



P&A
Grant Thornton

FOR SEC FILING

Financial Statements and
Independent Auditors' Report

Crown Asia Chemicals Corporation

December 31, 2025, 2024 and 2023



CROWN ASIA CHEMICALS CORPORATION®

STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL STATEMENTS

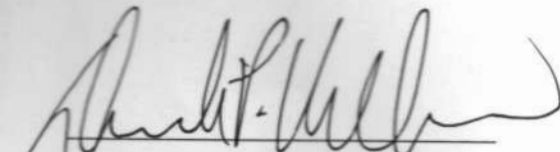
The management of **CROWN ASIA CHEMICALS CORPORATION** is responsible for the preparation and fair presentation of the financial statements, including the schedules attached therein, for the years ended December 31, 2025, 2024 and 2023, in accordance with the prescribed financial reporting framework indicated therein, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.


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

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

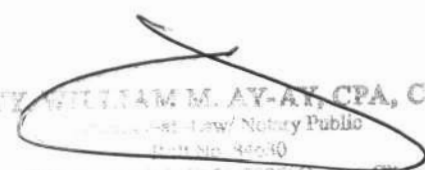
The Board of Directors reviews and approves the financial statements, including the schedules attached therein, and submits the same to the stockholders.

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


DERRICK P. VILLANUEVA
President


NICASIO T. PEREZ
VP-Treasurer / CFO-OIC

Signed this 10th day of April, 2026


ATTY. WILLIAM M. AY-AY, CPA, CDPO
Notary Public
R.O. No. 34630
J.P. No. 1270 / 2025 Quezon City
P.O. Box 1010 / 15-2026 / Quezon City
MCEB Cancel No. 96-113-027/229 and April 14, 2028
Agent: Station NP-197/ 2025-2026

DOC. NO. 492
PAGE NO. 99
BOOK NO. 10
SERIES OF 20 26

QUEZON CITY
SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF _____
_____ 20 _____

APR 10 2026

Report of Independent Auditors

The Board of Directors and the Stockholders

Crown Asia Chemicals Corporation

Km. 33, McArthur Highway

Bo. Tuktukan, Guiguinto

Bulacan

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Crown Asia Chemicals Corporation (the Company), which comprise the statements of financial position as at December 31, 2025 and 2024, and the statements of profit or loss, statements of comprehensive income, statements of changes in equity and statements of cash flows for each of the three years in the period ended December 31, 2025, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at December 31, 2025 and 2024, and its financial performance and its cash flows for each of the three years in the period ended December 31, 2025 in accordance with Philippine Financial Reporting Standards (PFRS Accounting Standards).

Basis for Opinion

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

Key Audit Matters

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

(a) Revenue Recognition

Description of the Matter

Revenue is one of the key performance measures used to assess the Company's business performance. Relative to this, there is a presumed significant risk that the amount of revenue reported in the financial statements is higher than what has been actually generated by the Company. Revenue is recognized when the control over the goods has been transferred at a point in time to the customer, i.e., generally when the customer has acknowledged delivery of goods. Revenue from local and export sales is generated through direct sales to contractors and developers, manufacturers and traders, and wholesalers and retailers. For the year ended December 31, 2025, the Company's total revenues amounted to P1,159.6 million.

In our view, revenue recognition is significant to our audit because of the inherent risk of material misstatement involved and the materiality of the amount of recorded revenues which impact the Company's profitability.

The Company's disclosures about its revenue recognition policy and breakdown are included in Notes 2 and 4, respectively.

How the Matter was Addressed in the Audit

Our audit procedures to address the risk of material misstatement relating to revenue recognition, which was considered to be a significant risk, included:

- obtaining an understanding of the Company's different types of revenue streams by reviewing revenue contracts and revenue transaction processes;
- evaluating appropriateness of the Company's revenue recognition policy in accordance with PFRS 15, *Revenue from Contracts with Customers*;
- testing of design and operating effectiveness of internal controls related to the Company's revenue processes, which include inquiry and observation, and test, on a sampling basis, revenue transactions during the year;
- performing test of transactions, on a sample basis, for revenue transactions to ascertain the satisfaction of the performance obligations through delivery of the goods, including but not limited to, reviewing sales invoices, including proof of deliveries, as evidence that control is transferred to the customers;
- performing sales cut-off test, including, among others, examining sales transactions near period end, and analyzing and reviewing sales returns, credit memos and other receivable adjustments to determine whether revenues are appropriately recognized in the proper period;

- confirming receivables, on sample basis, using positive confirmations, performing alternative procedures for non-responding customers, reporting unresolved differences to appropriate client personnel and projecting errors to the population, to ascertain the testing precision achieved, which further validates the accuracy of revenue recognized by the Company; and,
- performing detailed analysis of revenue segments and related key ratios such as, but not limited to, current year's components of revenues (e.g., by customer and by division) as a percentage of total revenues, receivable turnover and average collection period.

(b) Existence and Valuation of Inventories

Description of the Matter

The total inventories of P627.0 million as of December 31, 2025 represents 38% and 23% of total current assets and total assets of the Company, respectively. Inventories are valued at the lower of cost and net realizable value. Cost is determined using the weighted average method. Recognition of inventory cost, particularly related to finished goods, involves management judgment and estimates in appropriately allocating the manufacturing costs, including overhead, based on actual units produced. In addition, management uses estimates in assessing whether inventories are valued at the lower of cost and net realizable value. Moreover, the Company's inventories are considered voluminous and majority of these are kept in the Company's main warehouses. Relative to these, we determined that existence and valuation of inventories is a key audit matter of our audit.

The Company's disclosures about inventories and the related inventory valuation policies are included in Notes 7 and 2, respectively.

How the Matter was Addressed in the Audit

Our audit procedures to address the risk of material misstatement relating to inventory existence and valuation, which was considered to be a significant risk included, among others, the following:

On inventory existence:

- conducting physical inventory count observation, including, among others, touring the facility before and after the inventory count observation to gain an understanding of the location and condition of inventories prior to the count and after the count is concluded, as well as the related controls of the Company in relation to the inventory count; determining that all sampled inventory items were counted and no items were counted twice; obtaining relevant cut-off information and copy of count control documents; examining sample inventory items to test count against inventory records; clearing exceptions, if any, with appropriate personnel; and, projecting errors to the population; and,
- performing detailed analysis of inventory-related ratios such as, but not limited to, inventory turnover, current year's components of inventories as a percentage of total inventories and current year's composition of the total product cost.

On inventory valuation:

- testing the design and operating effectiveness of processes and controls over inventory costing, reconciliation, data entry and review;

- determining the method of inventory costing and evaluating appropriateness and consistency of application of the valuation of inventories at lower of cost and net realizable value;
- performing test on inventory costing of selected inventory items by recomputing unit cost and comparing to unit cost per books, examining movements affecting the average unit cost, reporting unresolved difference, if any, to appropriate personnel; and,
- determining whether inventory is stated at lower of cost and net realizable value by obtaining latest selling price, estimating cost to sell of sample inventory items and comparing the net selling price to the unit cost per books, reporting unresolved differences, if any, to appropriate personnel.

Other Information

Management is responsible for the other information. The other information comprises the information included in the Company's Securities and Exchange Commission (SEC) Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2025, but does not include the financial statements and our auditors' report thereon. The SEC Form 20-IS, SEC Form 17-A and Annual Report for the year ended December 31, 2025 are expected to be made available to us after the date of this auditors' report.

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

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

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

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

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

Report on Other Legal and Regulatory Requirements

Our audits were conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information for the year ended December 31, 2025 required by the Bureau of Internal Revenue as disclosed in Note 27 to the financial statements is presented for purposes of additional analysis and is not a required part of the basic financial statements prepared in accordance with PFRS Accounting Standards. Such supplementary information is the responsibility of management. The supplementary information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

The engagement partner on the audit resulting in this independent auditors' report is John Endel S. Mata.

PUNONGBAYAN & ARAULLO



By: John Endel S. Mata
Partner

CPA Reg. No. 0121347
TIN 257-622-627
PTR No. 10770763, January 6, 2026, Makati City
SEC Group A Accreditation
Partner - No. 121347-SEC (until financial period 2030)
Firm - No. 0002 (until financial period 2030)
BIR AN 08-002551-040-2025 (until November 11, 2028)
BOA/PRC Cert. of Reg. No. 0002/P-012 (until August 12, 2027)

April 10, 2026

CROWN ASIA CHEMICALS CORPORATION
STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2025 AND 2024
(Amounts in Philippine Pesos)

	Notes	2025	2024
<u>ASSETS</u>			
CURRENT ASSETS			
Cash and cash equivalents	5	P 410,705,648	P 367,740,741
Trade and other receivables - net	6	347,137,756	302,571,018
Inventories	7	627,029,364	708,984,906
Prepayments and other current assets	8	279,277,673	167,563,289
Total Current Assets		<u>1,664,150,441</u>	<u>1,546,859,954</u>
NON-CURRENT ASSETS			
Property, plant and equipment - net	9	972,249,905	848,658,170
Investment properties	10	54,986,000	43,362,720
Right-of-use assets - net	13	9,267,373	12,385,480
Post-employment defined benefit asset - net	16	8,424,092	9,051,716
Other non-current assets - net	11	13,887,264	15,424,864
Total Non-current Assets		<u>1,058,814,634</u>	<u>928,882,950</u>
TOTAL ASSETS		<u><u>P 2,722,965,075</u></u>	<u><u>P 2,475,742,904</u></u>
<u>LIABILITIES AND EQUITY</u>			
CURRENT LIABILITIES			
Trade and other payables	12	P 216,871,802	P 182,546,769
Lease liabilities	13	3,616,837	4,310,078
Income tax payable		4,086,421	912,457
Total Current Liabilities		<u>224,575,060</u>	<u>187,769,304</u>
NON-CURRENT LIABILITIES			
Lease liabilities	13	8,699,944	11,156,658
Deferred tax liabilities - net	17	129,138,078	92,895,253
Other payables	12	-	31,860,000
Total Non-current Liabilities		<u>137,838,022</u>	<u>135,911,911</u>
Total Liabilities		<u>362,413,082</u>	<u>323,681,215</u>
EQUITY			
Capital stock	19	630,800,000	630,800,000
Treasury shares, at cost		(41,096,031)	(41,096,031)
Additional paid-in capital		52,309,224	52,309,224
Revaluation reserves		420,319,998	302,321,762
Retained earnings		1,298,218,802	1,207,726,734
Total Equity		<u>2,360,551,993</u>	<u>2,152,061,689</u>
TOTAL LIABILITIES AND EQUITY		<u><u>P 2,722,965,075</u></u>	<u><u>P 2,475,742,904</u></u>

See Notes to Financial Statements.

