of income or loss that did not arise from the Group's continuing operations.

Financial Condition

The Group maintains a prudent financial policy as it engages to a more competitive and challenging environment. The Group's Statement of Financial Position reflects stable financial growth. Total resources as at September 30, 2015 amounted to Php236.61 billion, posting an increase of 7.04% compared to Php221.04 billion as at December 31, 2014.

The Group shows steady liquid position as at September 30, 2015 by having its current assets at Php125.60 billion as against its current obligations at Php34.59 billion. Current assets posted an increase of 2.88% from December 31, 2014 balance of Php122.09 billion. Current obligations reflected a decrease of 11.02% from December 31, 2014 balance of Php38.88 billion.

Cash and cash equivalents decreased by 36.09% from Php25.14 billion in 2014 to Php16.07 billion in 2015 due to capital expenditures and operating activities for business expansion. An increase of 15.02% from its current and non-current trade and other receivables – Php60.53 billion as at September 30, 2015 compared to Php52.63 billion as at December 31, 2014, was due to additional sales for the period. Residential, condominium units, golf and resort shares for sale increased by 7.06% from Php56.91 billion in 2014 to Php60.93 billion in 2015 mainly due to the additional construction costs attributable to on-going projects. Property development costs increased from Php12.39 billion in 2014 to Php13.78 billion in 2015 reflecting a 11.25% growth. Land for future development increased by 24.70% from Php13.21 billion in 2014 to Php16.48 billion in 2015 mainly due to additional acquisition of land and contribution of a new subsidiary. The Group's investments in available-for-sale (AFS) securities decreased by 36.69%, from Php6.15 billion in 2014 to Php3.89 billion in 2015 due to changes in the fair market value of shares. Investment properties increased by 16.60% amounting to Php41.70 billion in September 30, 2015 from Php35.76 billion in December 31, 2014 due to completion of properties for lease.

Trade and other payables amounted to Php13.39 billion and Php10.62 billion as at September 30, 2015 and December 31, 2014, respectively. The increase of 26.11% was mainly due to higher payables to suppliers and contractors. Total current and non-current customers' deposits as at September 30, 2015 amounted to Php7.10 billion compared to Php7.24 billion as at December 31, 2014 with 1.93% decrease. The combined effect of current and non-current deferred income on real estate sales increased by 7.85% which amounted to Php10.63 billion as at September 30, 2015 compared to Php9.86 billion as at December 31, 2014.

The current and non-current interest-bearing loans and borrowings amounted to Php20.12 billion, resulting in a 129.83% increase from previous year-end's Php8.75 billion mainly due to availment of new loans. A decrease of 15.99% from the current and non-current bonds payable – Php20.82 billion as at September 30, 2015 compared to Php24.78 billion as at December 31, 2014, was due to maturity of bonds. Total other liabilities amounted to Php4.66 billion from Php4.09 billion as at September 30, 2015 and December 31, 2014, respectively translating to a 13.95% increase.

Total Equity (including non-controlling interests) increased by 2.83% from Php128.80 billion as at December 31, 2014 to Php132.44 billion as at September 30, 2015 due to the Group's continuous profitability.

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

	September 30, 2015	December 31, 2014
Current Ratio *1	3.63:1.00	3.14:1.00
Quick Ratio *2	0.46:1.00	0.65:1.00
Debt to Equity Ratio *3	0.31:1.00	0.26:1.00

	September 30, 2015	September 30, 2014
Return on Assets *4	3.65%	9.74%
Return on Equity *5	7.21%	18.62%

*1 – *Current Assets / Current Liabilities*

*2 – *Cash and Cash Equivalents / Current Liabilities*

*3 – *Interest Bearing Loans and Borrowings and Bonds Payable / Equity*

*4 – *Net Income / Average Total Assets*

*5 – *Net Income / Average Equity (Computed using figures attributable only to parent company shareholders)*

With its strong financial position, the Group will continue investing in and pursuing expansion activities as it focuses on identifying new markets, maintaining established markets and tapping business opportunities.

Material Changes in the Year 2015 Financial Statements
(Increase/decrease of 5% or more versus December 31, 2014)

Statement of Financial Position

36.09% decrease in cash and cash equivalents

Due to capital expenditures and operating activities for business expansion

15.02% increase in trade receivables – current and non-current

Primarily due to additional sales for the period

32.06% decrease in financial assets at fair value through profit and loss

Due to changes in the fair market value of shares

7.06% increase in residential, condominium units, golf and resort shares for sale

Due to additional construction costs attributable to on-going projects

11.25% increase in property development costs

Due to costs attributable to the development of various projects

31.72% increase in prepayments and other assets – current and non-current

Due to increase in prepaid expenses

9.64% increase in advances to landowners and joint ventures

Due to additional advances made to landowners

24.70% increase in land for future development

Due to additional land acquisitions and contribution of new subsidiary

36.69% decrease in investments in AFS securities

Due to changes in the fair market value of shares

15.89% increase in investments in and advances to associates and other related parties

Mainly due to new investment in associate

16.60% increase in investment properties – net

Due to completion of properties for lease

64.21% increase in property and equipment – net

Mainly contributed by a new hotel building and improvements

9.27% decrease in deferred tax assets

Due to lower deferred tax assets on taxable temporary differences

129.83% increase in interest-bearing loans and borrowings – current and non-current