CROWN ASIA CHEMICALS CORPORATION
STATEMENTS OF PROFIT OR LOSS
FOR THE YEARS ENDED DECEMBER 31, 2025, 2024 AND 2023
(Amounts in Philippine Pesos)

	Notes	2025	2024	2023
REVENUES	4, 18	P 1,159,618,778	P 1,491,560,367	P 1,506,695,998
COST OF GOODS SOLD	14	752,187,961	1,013,066,272	956,681,271
GROSS PROFIT		407,430,817	478,494,095	550,014,727
OTHER OPERATING EXPENSES	15	236,618,500	237,435,702	230,325,646
OTHER INCOME (CHARGES)				
Finance income	5, 8	17,784,250	15,241,635	9,063,146
Fair value gains on investment properties	10	11,623,280	-	-
Finance costs - net	12, 13, 16	(2,690,040)	(5,254,626)	(1,167,870)
Foreign currency gains - net	22	1,412,361	3,983,726	1,663,716
Other income - net	9	1,709,332	1,363,242	968,923
		29,839,183	15,333,977	10,527,915
PROFIT BEFORE TAX		200,651,500	256,392,370	330,216,996
TAX EXPENSE	17	49,095,532	64,055,587	82,367,236
NET PROFIT		P 151,555,968	P 192,336,783	P 247,849,760
BASIC AND DILUTED EARNINGS PER SHARE	20	P 0.25	P 0.31	P 0.41

See Notes to Financial Statements.

CROWN ASIA CHEMICALS CORPORATION
STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2025, 2024 AND 2023
(Amounts in Philippine Pesos)

	Notes	2025	2024	2023
NET PROFIT		<u>P 151,555,968</u>	<u>P 192,336,783</u>	<u>P 247,849,760</u>
OTHER COMPREHENSIVE INCOME				
Items that will not be reclassified subsequently to profit or loss				
Revaluation increment on land	19			
Remeasurements of post-employment defined benefit plan	9	157,546,373	-	81,113,000
Tax expense	16	(215,391)	8,694,130	244,750
	17	(39,332,746)	(2,173,533)	(20,339,437)
		<u>117,998,236</u>	<u>6,520,597</u>	<u>61,018,313</u>
TOTAL COMPREHENSIVE INCOME		<u>P 269,554,204</u>	<u>P 198,857,380</u>	<u>P 308,868,073</u>

See Notes to Financial Statements.

CROWN ASIA CHEMICALS CORPORATION
STATEMENTS OF CHANGES IN EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2025, 2024 AND 2023
(Amounts in Philippine Pesos)

	Note	Capital Stock	Treasury Shares	Additional Paid-in Capital	Retained Earnings			Revaluation Reserves	Equity
					Appropriated	Unappropriated	Total		
Balance at January 1, 2025		P 630,800,000	(P 41,096,031)	P 52,309,224	P 340,000,000	P 867,726,734	P 1,207,726,734	P 302,321,762	P 2,152,061,689
Appropriation during the year	19	-	-	-	200,000,000	(200,000,000)	-	-	-
Cash dividends	19	-	-	-	-	(61,063,900)	(61,063,900)	-	(61,063,900)
Total comprehensive income for the year		-	-	-	-	151,555,968	151,555,968	117,998,236	269,554,204
Balance as at December 31, 2025		<u>P 630,800,000</u>	<u>(P 41,096,031)</u>	<u>P 52,309,224</u>	<u>P 540,000,000</u>	<u>P 758,218,802</u>	<u>P 1,298,218,802</u>	<u>P 420,319,998</u>	<u>P 2,360,551,993</u>
Balance at January 1, 2024		P 630,800,000	(P 41,096,031)	P 52,309,224	P 220,000,000	P 856,453,851	P 1,076,453,851	P 295,801,165	P 2,014,268,209
Cash dividends	19	-	-	-	-	(61,063,900)	(61,063,900)	-	(61,063,900)
Appropriation during the year	19	-	-	-	120,000,000	(120,000,000)	-	-	-
Total comprehensive income for the year		-	-	-	-	192,336,783	192,336,783	6,520,597	198,857,380
Balance as at December 31, 2024		<u>P 630,800,000</u>	<u>(P 41,096,031)</u>	<u>P 52,309,224</u>	<u>P 340,000,000</u>	<u>P 867,726,734</u>	<u>P 1,207,726,734</u>	<u>P 302,321,762</u>	<u>P 2,152,061,689</u>
Balance at January 1, 2023		P 630,800,000	(P 41,096,031)	P 52,309,224	P -	P 883,561,601	P 883,561,601	P 234,782,852	P 1,760,357,646
Cash dividends	19	-	-	-	-	(54,957,510)	(54,957,510)	-	(54,957,510)
Appropriation during the year	19	-	-	-	220,000,000	(220,000,000)	-	-	-
Total comprehensive income for the year		-	-	-	-	247,849,760	247,849,760	61,018,313	308,868,073
Balance as at December 31, 2023		<u>P 630,800,000</u>	<u>(P 41,096,031)</u>	<u>P 52,309,224</u>	<u>P 220,000,000</u>	<u>P 856,453,851</u>	<u>P 1,076,453,851</u>	<u>P 295,801,165</u>	<u>P 2,014,268,209</u>

See Notes to Financial Statements.

CROWN ASIA CHEMICALS CORPORATION
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2025, 2024 AND 2023
(Amounts in Philippine Pesos)

	Notes	2025	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit before tax		P 200,651,500	P 256,392,370	P 330,216,996
Adjustments for:				
Depreciation and amortization	9, 11, 13	45,717,644	52,415,243	44,738,333
Finance income	5, 8	(17,784,250)	(15,241,635)	(9,063,146)
Fair value gains on investment properties	10	(11,623,280)	-	-
Interest expense - net	12, 13, 16	2,690,040	5,254,626	1,167,870
Gain on disposal of transportation equipment	9	(1,495,000)	(1,375,250)	-
Unrealized foreign currency losses (gains) - net	22	1,084,060	(4,031,156)	(136,284)
Operating profit before working capital changes		219,240,714	293,414,198	366,923,769
Decrease (increase) in trade and other receivables		(44,444,109)	41,220,988	(49,327,782)
Decrease (increase) in inventories		81,955,542	7,932,699	(11,230,221)
Decrease (increase) in prepayments and other current assets		29,371,477	(12,248,914)	14,088,338
Decrease in post-employment defined benefit asset		964,387	2,604,701	1,911,669
Decrease in other non-current assets		5,132,912	4,265,898	1,727,276
Increase (decrease) in trade and other payables		35,217,734	(118,262,874)	46,691,977
Cash generated from operations		327,438,657	218,926,696	370,785,026
Cash paid for income taxes		(40,208,060)	(63,106,292)	(73,808,556)
Interest received		217,149	102,076	236,208
Net Cash From Operating Activities		287,447,746	155,922,480	297,212,678
CASH FLOWS FROM INVESTING ACTIVITIES				
Investment in short-term placements	8	(149,889,289)	(13,521,055)	(55,411,349)
Acquisitions of property, plant and equipment	9	(35,201,226)	(54,021,564)	(45,850,366)
Interest received		17,567,101	15,139,559	8,826,938
Acquisitions of investment properties	10	(4,306,272)	(39,056,448)	-
Additional advances to suppliers of property, plant and equipment	11	(3,974,691)	(6,112,028)	(22,656,962)
Proceeds from disposals of equipment	9	1,495,000	1,375,250	-
Net Cash Used in Investing Activities		(174,309,377)	(96,196,286)	(115,091,739)
CASH FLOWS FROM FINANCING ACTIVITIES				
Dividends paid	19	(61,063,900)	(61,063,900)	(54,957,510)
Repayments of lease liabilities	13	(5,736,392)	(5,369,183)	(5,628,624)
Interest paid for acquisition of land	12	(2,166,480)	(3,823,200)	-
Payments of loans and mortgage payables	12	-	(333,679)	(1,984,626)
Interest paid for loans and mortgage payables	12	-	(7,465)	(112,289)
Net Cash Used in Financing Activities		(68,966,772)	(70,597,427)	(62,683,049)
Effect of Foreign Exchange Rate Changes on Cash and Cash Equivalents		(1,206,690)	4,367,526	(220,817)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS		42,964,907	(6,503,707)	119,217,073
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		367,740,741	374,244,448	255,027,375
CASH AND CASH EQUIVALENTS AT END OF YEAR		P 410,705,648	P 367,740,741	P 374,244,448

Supplemental Information on Non-cash Investing and Financing Activities:

- (i) In 2025, 2024 and 2023, the Company recognized additional right-of-use assets and lease liabilities amounting to P1.5 million, P3.6 million and P3.0 million, respectively (see Note 13).
- (ii) In 2025, 2024 and 2023, the Company applied advances to suppliers amounting to P0.3 million, P24.0 million and P2.9 million, respectively, for the acquisition of property, plant and equipment (see Notes 9 and 11).
- (iii) In 2025 and 2023, the Company's land properties were revalued, resulting in an increase in the value of such properties amounting to P157.5 million and P81.1 million, respectively, and is presented as Land under Property, Plant and Equipment in the statements of financial position (see Note 9).
- (iv) In 2024, the Company purchased parcels of land for investment purposes with a total contract price of P43.4 million presented as Investment Properties in the 2024 statement of financial position (see Note 10). The unpaid portion of the acquisition amounting to P4.3 million is presented as Payable for acquisition of investment properties under Trade and Other Payables in the 2024 statement of financial position. The Company has fully settled the remaining balance in 2025 (see Note 12). There was no similar transaction in 2025 and 2023.
- (v) In 2023, the Company purchased a parcel of land from a related party under common ownership with a total contract price of P113.8 million payable in four equal annual installments starting July 1, 2023 (see Notes 9, 12 and 18). The first, second and third installments amounting to P28.4 million each were accordingly paid in 2025, 2024 and 2023.

See Notes to Financial Statements.

CROWN ASIA CHEMICALS CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025, 2024 AND 2023
(Amounts in Philippine Pesos)

1. GENERAL INFORMATION

1.1 Corporate Information

Crown Asia Chemicals Corporation (the Company) was incorporated and registered with the Philippine Securities and Exchange Commission (SEC) on February 10, 1989 primarily to engage in, operate, conduct and maintain the business of manufacturing, importing, exporting, buying, selling or otherwise dealing in, at wholesale and retail such goods as plastic and/or synthetic resins and compounds and other allied or related products of similar nature.

The Company's shares were listed in the Philippine Stock Exchange (PSE) on April 27, 2015 (see Note 19.1).

The Company's registered office, which is also its principal place of business, is located at Km. 33, McArthur Highway, Bo. Tuktukan, Guiguinto, Bulacan. The Company's administrative office is located at Units 506 and 508 President's Tower, No. 81 Timog Ave., South Triangle, Quezon City.

1.2 Approval of Financial Statements

The financial statements of the Company as of and for the year ended December 31, 2025 (including the comparative financial statements as of December 31, 2024 and for the years ended December 31, 2024 and 2023) were authorized for issue by the Company's Board of Directors (BOD) on April 10, 2026.

2. MATERIAL ACCOUNTING POLICY INFORMATION

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

2.1 Basis of Preparation of Financial Statements

(a) Statement of Compliance with Philippine Financial Reporting Standards

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

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

(b) *Presentation of Financial Statements*

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

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

In 2025, the Company reclassified the presentation of change in non-current advances to suppliers and the interest received from short-term placements, both of which were previously presented under Operating Activities section, to the Investing Activities section of the statements of cash flows. Changes in non-current advances to suppliers were previously presented as part of changes in Other Non-current Assets – Net, while interest received from short-term placements was previously presented as part of Interest Received. Comparative information for the 2024 and 2023 statements of cash flows were accordingly reclassified to conform with the current year presentation. Such change only affected the presentation aspect in the statements of cash flows and did not affect the statement of financial position as of December 31, 2024 and statement of profit or loss, statement of comprehensive income and statement of changes in equity for the year ended December 31, 2024. Hence, a third statement of financial position is not required to be presented.

(c) *Functional and Presentation Currency*

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

Items included in the financial statements of the Company are measured using its functional currency. Functional currency is the currency of the primary economic environment in which the Company operates.

2.2 Adoption of Amended PFRS Accounting Standards

(a) *Effective in 2025 that are Relevant to the Company*

The Company adopted for the first time amendments to PAS 21, *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability*, which are mandatorily effective for annual periods beginning on or after January 1, 2025. The amendments require entities to assess whether a currency is exchangeable and to determine a spot exchange rate when exchangeability is lacking. These amendments also mandate the disclosure of information that enables users of financial statements to understand the impact of a currency not being exchangeable. The amendments had no significant impact on the financial statements of the Company.

(b) *Effective Subsequent to 2025 but not Adopted Early*

There are pronouncements effective for annual periods subsequent to 2025, which are adopted by the FSRSC. Management will adopt the following relevant pronouncements in accordance with their transitional provisions; and unless otherwise indicated, none of these are expected to have significant impact on the Company's financial statements:

- (i) PFRS 9 and PFRS 7 (Amendments), *Financial Instruments, and Financial Instruments: Disclosures – Amendments to the Classification and Measurement of Financial Instruments* (effective from January 1, 2026)
- (ii) PFRS 18, *Presentation and Disclosure in Financial Statements* (effective from January 1, 2027). The new standard impacts the classification of profit or loss items (i.e., into operating, investing and financing categories) and the presentation of subtotals in the statement of profit or loss (i.e., operating profit and profit before financing and income taxes). The new standard also changes the aggregation and disaggregation of information presented in the primary financial statements and in the notes. It also introduces required disclosures about management-defined performance measures. The new standard, however, does not affect how an entity recognizes and measures its financial condition, financial performance and cash flows.

2.3 Segment Reporting

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

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

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

The measurement policies the Company uses for segment reporting under PFRS 8, *Operating Segments*, are the same as those used in its financial statements. However, corporate assets which are not directly attributable to the business activities of any operating segment are not allocated to any segment.

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

2.4 Financial Instruments

(a) *Financial Assets*

The relevant financial asset classification applicable to the Company is only financial assets at amortized cost.

The expected credit losses (ECL) on trade and other receivables are estimated by applying the simplified approach using a provision matrix developed based on the Company's historical credit loss experience and credit information that are specific to the debtors, adjusted for general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money where appropriate. These assets are assessed for impairment on a collective basis based on shared credit risk characteristics.

(b) Financial Liabilities

Financial liabilities include Trade and Other Payables (except Advances from customers and tax-related payables) and Lease Liabilities.

2.5 Inventories

The cost of inventories is determined using weighted average method.

Finished goods include the cost of raw materials, direct labor and a proportion of manufacturing overhead based on actual units produced. The cost of raw materials includes all costs directly attributable to acquisitions, such as the purchase price, import duties and other taxes that are not subsequently recoverable from taxing authorities.

2.6 Property, Plant and Equipment

Following initial recognition at cost, land is carried at revalued amount which is the fair value at the date of the revaluation as determined by independent appraisers. All other property, plant and equipment are stated at cost less accumulated depreciation, amortization and any impairment in value.

Revalued amount is the fair market value determined based on appraisal by external professional valuer once every two years or more frequently if market factors indicate a material change in fair value (see Note 24.3).

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

Building and improvements	3-25 years
Transportation equipment	3-15 years
Land improvements	2-15 years
Machineries, factory, and other equipment	2-15 years
Furniture, fixtures and office equipment	2-15 years

Leasehold improvements, presented as part of Building and improvements, are amortized over the asset's estimated useful lives ranging from three to five years or applicable lease terms, whichever is shorter.

2.7 Investment Properties

Investment properties are accounted for under the fair value model. These are revalued every two years and are reported in the statement of financial position at fair value. Fair value is supported by market evidence and is determined by independent appraisers with sufficient experience with respect to both the location and the nature of the investment property (see Note 24.3).

2.8 Intangible Assets

Intangible assets include registered trademarks which are accounted for under the cost model. Capitalized costs are amortized on a straight-line basis over the estimated useful life of 10 years as the lives of these intangible assets are considered finite. The carrying amounts of the intangible assets are presented as Trademarks under Other Non-current Assets account in the statement of financial position (see Note 11).

2.9 Revenue and Expense Recognition

Revenue comprises sale of goods measured by reference to the fair value of consideration received or receivable by the Company for goods sold, excluding value-added tax (VAT).

The significant judgments used in determining the transaction price and the amounts allocated to the performance obligations are disclosed in Note 3.1(c) while significant judgments used in determining the timing of satisfaction of the following performance obligations are disclosed in Note 3.1(b). The Company uses the practical expedient in PFRS 15, *Revenue from Contracts with Customers*, with respect to non-disclosure of the aggregate amount of the transaction price allocated to unsatisfied or partially satisfied performance obligations as of the end of the reporting period and the explanation of when such amount will be recognized as revenue as the Company's contracts with customers have original expected duration of one year or less.

Specifically, revenue from sale of goods is recognized when the control over the goods has been transferred at a point in time to the customer, i.e., generally when the customer has acknowledged delivery of goods. Invoices for goods transferred are due upon receipt by the customer.

The Company also assesses its revenue agreements in order to determine if it is acting as principal or agent. Both the legal form and the substance of the agreement are considered to determine each party's respective roles in the agreement. In all revenue agreements, Company acts as the principal. Revenue is recorded at gross when acting as a principal while only net revenues are considered if only an agency service exists.

As applicable, if the Company is required to refund the related purchase price for returned goods, it recognizes a refund liability for the expected refunds by adjusting the amount of revenues recognized during the period. Also, if applicable, the Company recognizes a right of return asset on the goods to be recovered from the customers with a corresponding adjustment to Cost of Goods Sold account. However, there were no contracts that contained significant right of return arrangements that remain outstanding during the reporting periods [see Note 3.1(c)].

In obtaining customer contracts, the Company incurs incremental costs. As the expected amortization period of these costs, if capitalized, would be less than one year, the Company uses the practical expedient in PFRS 15 and recognizes as outright expenses such costs as incurred.

2.10 Leases – Company as Lessee

Subsequent to initial recognition, the Company depreciates the right-of-use asset on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term which is from two to 10 years.

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

2.11 Impairment of Non-financial Assets

The Company's property, plant and equipment, right-of-use assets, intangible assets (presented under the Other Non-current Assets account) and other non-financial assets are subject to impairment testing.

2.12 Employee Benefits

The Company provides short-term and post-employment benefits to employees through defined benefit and defined contribution plans, and other employee benefits.

The Company's defined benefit post-employment plan covers all regular full-time employees. The pension plan is fully funded, tax-qualified, non-contributory and administered by a trustee.

The defined benefit obligation is calculated annually by independent actuaries using the projected unit credit method.

A defined contribution plan is a post-employment plan under which the Company pays fixed contributions into an independent entity such as Social Security System.

2.13 Related Party Transactions and Relationships

Based on the requirements of SEC Memorandum Circular No. 10, Series of 2019, *Rules on Material Related Party Transactions for Publicly-Listed Companies*, transactions amounting to 10% or more of the total assets based on the latest audited financial statements that were entered into with the related parties are considered material.

All individual material related party transactions shall be approved by at least two-thirds vote of the BOD, with at least a majority of the independent directors voting to approve the material related party transactions. In case that a majority of the independent directors' vote is not secured, the material related party transaction may be ratified by the vote of the stockholders representing at least two-third of the outstanding capital stock. For aggregate related party transactions within a 12-month period that breaches the materiality threshold of 10% of the Company's total assets based on the latest audited financial statements, the same BOD approval would be required for the transactions that meet and exceed the materiality threshold covering the same related party.

Directors with personal interest in the transaction should abstain from participating in the discussions and voting on the same. In case they refuse to abstain, their attendance shall not be counted for the purposes of assessing the quorum and their votes shall not be counted for purposes of determining approval.

3. SIGNIFICANT ACCOUNTING JUDGMENTS AND ESTIMATES

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

3.1 Critical Management Judgment in Applying Accounting Policies

In the process of applying the Company'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) Determination of Lease Term of Contracts with Renewal and Termination Options

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

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

The Company did not include the renewal period as part of the lease term for leases of some of its office space and warehouse due to the provision in its contracts that requires mutual agreement of both parties on the terms and agreements of the renewal and termination of the lease contract.

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

(b) Determination of Timing of Satisfaction of Performance Obligations

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

(c) Determination of Transaction Price

The transaction price for a contract is allocated amongst the material right and other performance obligations identified in the contract based on their stand-alone selling prices, which are all observable. The transaction price for a contract excludes any amounts collected on behalf of third parties (e.g., VAT).

The transaction price is considered receivable to the extent of products sold with consideration on the right of return, if applicable (see Note 2.9). Also, the Company uses the practical expedient in PFRS 15, with respect to non-adjustment of the promised amount of consideration for the effects of any financing component as the Company expects, at contract inception, that the period between when the Company transfers promised goods or services to the customer and payment due date is one year or less.

(d) *Determination of ECL on Trade and Other Receivables*

The Company uses a provision matrix to calculate ECL for trade and other receivables. The provision rates are based on days past due for groupings of various customer segments to the extent applicable that have similar loss patterns (i.e., by geography, product type, or customer type and rating, and coverage by letters of credit and other forms of credit insurance).

The provision matrix is based on the Company's historical observed default rates. The Company's management intends to regularly calibrate (i.e., on an annual basis) the matrix to consider the historical credit loss experience with forward-looking information (i.e., forecast economic conditions). Details about the ECL on the Company's trade and other receivables are disclosed in Note 22.2(b).