Due to availment of new loans

15.99% decrease in bonds payable – current and non-current
Due to maturity of bonds

26.11% increase in trade and other payables
Due to higher payables to suppliers and contractors

7.85% increase in deferred income on real estate sales – current and non-current
Represents increase in unearned revenue

84.29% decrease in income tax payable
Due to payment of prior year income tax due

13.95% increase in other liabilities – current and non-current
Due to additional security deposits and advance rent

8.48% increase in deferred tax liabilities
Pertains to tax effects of taxable and deductible temporary differences

7.22% increase in retirement benefit obligation
Additional accrual of retirement plan of employees

(Increase/decrease of 5% or more versus September 30, 2014)

Statements of Income

11.50% increase in real estate sales
Due to higher sales recognized for the period

11.19% increase in interest income on real estate sales
Recognition of interest income from prior years' sales

14.19% increase in realized gross profit on prior years' sales
Represents portion of gross profit from real estate sales made in prior years realized for the current period

24.00% increase in rental income
Due to escalation of rental rates and increase in demand for office space from BPO companies

57.50% decrease in equity share in net earnings of associates
Resulted from the reclassification of investment in associate as AFS securities due to decrease in ownership

88.79% decrease in interest and other income – net
Mainly due to non-recurring gains from the acquisition and sale of subsidiary and associate in 2014

9.09% increase in deferred gross profit

Pertains to the portion of gross profit from current real estate sales to be realized in future periods

16.70% increase in hotel operations expenses

Represents direct costs attributable to hotel operations

15.24% increase in operating expenses

Due to increase in other administrative and corporate overhead expenses

53.53% increase in interest and other charges – net

Primarily due to foreign exchange re-measurement of dollar bonds

10.89% increase in tax expense

Due to higher taxable income and tax effects of deductible temporary differences

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.

The unaudited interim condensed consolidated financial statements do not include all the information and disclosure required in the financial statements and should be read in conjunction with the Group's consolidated annual financial statements as at and for the year ended December 31, 2014.

The accounting policies and methods of computation adopted in preparation of the Group's unaudited interim consolidated financial statements are the same with the most recent annual financial statements for the year-ended December 31, 2014.

There were no known material events subsequent to the end of the interim period that have not been reflected in the Group's Financial Statements for the third quarter of 2015.

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 statements, the same in the current year consolidated financial statements for the third quarter of 2015. 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 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 interim consolidated financial statements.

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

There are no material commitments for capital expenditures, events or uncertainties that have had or that are reasonable expected to have a material impact on the continuing operations of the Group.

MEGAWORLD CORPORATION AND SUBSIDIARIES

EXHIBIT 7

Aging of Accounts Receivables

September 30, 2015

(In thousand pesos)

	TOTAL	CURRENT/ NOT YET DUE	1-3 Months	4-6 Months	7 Months - 1 Year	Above 1 Year	Past due accounts & items in Litigation
Type of Receivables:							
a. Trade and other receivables	<u>60,533,688</u>	<u>58,525,264</u>	<u>1,132,076</u>	<u>463,623</u>	<u>278,794</u>	<u>133,931</u>	<u>-</u>

MEGAWORLD CORPORATION AND SUBSIDIARIES
SCHEDULE OF FINANCIAL SOUNDNESS INDICATORS
SEPTEMBER 30, 2015 AND DECEMBER 31, 2014

EXHIBIT 8

	SEPTEMBER 30, 2015	DECEMBER 31, 2014
Current ratio	3.63 :1.00	3.14 :1.00
Quick ratio	0.46 :1.00	0.65 :1.00
Debt-to-equity ratio	0.31 :1.00	0.26 :1.00
Interest-bearing debt to total capitalization ratio	0.26 :1.00	0.23 :1.00
Asset-to-equity ratio	1.79 :1.00	1.72 :1.00
		SEPTEMBER 30, 2014
Interest rate coverage ratio	817.22%	1715.61%
Net profit margin	24.91%	45.48%
Return on assets	3.65%	9.74%
Return on equity	7.21%	18.62%

LIQUIDITY RATIOS measure the business' ability to pay short-term debt.

Current ratio – computed as current assets divided by current liabilities

Quick ratio – computed as cash and cash equivalents divided by current liabilities

SOLVENCY RATIOS measure the business' ability to pay all debts, particularly long-term debt.

Debt to equity ratio – computed as interest bearing loans and borrowings and bonds payable divided by total stockholders' equity.

Interest-bearing debt to total capitalization ratio – computed as interest-bearing debt divided by interest-bearing debt+stockholders' equity attributable to the company's shareholders.

ASSET-TO-EQUITY RATIOS measure 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.

INTEREST RATE COVERAGE RATIOS measure the business' ability to meet its interest payments. It is computed as Earnings before income tax and interest expense (EBIT) divided by interest payments.

PROFITABILITY RATIOS

Net profit margin – computed as net profit divided by total revenues

Return on assets – net profit divided by average total assets

Return on equity – net profit attributable to the company's shareholders divided by average stockholders' equity attributable to the company's shareholders.