(e) *Determination of Cost of Inventories*

In inventory costing, management uses estimates and judgment in properly allocating the labor and overhead between the cost of inventories on hand and cost of goods sold. Currently, the Company allocates manufacturing overhead on the basis of actual units produced. However, the amount of costs charged to finished goods inventories would differ if the Company utilized a different allocation base. Changes in allocated cost would affect the carrying cost of inventories and could potentially affect the valuation based on lower of cost and net realizable value.

(f) *Distinction Between Investment Properties and Owner-Managed Properties*

The Company determines whether a property qualifies as investment property. In making its judgment, the Company considers whether the property generates cash flows largely independent of the other assets held by an entity. Owner-occupied properties generate cash flows that are attributable not only to the property but also to other assets used in the production or supply process.

(g) *Recognition of Provisions and Contingencies*

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

Judgment is exercised by management to distinguish between provisions and contingencies. Disclosures on relevant provisions and contingencies are presented in Note 21.

3.2 Key Sources of Estimation Uncertainty

Presented below and on the succeeding pages are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

(a) *Determination of Appropriate Discount Rate in Measuring Lease Liabilities*

The Company measures its lease liabilities at present value of the lease payments that are not paid at the commencement date of the lease contract. The lease payments were discounted using a reasonable rate deemed by management equal to the Company's incremental borrowing rate. In determining a reasonable discount rate, management considers the term of the leases, the underlying asset and the economic environment. Actual results, however, may vary due to changes in estimates brought about by changes in such factors.

(b) *Estimation of Allowance for ECL*

The measurement of the allowance for ECL on financial assets at amortized cost is an area that requires the use of significant assumptions about the future economic conditions and credit behavior (e.g., likelihood of customers defaulting and the resulting losses). Explanation of the inputs, assumptions and estimation used in measuring ECL is further detailed in Note 22.2(b).

(c) *Determination of Net Realizable Value of Inventories*

In determining the net realizable value of inventories, management takes into account the most reliable evidence available at the dates the estimates are made. Although the Company's core business is not subject to rapid technological changes which may cause inventory obsolescence, future realization of the carrying amounts of inventories as presented in Note 7 may still be affected by price changes. Such aspect is considered a key source of estimation uncertainty and may cause significant adjustments to the Company's inventories within the next financial reporting period.

There was no inventory write-down recognized in 2025, 2024 and 2023 based on management's assessment.

(d) *Estimation of Useful Lives of Property, Plant and Equipment, Right-of-use Assets and Intangible Assets*

The Company estimates the useful lives of property, plant and equipment, right-of-use assets and intangible assets based on the period over which the assets are expected to be available for use. The estimated useful lives of property, plant and equipment, right-of-use assets and intangible assets 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.

The carrying amounts of property, plant and equipment, right-of-use assets and intangible assets (Trademarks under Other Non-current Assets account) are presented in Notes 9, 13.1 and 11, respectively. Based on management's assessment as at December 31, 2025 and 2024, there is no change in estimated useful lives of property, plant and equipment, right-of-use assets and intangible assets during those years. Actual results, however, may vary due to changes in estimates brought about by changes in the factors mentioned above.

(e) *Fair Value Measurement of Land and Investment Properties*

The Company's land and investment properties are carried at revalued amount and fair value, respectively, at the end of the reporting period. In determining the fair value of these assets, the Company engages the services of professional and independent appraisers applying the relevant valuation methodology as discussed in Note 24.3.

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

A significant change in these elements may affect prices and the value of the assets. The amounts of revaluation increment and fair value gains recognized on land and investment properties are disclosed in Notes 9 and 10, respectively.

(f) *Determination of Realizable Amount of Deferred Tax Assets*

The Company 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. Management assessed that the deferred tax assets recognized as at December 31, 2025 and 2024 will be fully utilized in the coming years. The carrying values of deferred tax assets netted against deferred tax liabilities as of those reporting periods are disclosed in Note 17.

(g) *Impairment of Non-financial Assets*

In assessing impairment, management estimates the recoverable amount of each asset or a cash-generating unit based on expected future cash flows and uses an interest rate to calculate the present value of those cash flows. Estimation uncertainty relates to assumptions about future operating results and the determination of a suitable discount rate. Though management believes that the assumptions used in the estimation of fair values 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.

Management has assessed that no impairment loss is required to be recognized on non-financial assets in 2025, 2024 and 2023.

(b) *Valuation of Post-employment Defined Benefit Obligation*

The determination of the Company'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 and salary rate increase.

A significant change in any of these actuarial assumptions may generally affect the recognized expense and the carrying amount of the post-employment defined benefit obligation in the next reporting period.

The amounts of post-employment benefit obligation and expense and an analysis of the movements in the estimated present value of post-employment benefit, as well as the significant assumptions used in estimating such obligation are presented in Note 16.2.

4. SEGMENT REPORTING

4.1 *Business Segments*

The Company is organized into business units based on its products for purposes of management assessment of each unit. For management purposes, the Company is organized into four major business segments, namely: compounds, pipes, Polypropylene Random (PPR)/High-density Polyethylene (HDPE) and roofing. These are also the basis of the Company in reporting to its chief operating decision-maker for its strategic decision-making activities.

The products under the compounds segment are the following:

- Polyvinyl Chloride (PVC) compounds for wires and cable; and,
- PVC for bottles, integrated circuit tubes packaging, films and footwear.

The products under the pipes segment are only the PVC pipes and fittings.

The products under the PPR/HDPE segment are the following:

- PPR Copolymer Type 3 pipes and fittings; and,
- HDPE pipes and fittings.

The product under the roofing segment is only the unplasticized PVC roofing material, which started sales to the public in 2018.

The Company's products are located in Guiguinto, Bulacan; Davao branch; Cebu branch; and Valenzuela branch.

4.2 *Segment Assets and Liabilities*

Segment assets are allocated based on their use or direct association with a specific segment and they include all operating assets used by a segment and consist principally of property, plant and equipment, trade and other receivables and inventories, net of allowances and provisions. Segment assets do not include deferred taxes. Segment liabilities, however, were not presented as this measure is not regularly being provided to the chief operating decision-maker (see Note 4.5).

4.3 Intersegment Transactions

Segment revenues, expenses and performance do not include sales and purchases between business segments.

4.4 Analysis of Segment Information

Segment information can be analysed as follows:

<i>(Amounts in PHP)</i>	<u>Compounds</u>	<u>Pipes</u>	<u>PPR/HDPE</u>	<u>Roofing</u>	<u>Total</u>
For the year ended December 31, 2025					
Statement of Profit or Loss					
Revenues	<u>331,689,609</u>	<u>603,113,842</u>	<u>194,429,799</u>	<u>30,385,528</u>	<u>1,159,618,778</u>
Costs and Other Operating Expenses:					
Cost of goods sold (excluding depreciation and amortization)	280,957,675	324,990,240	110,130,248	11,747,248	727,825,411
Depreciation and amortization	9,075,717	16,211,828	10,321,091	3,115,622	38,724,258
Other operating expenses (excluding depreciation and amortization)	26,935,109	79,352,462	26,965,127	5,299,809	138,552,507
	<u>316,968,501</u>	<u>420,554,530</u>	<u>147,416,466</u>	<u>20,162,679</u>	<u>905,102,176</u>
Other Income (Charges) – net	<u>(6,381,217)</u>	<u>6,972,550</u>	<u>(718,992)</u>	<u>450,574</u>	<u>322,915</u>
Segment Operating Profit	<u>8,339,891</u>	<u>189,531,862</u>	<u>46,294,341</u>	<u>10,673,423</u>	<u>254,839,517</u>
December 31, 2025					
Statement of Financial Position					
Segment assets	<u>182,537,194</u>	<u>569,324,366</u>	<u>388,777,973</u>	<u>207,707,038</u>	<u>1,348,346,571</u>
For the year ended December 31, 2024					
Statement of Profit or Loss					
Revenues	<u>632,249,084</u>	<u>656,800,736</u>	<u>188,599,802</u>	<u>13,910,745</u>	<u>1,491,560,367</u>
Costs and Other Operating Expenses:					
Cost of goods sold (excluding depreciation and amortization)	511,541,593	364,682,531	103,844,635	4,529,758	984,598,517
Depreciation and amortization	9,999,354	20,958,820	11,404,649	4,222,044	46,584,867
Other operating expenses (excluding depreciation and amortization)	30,540,778	76,063,281	24,474,751	5,531,856	136,610,666
	<u>552,081,725</u>	<u>461,704,632</u>	<u>139,724,035</u>	<u>14,283,658</u>	<u>1,167,794,050</u>
Other Income (Charges) – net	<u>15,084,341</u>	<u>(11,134,228)</u>	<u>(263,975)</u>	<u>(732,657)</u>	<u>2,953,481</u>
Segment Operating Profit (Loss)	<u>95,251,700</u>	<u>183,961,876</u>	<u>48,611,792</u>	<u>(1,105,570)</u>	<u>326,719,798</u>
December 31, 2024					
Statement of Financial Position					
Segment assets	<u>409,079,422</u>	<u>728,052,520</u>	<u>373,213,967</u>	<u>224,436,763</u>	<u>1,734,782,672</u>

<i>(Amounts in PHP)</i>	Compounds	Pipes	PPR/HDPE	Roofing	Total
For the year ended December 31, 2023					
Statement of Profit or Loss					
Revenues	492,111,305	798,117,434	202,842,548	13,624,711	1,506,695,998
Costs and Other Operating Expenses:					
Cost of goods sold (excluding depreciation and amortization)	405,946,231	422,722,171	99,708,685	2,831,971	931,209,058
Depreciation and amortization	7,836,633	16,435,630	9,879,636	4,895,982	39,047,881
Other operating expenses (excluding depreciation and amortization)	20,330,542	92,048,834	29,045,278	6,241,157	147,665,811
	<u>434,113,406</u>	<u>531,206,635</u>	<u>138,633,599</u>	<u>13,969,110</u>	<u>1,117,922,750</u>
Other Income (Charges) – net	8,365,405	(6,713,916)	355,120	(444,937)	1,561,672
Segment Operating Profit (Loss)	<u>66,363,304</u>	<u>260,196,883</u>	<u>64,564,069</u>	<u>(789,336)</u>	<u>390,334,920</u>
December 31, 2023					
Statement of Financial Position					
Segment assets	<u>394,978,199</u>	<u>773,180,966</u>	<u>403,386,862</u>	<u>240,651,537</u>	<u>1,812,197,564</u>

Currently, the Company's operation is concentrated within the Philippines for local sales and export sales, which are further broken down as follows:

<i>(Amounts in PHP)</i>	2025	2024	2023
Domestic	1,023,980,614	1,102,560,654	1,247,403,374
Foreign:			
Taiwan	100,130,589	350,261,432	212,601,496
Others	35,507,575	38,738,281	46,691,128
Total	<u>1,159,618,778</u>	<u>1,491,560,367</u>	<u>1,506,695,998</u>

The total revenues include revenues from one major customer totalling 8.63% in 2025, 23.48% in 2024 and 14.11% in 2023. These revenues are attributable to the Compounds segment.

4.5 Reconciliations

Presented below and on the succeeding page is a reconciliation of the Company's segment information to the key financial information presented in its financial statements.

<i>(Amounts in PHP)</i>	2025	2024	2023
Profit or Loss			
Segment results	254,839,517	326,719,798	390,334,920
Other unallocated income	29,516,268	12,380,496	8,966,243
Other unallocated expenses	(83,704,285)	(82,707,924)	(69,084,167)
Profit before tax as reported in the statements of profit or loss	<u>200,651,500</u>	<u>256,392,370</u>	<u>330,216,996</u>

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>	<u>2023</u>
Assets			
Segment assets	1,348,346,571	1,734,782,672	1,812,197,564
Other unallocated assets	<u>1,374,618,504</u>	<u>740,960,232</u>	<u>674,991,281</u>
Total assets reported in the statements of financial position	<u><u>2,722,965,075</u></u>	<u><u>2,475,742,904</u></u>	<u><u>2,487,188,845</u></u>
Liabilities			
Unallocated liabilities (see Note 4.2)	<u>362,413,082</u>	<u>323,681,215</u>	<u>472,920,636</u>
Total liabilities reported in the statements of financial position	<u><u>362,413,082</u></u>	<u><u>323,681,215</u></u>	<u><u>472,920,636</u></u>

4.6 Disaggregation of Revenues

When the Company prepares its investor presentations and when the Company's Executive Committee evaluates the financial performance of the operating segments, it disaggregates revenue similar to its segment reporting as presented in Notes 4.1 and 4.4. The Company determines that the categories used in the investor presentations and financial reports used by the Company's Executive Committee can be used to meet the objective of the disaggregation disclosure requirement of PFRS 15, which is to disaggregate revenue from contracts with customers into categories that depict how the nature, amount, timing and uncertainty of revenue and cash flows are affected by economic factors.

While all of the Company's revenues from sale of goods are recognized at point in time, a summary of additional disaggregation from the segment revenues are shown below.

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>	<u>2023</u>
<i>Sales channel:</i>			
Manufacturers and traders	685,364,380	1,328,280,589	641,026,244
Contractors and developers	450,335,421	138,524,490	825,617,523
Wholesalers and retailers	<u>23,918,977</u>	<u>24,755,288</u>	<u>40,052,231</u>
	<u><u>1,159,618,778</u></u>	<u><u>1,491,560,367</u></u>	<u><u>1,506,695,998</u></u>

5. CASH AND CASH EQUIVALENTS

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

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>
Cash on hand and in banks	109,378,378	152,742,022
Short-term placements	<u>301,327,270</u>	<u>214,998,719</u>
	<u><u>410,705,648</u></u>	<u><u>367,740,741</u></u>

Cash in banks generally earn interest at rates based on daily bank deposit rates.

Short-term placements have maturity ranging from 58 to 90 days in 2025, 60 to 90 days in 2024, and 30 to 64 days in 2023, and earn effective interest rates ranging from 4.00% to 5.38% in 2025, 4.00% to 6.15% in 2024, and 3.36% to 5.10% in 2023.

The balance of short-term placements as of December 31, 2025 and 2024 did not include short-term placements with maturity of more than three months but less than one year amounting to P222.9 million and P73.0 million, respectively. These short-term placements are shown as part of the Prepayments and Other Current Assets account in the statements of financial position (see Note 8).

Interest income earned from cash and cash equivalents and other short-term placements recognized as other current assets amounted to P17.8 million, P15.2 million and P9.1 million in 2025, 2024 and 2023, respectively, and are presented as part of Finance income under Other Income in the statements of profit or loss.

6. TRADE AND OTHER RECEIVABLES

This account is composed of the following:

<i>(Amounts in PHP)</i>	Note	2025	2024
Trade receivables	18.1	338,757,096	318,612,054
Advances to:			
Suppliers		37,935,487	3,513,559
Officers and employees		2,058,078	2,065,465
Other receivables	18.4	352,285	345,130
		379,102,946	324,536,208
Allowance for impairment		(31,965,190)	(21,965,190)
		347,137,756	302,571,018

Trade receivables are due from various customers and have credit terms of 30 to 90 days. Of the total outstanding trade receivables, P45.2 million and P31.7 million as of December 31, 2025 and 2024, respectively, are guaranteed by customers' post-dated checks in the custody of the Company.

Advances to suppliers pertain to down payments made by the Company for the purchase of goods, included under Trade and Other Receivables, and/or machineries, included under Other Non-current Assets – Net (see Note 11). The advance payments will be set-off as partial payments on the amounts due to the suppliers once full delivery of goods or assets is made and the subsequent billings have been made by the suppliers.

Advances to officers and employees are personal cash advances that are settled through salary deduction.

A reconciliation of the allowance for impairment at the beginning and end of 2025 and 2024 is shown below.

<i>(Amounts in PHP)</i>	Note	<u>2025</u>	<u>2024</u>
Balance at beginning of year		21,965,190	19,005,617
Impairment losses	15	<u>10,000,000</u>	<u>2,959,573</u>
Balance at end of year		<u>31,965,190</u>	<u>21,965,190</u>

All of the Company's trade and other receivables have been reviewed for impairment. Certain trade receivables were found to be impaired using the provision matrix as determined by management; hence, adequate amounts of allowance for impairment have been recognized [see Note 22.2(b)]. Impairment losses recognized are presented under Other Operating Expenses in the statements of profit or loss (see Note 15).

7. INVENTORIES

Inventories are stated at cost which is lower than their net realizable value. The details of inventories are shown below.

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>
Finished goods	355,448,587	389,705,352
Raw materials	255,143,913	303,670,883
Supplies	12,505,811	11,872,931
Packaging materials	3,800,717	3,605,404
Work-in-process	<u>130,336</u>	<u>130,336</u>
	<u>627,029,364</u>	<u>708,984,906</u>

An analysis of the cost of inventories included in cost of goods sold is presented in Note 14.

8. PREPAYMENTS AND OTHER CURRENT ASSETS

The composition of this account is shown below.

<i>(Amounts in PHP)</i>	<u>Notes</u>	<u>2025</u>	<u>2024</u>
Short-term placements	5	222,926,344	73,037,055
Input VAT		42,257,155	84,536,688
Deferred input VAT	9, 18.3	7,255,303	3,413,571
Prepaid expenses		6,838,871	6,575,975
		<u>279,277,673</u>	<u>167,563,289</u>

Short-term placements have maturity ranging from 91 to 180 days in 2025, 91 to 119 days in 2024 and 91 to 98 days in 2023, which earn effective interest rates ranging from 5.25% to 5.75% in 2025, 5.60% to 5.80% in 2024 and 4.00% to 4.80% in 2023. Interest income earned from short-term placements is presented as part of Finance income under Other Income in the statements of profit or loss. The current portion of deferred input VAT mainly pertains to the unamortized input VAT from the acquisition of capital assets made prior to January 1, 2022 as required by the Bureau of Internal Revenue (BIR) to be amortized and reported for VAT reporting purposes over the useful lives of the assets or 60 months, whichever is shorter, and the current portion of deferred input VAT arising from the Company's purchase of land from a related party under common ownership, which is payable in four equal annual installments (see Notes 9, 12.1 and 18.3).

Prepaid expenses include, among others, prepaid taxes, prepayments for insurance and freight related to the distribution of the Company's goods.

9. PROPERTY, PLANT AND EQUIPMENT

The gross carrying amounts and accumulated depreciation and amortization of property, plant and equipment at the beginning and end of 2025 and 2024 are shown below.

	At Revalued Amount	At Cost						Total
	Land	Land Improvements	Building and Improvements	Transportation Equipment	Machineries, Factory, and Other Equipment	Furniture, Fixtures and Office Equipment	Construction in Progress	
<i>(Amounts in PHP)</i>								
December 31, 2025								
Cost or valuation	800,315,000	5,185,240	156,545,456	70,229,495	535,043,875	83,128,941	2,232,008	1,652,680,015
Accumulated depreciation and amortization	-	(3,550,929)	(122,184,519)	(42,319,836)	(454,425,005)	(57,949,821)	-	(680,430,110)
Net carrying amount	800,315,000	1,634,311	34,360,937	27,909,659	80,618,870	25,179,120	2,232,008	972,249,905
December 31, 2024								
Cost or valuation	642,768,627	4,831,518	156,514,098	74,669,653	531,382,415	79,751,996	2,552,539	1,492,470,846
Accumulated depreciation and amortization	-	(3,234,642)	(116,096,919)	(41,530,332)	(431,256,345)	(51,694,438)	-	(643,812,676)
Net carrying amount	642,768,627	1,596,876	40,417,179	33,139,321	100,126,070	28,057,558	2,552,539	848,658,170
January 1, 2024								
Cost or valuation	642,768,627	4,699,884	156,057,223	63,949,118	505,064,301	74,361,523	532,519	1,447,433,195
Accumulated depreciation and amortization	-	(2,891,181)	(105,843,969)	(41,080,641)	(405,356,535)	(45,381,531)	-	(600,553,857)
Net carrying amount	642,768,627	1,808,703	50,213,254	22,868,477	99,707,766	28,979,992	532,519	846,879,338

A reconciliation of the carrying amounts of property, plant and equipment at the beginning and end of 2025, 2024 and 2023 is shown below and on the succeeding page.

	At Revalued Amount		At Cost					Total
	Land	Land Improvements	Building and Improvements	Transportation Equipment	Machineries, Factory, and Other Equipment	Furniture, Fixtures and Office Equipment	Construction in Progress	
<i>(Amounts in PHP)</i>								
Balance at January 1, 2025 net of accumulated depreciation and amortization	642,768,627	1,596,876	40,417,179	33,139,321	100,126,070	28,057,558	2,552,539	848,658,170
Additions	-	-	-	-	3,661,460	1,180,025	2,261,469	7,102,954
Revaluation	157,546,373	-	-	-	-	-	-	157,546,373
Reclassification	-	353,722	31,358	-	-	2,196,920	(2,582,000)	-
Depreciation and amortization charges for the year	-	(316,287)	(6,087,600)	(5,229,662)	(23,168,660)	(6,255,383)	-	(41,057,592)
Balance at December 31, 2025 net of accumulated depreciation and amortization	800,315,000	1,634,311	34,360,937	27,909,659	80,618,870	25,179,120	2,232,008	972,249,905
Balance at January 1, 2024 net of accumulated depreciation and amortization	642,768,627	1,808,703	50,213,254	22,868,477	99,707,766	28,979,992	532,519	846,879,338
Additions	-	131,634	118,259	15,226,607	11,177,971	4,493,572	18,395,680	49,543,723
Reclassification	-	-	338,616	-	15,140,143	896,901	(16,375,660)	-
Depreciation and amortization charges for the year	-	(343,461)	(10,252,950)	(4,955,763)	(25,899,810)	(6,312,907)	-	(47,764,891)
Balance at December 31, 2024 net of accumulated depreciation and amortization	642,768,627	1,596,876	40,417,179	33,139,321	100,126,070	28,057,558	2,552,539	848,658,170

	At Revalued Amount		At Cost					Total
	Land	Land Improvements	Building and Improvements	Transportation Equipment	Machineries, Factory, and Other Equipment	Furniture, Fixtures and Office Equipment	Construction in Progress	
<i>(Amounts in PHP)</i>								
Balance at January 1, 2023, net of accumulated depreciation and amortization	447,869,913	2,144,851	54,308,174	17,987,175	114,086,673	29,936,947	5,623,278	671,957,011
Additions	113,785,714	-	-	9,014,821	8,535,496	1,028,925	1,737,604	134,102,560
Reclassification	-	-	2,754,517	-	-	4,073,846	(6,828,363)	-
Revaluation	81,113,000	-	-	-	-	-	-	81,113,000
Depreciation and amortization charges for the year	-	(336,148)	(6,849,437)	(4,133,519)	(22,914,403)	(6,059,726)	-	(40,293,233)
Balance at December 31, 2023 net of accumulated depreciation and amortization	<u>642,768,627</u>	<u>1,808,703</u>	<u>50,213,254</u>	<u>22,868,477</u>	<u>99,707,766</u>	<u>28,979,992</u>	<u>532,519</u>	<u>846,879,338</u>

In 2023, the Company purchased a parcel of land from a related party under common ownership with a total contract price of P113.8 million (VAT exclusive), which is payable in four equal annual installments starting July 1, 2023. Accordingly, the Company paid the first, second and third installments amounting to P28.4 million each in 2025, 2024 and 2023. The Company capitalized the purchase as part of Land under Property, Plant and Equipment in the statements of financial position since there is already a transfer of risks and rewards, particularly the control over the property, to the Company. The outstanding payable related to this acquisition is presented as Payable for acquisition of land under the Trade and Other Payables account and Other Payables account in the current and non-current liabilities sections, respectively, of the statements of financial position (see Notes 12.1 and 18.3).

In 2025, 2024 and 2023, the Company applied advances to suppliers amounting to P0.3 million, P24.0 million and P7.8 million, respectively, for the acquisition of property, plant and equipment (see Note 11).

Land is stated at revalued amount, being the fair value at the date of revaluation in 2025. The revaluation surplus, net of applicable deferred tax expense, is presented as part of the Revaluation Reserves account in the statements of financial position (see Note 19.5). Had the land been carried using the cost model, the carrying amount would have been P258.2 million as of December 31, 2025 and 2024. The fair value of land is determined periodically on the basis of the appraisals performed by an independent appraiser with appropriate qualifications and recent experience in the valuation of similar properties in the relevant locations. The valuation process was conducted by an independent appraiser in discussion with the Company's management with respect to the determination of the inputs such as the size, age, and condition of the land, and the comparable prices in the corresponding property location. Other information on the basis of fair value measurement and disclosures related to land is presented in Note 24.3.

Construction in progress as of December 31, 2025 pertains to the accumulated costs incurred for the repair of the Company's warehouse loading dock, the construction of elevated flooring and a steel platform, and the installation of the warehouse compressor area, cooling tower, racking system, and sprinkler system at the Bulacan Plant. Construction in progress as of December 31, 2024 pertains to the accumulated costs incurred for the repair of the Company's warehouse loading dock and installation of warehouse steel cages/racking system in PPR Plant and CCTV cameras in Valenzuela Plant.

The percentage of completion of construction in progress ranges from 60% to 70% and from 80% to 90% as of December 31, 2025 and 2024, respectively. The ongoing projects as of December 31, 2025 are expected to be completed in 2026. On the other hand, the ongoing projects as of December 31, 2024 were already completed in 2025. Other than the remaining capital expenditures, there were no other capital commitments relating to the ongoing projects. There were no borrowing costs capitalized in 2025, 2024 and 2023.

The Company disposed of certain fully depreciated transportation and equipment with an original cost of P4.4 million and P4.5 million in 2025 and 2024, respectively. The disposals resulted in a gain on disposal of transportation equipment totalling to P1.5 million and P1.4 million, respectively, which were presented as part of Other income under Other Income account in the statements of profit or loss. There was no similar transaction in 2023.

The amount of depreciation and amortization (see Notes 14 and 15) is allocated and presented in the statements of profit or loss under the following line items:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>	<u>2023</u>
Cost of goods sold	24,502,025	28,456,241	25,472,214
Other operating expenses	16,555,567	19,308,650	14,821,019
	<u>41,057,592</u>	<u>47,764,891</u>	<u>40,293,233</u>

Transportation equipment with a total carrying value of P1.4 million as of December 31, 2023 were used as collateral for car loans (see Note 12.2). There was no similar transaction in 2025 and 2024 as the car loans were fully paid in 2024.

10. INVESTMENT PROPERTIES

The Company's investment properties include several parcels of land acquired in August 2024 which are held for investment purposes only. None of the Company's investment properties have generated rental income. There was also no significant directly attributable cost, purchase commitments and any restrictions as to use related to these investment properties during the reporting periods.

The changes in the carrying amounts of investment property presented in the statements of financial position are summarized below.

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>
Balance at beginning of year	43,362,720	-
Additions	-	43,362,720
Fair value gains	11,623,280	-
Balance at end of year	54,986,000	43,362,720

The amount of fair value gains recognized in 2025 is presented under Other Income account in the 2025 statement of profit or loss. There were no fair value gains recognized in 2024. Other information about the fair value measurement and disclosures related to the investment property are presented in Note 24.3.

As of December 31, 2024, the Company has outstanding liability from the purchase of investment properties amounting to P4.3 million, which is presented as part of Trade and Other Payables in the 2024 statement of financial position (see Note 12.1). The outstanding liability was fully paid in 2025.

11. OTHER NON-CURRENT ASSETS

The composition of this account is shown below.

<i>(Amounts in PHP)</i>	<u>Notes</u>	<u>2025</u>	<u>2024</u>
Advances to suppliers	6	9,714,950	6,088,416
Security deposits	13, 18.5	3,647,793	3,864,551
Trademarks – net		213,432	244,654
Deferred input VAT	9, 18.3	-	4,916,154
Others		311,089	311,089
		13,887,264	15,424,864

Security deposits are payments made to utility companies and lessors of office spaces and warehouses upon execution of the service and lease contracts. These payments will be refunded in cash at the termination of the contract. As the utility services, for which the account significantly represents, are expected to be renewed indefinitely, the present value of these financial assets cannot be determined and thus, are carried at cost. As such, the carrying amount of the security deposits is a reasonable approximation of its fair value (see Note 23.1).

Trademarks pertain to the capitalized costs of application and registration with the Intellectual Property Office and Bureau of Product Standards of the Company's logo and brand emblems used as identifying markers of the Company's products. The carrying values of trademarks were presented net of accumulated amortization amounting to P0.2 million as of December 31, 2025 and 2024.

The amount of amortization relating to trademarks shown as part of Depreciation and amortization (see Notes 14 and 15) is allocated and presented in the statements of profit or loss under the following line items:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>	<u>2023</u>
Cost of goods sold	30,902	11,513	-
Other operating expense	320	35,406	65,803
	<u>31,222</u>	<u>46,919</u>	<u>65,803</u>

In 2024, the non-current portion of deferred input VAT pertains to the unamortized input VAT from the acquisition of capital assets made prior to January 1, 2022 as required by the BIR to be amortized and reported for VAT reporting purposes over the useful lives of the assets or 60 months, whichever is shorter. This also includes the non-current portion of deferred input VAT, relating to the unpaid installments from the Company's purchase of land from a related party under common ownership (see Notes 9, 12.1 and 18.3). There was no non-current portion of deferred input VAT in 2025.

12. LOANS AND PAYABLES

12.1 Trade and Other Payables

The composition of this account is shown below.

<i>(Amounts in PHP)</i>	<u>Notes</u>	<u>2025</u>	<u>2024</u>
Current:			
Trade payables	18.2	121,901,954	75,968,803
Payable for acquisition of land	9, 18.3	31,860,000	31,860,000
Advances from customers		27,884,638	32,681,787
Accrued expenses	12.2, 18.4	8,413,180	8,942,336
Retention payable		7,624,052	11,122,530
Payable for acquisition of investment properties	10	-	4,306,272
Others		<u>19,187,978</u>	<u>17,665,041</u>
		216,871,802	182,546,769
Non-current –			
Payable for acquisition of land	9, 18.3	-	31,860,000
		<u>216,871,802</u>	<u>214,406,769</u>

In 2023, the Company purchased a parcel of land from a related party under common ownership, which is payable in four equal annual installments starting July 2023 (see Notes 9 and 18.3). The first installment of 25% was accordingly paid in 2023, the second in 2024 and the third in 2025. The outstanding liability due on July 1, 2026 is presented as Payable for acquisition of land under Trade and Other Payables account in the 2025 statement of financial position. The remaining unpaid balance is subject to 4% interest per annum on diminishing balance, which will be paid by the Company to the related party under common ownership on the same due dates.

In 2025 and 2024, the Company recognized interest expense amounting to P2.2 million and P3.8 million, respectively, arising from this liability and is presented as part of Finance costs – net under Other Income account in the statements of profit or loss. There was no recorded interest expense in 2023 due to the immateriality of the amount.

Advances from customers pertain to advance payments received from customers to guarantee goods placed for order to the Company. Upon delivery of goods ordered by the customer, the Company sets off these advances to the total amount of receivable from the customer.

Accrued expenses include liabilities arising from unpaid salaries, interest, utilities, other operating expenses and advances obtained from a related party.

Retention payable includes commissions withheld by the Company from its commission agents as security bond for any unliquidated cash advances.

In 2024, the Company purchased parcels of land for investment purposes (see Note 10). On August 28, 2024, the Company paid 90% of the total purchase price. The outstanding liability due on October 1, 2025 is presented as Payable for acquisition of investment properties under Trade and Other Payables in the 2024 statement of financial position. The Company fully settled the remaining balance in 2025. There was no similar purchase in 2025 and 2023.

Others include withholding taxes, outstanding obligations to government agencies, and insurance-related liabilities.

12.2 Mortgage and Loan Payables

In 2019 and prior years, the Company entered into car loan agreements with various local banks for the acquisition of certain transportation equipment and motor vehicles, which are then mortgaged to the banks. The carrying value of these assets amounted to P1.4 million as of December 31, 2023. The car loans bear fixed annual effective interest which ranges from 7.25% to 9.95% and have terms of five years, payable monthly. In 2024, the Company fully paid its outstanding liability arising from these mortgage and loans.

There are no loan covenants on the Company's mortgage and loan payables as of December 31, 2023.

Interest expense related to the mortgage and loan payables amounted to P0.01 million and P0.1 million in 2024 and 2023, respectively, and is shown as part of Finance costs – net under Other Income in the statements of profit or loss. There was no similar transaction in 2025. There were no borrowing costs capitalized in 2025, 2024 and 2023. There was no accrued interest as of December 31, 2025 and 2024.

A reconciliation of the Company's mortgage payables is as follows:

<i>(Amounts in PHP)</i>	<u>2024</u>	<u>2023</u>
Balance at beginning of year	333,679	2,318,305
Cash flows from financing activities:		
Payments made	(333,679)	(1,984,626)
Interest paid	(7,465)	(112,289)
Non-cash financing activity –		
Interest expense	<u>7,465</u>	<u>112,289</u>
Balance at end of year	<u><u>-</u></u>	<u><u>333,679</u></u>

13. LEASES

The Company is a lessee under non-cancellable operating leases covering its warehouses and office spaces (see Note 18.5). The lease for warehouses has a term of two to 10 years, and includes annual escalation rate of 5% to 10%, while the leases for office space have terms of two to five years with annual escalation rates ranging from 5% to 10%. All leases have renewal options. Generally, termination of lease contracts shall be communicated to the lessee by the lessor 30 to 60 days prior to the termination or expiration of the lease contract. With the exception of short-term leases, each lease is reflected in the statement of financial position as a right-of-use asset and a lease liability. The Company classifies its right-of-use assets and lease liabilities as a separate line item in the statements of financial position.

Each lease generally imposes a restriction that, unless there is a contractual right for the Company to sublease the asset to another party, the right-of-use asset can only be used by the Company. The Company must keep those properties in a good state of repair and return the properties in their same and good condition less ordinary wear and tear at the end of the lease. Further, the Company must insure items of property and equipment and incur maintenance fees on such items in accordance with the lease contracts.

Refundable security deposits represent lease deposits made for the lease of the Company's office and warehouse. Security deposits for these leases amounted to P0.9 million and P1.4 million as at December 31, 2025 and 2024, respectively, and are presented as part of Security deposits under Other Non-current Assets in the statements of financial position (see Note 11).

13.1 Right-of-use Assets

The carrying amounts of the Company's right-of-use assets as at December 31, 2025 and 2024 and the movements during the reporting periods are shown below.

<i>(Amounts in PHP)</i>	<u>Warehouses</u>	<u>Office</u>	<u>Total</u>
Balance as of January 1, 2025	10,075,389	2,310,091	12,385,480
Additions	-	1,510,723	1,510,723
Depreciation	<u>(3,435,220)</u>	<u>(1,193,610)</u>	<u>(4,628,830)</u>
Balance as of December 31, 2025	<u>6,640,169</u>	<u>2,627,204</u>	<u>9,267,373</u>
Balance as of January 1, 2024	9,715,451	3,706,659	13,422,110
Additions	3,566,803	-	3,566,803
Depreciation	<u>(3,206,865)</u>	<u>(1,396,568)</u>	<u>(4,603,433)</u>
Balance as of December 31, 2024	<u>10,075,389</u>	<u>2,310,091</u>	<u>12,385,480</u>

The depreciation expense relating to right-of-use assets is presented as part of Depreciation and amortization under Other Operating Expenses account in the statements of profit or loss (see Note 15).

13.2 Lease Liabilities

Total outstanding balance of lease liabilities as of December 31, 2025 and 2024 are as follows:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>
Current	3,616,837	4,310,078
Non-current	<u>8,699,944</u>	<u>11,156,658</u>
	<u>12,316,781</u>	<u>15,466,736</u>

The movements in the lease liabilities recognized in the statements of financial position as of December 31, 2025 and 2024 are as follows:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>
Balance at beginning of year	15,466,736	16,022,024
Additions	1,510,723	3,566,803
Repayments of lease liabilities	(5,736,392)	(5,369,183)
Interest accretion	<u>1,075,714</u>	<u>1,247,092</u>
Balance at end of year	<u>12,316,781</u>	<u>15,466,736</u>

The use of termination option to certain lease contracts gives the Company added flexibility in the event it has identified more suitable premises in terms of cost and/or location. The future cash outflows to which the Company is potentially exposed to that are not reflected in the measurement of lease liabilities represent the amount of remaining utility bills until clearance from the contract, other damages to the premises, and the security deposits and advance rentals to be forfeited (if any). An option is only exercised when consistent with the Company's business strategy and the economic benefits of exercising such option exceeds the expected overall cost.

As of December 31, 2025 and 2024, the Company has no commitments for leases entered into which had not commenced.

The maturity analysis of lease liabilities as of December 31, 2025 and 2024 is as follows:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>
Within one year	4,400,327	5,319,673
One to two years	3,870,211	3,844,701
Two to three years	3,509,759	3,314,585
Three to four years	2,216,360	3,370,853
Four to five years	<u>-</u>	<u>2,216,360</u>
	<u>13,996,657</u>	<u>18,066,172</u>

13.3 Lease Payments Not Recognized as Liabilities

The Company has elected not to recognize lease liability for short-term leases. Payments made under such leases are expensed on a straight-line basis. The expenses relating to short-term leases amounted to P0.6 million, P0.5 million and P0.4 million in 2025, 2024 and 2023, respectively, and is presented as Rentals under Other Operating Expenses in the statements of profit or loss (see Note 15).

13.4 Additional Profit or Loss and Cash Flow Information

The total cash outflow in respect of leases amounted to P5.7 million, P5.4 million and P5.6 million in 2025, 2024 and 2023, respectively. Interest expense in relation to lease liabilities amounted to P1.1 million, P1.2 million and P1.2 million in 2025, 2024 and 2023, respectively, and is presented as part of Finance costs - net under Other Income in the statements of profit or loss.

14. COST OF GOODS SOLD

The details of cost of goods sold are shown below.

<i>(Amounts in PHP)</i>	Notes	2025	2024	2023
Finished goods at beginning of year	7	389,705,352	353,697,543	364,470,016
Cost of goods manufactured				
Raw materials at beginning of year	7	303,670,883	348,986,052	328,211,873
Purchases during the year		559,105,041	885,930,018	856,158,450
Direct labor	16.1	20,459,262	24,071,676	26,970,023
Manufacturing overhead	9, 11, 16.1	89,839,923	93,811,531	83,554,504
Raw materials at end of year	7	(255,143,913)	(303,670,883)	(348,986,052)
Work-in-process at beginning of year	7	130,336	76,023	76,023
Work-in-process at end of year	7	(130,336)	(130,336)	(76,023)
		717,931,196	1,049,074,081	945,908,798
Finished goods at end of year	7	(355,448,587)	(389,705,352)	(353,697,543)
	15	752,187,961	1,013,066,272	956,681,271

15. OPERATING EXPENSES BY NATURE

The details of operating expenses by nature are shown below.

<i>(Amounts in PHP)</i>	Notes	2025	2024	2023
Materials used in production		607,632,011	931,245,187	835,384,271
Salaries and employee benefits	16.1	109,879,596	123,556,146	139,474,874
Depreciation and amortization	9, 11, 13.1	45,717,644	52,415,243	44,738,333
Utilities		36,708,291	39,951,269	34,969,383
Changes in finished goods		34,256,765	(36,007,809)	10,772,473
Professional fees		22,584,421	23,216,598	9,006,309
Outside services		22,181,611	32,027,126	32,268,688
Transportation and travel		17,231,026	13,173,669	17,952,382
Taxes and licenses		10,035,506	12,128,137	11,867,576
Impairment loss on receivables	6	10,000,000	2,959,573	2,736,835
Advertising and promotions		8,387,042	9,157,621	10,110,240
Repairs and maintenance		8,130,155	8,888,446	7,562,300
Delivery		7,883,748	9,580,135	6,058,604
Supplies		7,584,535	8,090,821	8,135,637
Representation		2,222,721	2,098,371	2,578,839
Insurance		1,428,998	1,571,773	1,157,026
Rentals	13.3, 18.5	555,941	482,245	385,230
Changes in work-in-process		-	(54,313)	-
Miscellaneous		36,386,450	16,021,736	11,847,917
		988,806,461	1,250,501,974	1,187,006,917

Miscellaneous includes association dues, deficiency taxes, computer-related expenses, bank charges, postage fees and commission expense.

These expenses are classified in the statements of profit or loss as follows:

<i>(Amounts in PHP)</i>	Note	2025	2024	2023
Cost of goods sold	14	752,187,961	1,013,066,272	956,681,271
Other operating expenses		236,618,500	237,435,702	230,325,646
		988,806,461	1,250,501,974	1,187,006,917

16. EMPLOYEE BENEFITS

16.1 Salaries and Employee Benefits

Details of salaries and employee benefits are presented below.

<i>(Amounts in PHP)</i>	Notes	2025	2024	2023
Short-term employee benefits		108,915,209	120,951,445	137,563,205
Post-employment defined benefits expense	16.2(b)	964,387	2,604,701	1,911,669
	15	109,879,596	123,556,146	139,474,874

Salaries and employee benefits are allocated in the statements of profit or loss as follows:

<i>(Amounts in PHP)</i>	Notes	2025	2024	2023
Cost of goods sold	14	24,410,531	28,892,480	31,501,918
Other operating expenses		85,469,065	94,663,666	107,972,956
	15	109,879,596	123,556,146	139,474,874

16.2 Post-employment Defined Benefit Plan

(a) Characteristics of Post-employment Defined Benefit Plan

The Company maintains a tax-qualified, fully funded and non-contributory post-employment defined benefit plan covering all regular full-time employees. The Company conforms with the minimum regulatory benefit of Republic Act No. 7641, *The Retirement Pay Law*, which is of a defined benefit type and provides for a lump sum retirement benefit equal to 22.5-day pay for every year of credited service. The normal retirement age is 60 with a minimum of five years of credited service.

(b) Explanation of Amounts Presented in the Financial Statements

Actuarial valuations are made annually to update the retirement benefit costs and the amount of contributions. All amounts presented in the succeeding pages are based on the actuarial valuation report obtained from an independent actuary in 2025, 2024 and 2023.

The amounts of post-employment defined benefit asset recognized in the statements of financial position are presented below.

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>
Fair value of plan assets	22,432,279	22,552,990
Present value of the obligation	<u>(10,554,225)</u>	<u>(9,704,045)</u>
	11,878,054	12,848,945
Effect of the asset ceiling	<u>(3,453,962)</u>	<u>(3,797,229)</u>
	<u>8,424,092</u>	<u>9,051,716</u>

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

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>
Balance at beginning of year	22,552,990	36,661,153
Interest income	1,375,732	1,958,482
Remeasurement loss on return on plan assets	(1,496,443)	(4,235,132)
Benefits paid	<u>-</u>	<u>(11,831,513)</u>
Balance at end of year	<u>22,432,279</u>	<u>22,552,990</u>

The composition of the fair value of plan assets at the end of the reporting periods by category and risk characteristics is shown below.

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>
Cash and cash equivalents	-	154,082
Debt securities:		
Philippine government bonds	16,924,269	15,996,146
Other bonds	217,399	217,740
Unit investment trust funds (UITF)	5,069,596	5,981,436
Others	<u>221,015</u>	<u>203,586</u>
	<u>22,432,279</u>	<u>22,552,990</u>

Others comprise of accrued interest receivables, other receivables and accrued expenses.

The fair value of debt securities are determined based on quoted market prices in active markets (classified as Level 1 of the fair value hierarchy). While UITF is classified as Level 2 on which the fair value was derived using the net asset value per unit (computed by dividing the net asset value of the fund by the number of outstanding units at the end of the reporting period), as published by banks and the Investment Company Association of the Philippines (see Note 24.1).

The movements in the effect of the asset ceiling are as follows:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>
Balance at beginning of year	3,797,229	246,746
Remeasurement losses (gains)	(574,898)	3,534,765
Interest cost	231,631	15,718
Balance at end of year	<u>3,453,962</u>	<u>3,797,229</u>

The movements in the present value of the post-employment defined benefit obligation recognized in the books are as follows:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>
Balance at beginning of year	9,704,045	33,275,251
Current service cost	964,387	2,604,701
Interest cost	591,947	2,119,633
Benefits paid	-	(11,831,513)
Remeasurements –		
Actuarial losses (gains) arising from:		
Experience adjustments	(416,197)	(6,767,341)
Changes in financial assumptions	(289,957)	1,095,924
Changes in demographic assumptions	-	(10,792,610)
Balance at end of year	<u>10,554,225</u>	<u>9,704,045</u>

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

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>	<u>2023</u>
<i>Recognized in profit or loss:</i>			
Current service cost	964,387	2,604,701	1,911,669
Net interest expense (income)	(552,154)	176,869	(134,942)
	<u>412,233</u>	<u>2,781,570</u>	<u>1,776,727</u>
<i>Recognized in other comprehensive income:</i>			
Actuarial losses (gains) arising from:			
Experience adjustments	(416,197)	(6,767,341)	(2,458,961)
Changes in financial assumptions	(289,957)	1,095,924	2,018,468
Changes in demographic assumptions	-	(10,792,610)	-
Remeasurement losses (gains) arising from:			
Plan assets	1,496,443	4,235,132	653,455
Changes in the effect of the asset ceiling	(574,898)	3,534,765	(457,712)
	<u>215,391</u>	<u>(8,694,130)</u>	<u>(244,750)</u>

The current service cost is included as part of Salaries and employee benefits under Cost of Goods Sold and Other Operating Expenses in the statements of profit or loss (see Notes 14 and 15).

The net interest expense (income) is included as part of Finance costs - net under Other Income in the statements of profit or loss.

Amounts recognized in other comprehensive income were included within items that will not be reclassified subsequently to profit or loss.

In determining the amounts of the post-employment benefit obligation, the following significant assumptions were used:

	<u>2025</u>	<u>2024</u>	<u>2023</u>
Discount rate	6.39%	6.10%	6.37%
Salary increase rate	5.00%	5.00%	4.00%

Assumptions regarding future mortality experience are based on published statistics and mortality tables. The average remaining working lives of an individual retiring at the age of 60 in 2025 and 2024 is 22.8 years and 24.4 years, respectively. These assumptions were developed by management with the assistance of an independent actuary. Discount factors are determined close to the end of each reporting period by reference to the interest rates of zero-coupon government bonds, with terms to maturity approximating to the terms of the post-employment obligation. Other assumptions are based on current actuarial benchmarks and management's historical experience.

(c) *Risks Associated with the Retirement Plan*

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

(i) *Investment and Interest Risks*

The present value of the defined benefit obligation is calculated using a discount rate determined by reference to market yields of government bonds. Generally, a decrease in the interest rate of a reference government bond will increase the plan obligation. However, this will be partially offset by an increase in the return on the plan's investments in debt securities and other assets and if the return on plan assets falls below this rate, it will create a deficit in the plan.

(ii) *Longevity and Salary Risks*

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

(d) *Other Information*

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

(i) *Sensitivity Analysis*

The following table summarizes the effects of changes in the significant actuarial assumptions used in the determination of the post-employment defined benefit obligation as of December 31, 2025 and 2024:

<i>(Amounts in PHP)</i>	Impact on Post-Employment Defined Benefit Obligation		
	Change in Assumption	Increase in Assumption	Decrease in Assumption
<u>December 31, 2025</u>			
Discount rate	+/- 1.0%	(913,755)	1,053,143
Salary growth rate	+/- 1.0%	1,057,316	(933,302)
<u>December 31, 2024</u>			
Discount rate	+/- 1.0%	(864,739)	997,907
Salary growth rate	+/- 1.0%	998,937	(880,980)

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

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

(ii) *Asset-liability Matching Strategies*

The retirement plan trustee has no specific matching strategy between the plan assets and the plan liabilities.

A large portion of the plan assets as of December 31, 2025 and 2024 consists of debt securities although the Company also has UITF for liquidity purposes.

There has been no significant change in the Company's strategies and/or practice to manage its risks from previous years.

(iii) *Funding Arrangements and Expected Contributions*

The plan is currently overfunded by P11.9 million based on the latest actuarial valuation. The Company has yet to decide the amount of contribution to the retirement plan for the succeeding year.

The Company is not required to pre-fund the future defined benefits payable under the plan assets before they become due. For this reason, the amount and timing of contributions to the plan assets are at the Company's discretion.

However, in the event a benefit claim arises and the plan assets are insufficient to pay the claim, the shortfall will be due, demandable and payable from the Company to the plan assets.

The maturity profile of undiscounted expected benefit payments from the plan within the next ten years follow:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>
Within one year to five years	4,190,008	3,732,820
More than five years to ten years	8,141,669	7,332,507
	<u>12,331,677</u>	<u>11,065,327</u>

The weighted average duration of the defined benefit obligation at the end of the reporting period is 9.3 years.

17. CURRENT AND DEFERRED TAXES

The components of tax expense as reported in profit or loss and other comprehensive income follow:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>	<u>2023</u>
<i>Reported in profit or loss:</i>			
Current tax expense:			
Regular corporate income tax (RCIT) at 25%	48,874,849	61,584,140	81,833,707
Final tax at 20% and 15%	3,310,603	2,942,010	1,786,057
	<u>52,185,452</u>	<u>64,526,150</u>	<u>83,619,764</u>
Deferred tax income arising from origination and reversal of temporary differences	(3,089,920)	(470,563)	(1,252,528)
	<u>49,095,532</u>	<u>64,055,587</u>	<u>82,367,236</u>
<i>Reported in other comprehensive income –</i>			
Deferred tax expense arising from revaluation increment on land and remeasurements of post-employment defined benefit plan	39,332,746	2,173,533	20,339,437

A reconciliation of tax on pre-tax profit computed at the applicable statutory rates to tax expense reported in profit or loss follows:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>	<u>2023</u>
Tax on pre-tax profit at 25%	50,162,875	64,098,093	82,554,249
Adjustment for income subjected to lower tax rates	(3,343,883)	(868,400)	(479,730)
Tax effects of non-deductible expenses	2,276,540	825,894	292,717
Tax expense reported in profit or loss	<u>49,095,532</u>	<u>64,055,587</u>	<u>82,367,236</u>

The net deferred tax liabilities relate to the following as of December 31:

<i>(Amounts in PHP)</i>	Statements of Financial Position	
	2025	2024
Deferred tax assets:		
Impairment loss on receivables	7,991,298	5,491,298
Effect of PFRS 16	843,352	851,314
Unrealized foreign currency losses – net	271,015	-
Unamortized past service cost	101,684	188,267
	<u>9,207,349</u>	<u>6,530,879</u>
Deferred tax liabilities:		
Revaluation increment on land	(135,542,006)	(96,155,413)
Fair value gains on investment properties	(697,397)	-
Post-employment defined benefit asset	(2,106,024)	(2,262,930)
Unrealized foreign currency gains – net	-	(1,007,789)
	<u>(138,345,427)</u>	<u>(99,426,132)</u>
Net Deferred Tax Liabilities	<u>(129,138,078)</u>	<u>(92,895,253)</u>

<i>(Amounts in PHP)</i>	Statements of Profit or Loss and Statements of Comprehensive Income					
	Profit or Loss			Other Comprehensive Income		
	2025	2024	2023	2025	2024	2023
Deferred tax assets:						
Unrealized foreign currency loss – net	(1,278,804)	-	(310,027)	-	-	-
Unamortized past service cost	86,583	111,341	171,187	-	-	-
Effect of PFRS 16	7,962	(120,336)	14,701	-	-	-
Impairment loss on receivables	(2,500,000)	(739,894)	(684,208)	-	-	-
	<u>(3,684,259)</u>	<u>(748,889)</u>	<u>(808,347)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Deferred tax liabilities:						
Fair value gains on investment properties	697,397	-	-	-	-	-
Post-employment defined benefit asset	(103,058)	(695,392)	(444,181)	(53,848)	2,173,533	61,187
Unrealized foreign currency gains – net	-	973,718	-	-	-	-
Revaluation increment on land	-	-	-	39,386,594	-	20,278,250
	<u>594,339</u>	<u>278,326</u>	<u>(444,181)</u>	<u>39,332,746</u>	<u>2,173,533</u>	<u>20,339,437</u>
Net Deferred Tax Expense (Income)	<u>(3,089,920)</u>	<u>(470,563)</u>	<u>(1,252,528)</u>	<u>39,332,746</u>	<u>2,173,533</u>	<u>20,339,437</u>

The Company is subject to minimum corporate income tax (MCIT) which is computed at 2% in 2025 and 2024, and 1.5% in 2023 of gross income, as defined under the tax regulations, or to RCIT, which is computed at 25% of taxable income, net of allowable deductions, whichever is higher. No MCIT was recognized in 2025, 2024 and 2023 as the RCIT was higher than MCIT in those years.

In 2025, 2024 and 2023, the Company claimed itemized deductions in computing for its income tax due.

18. RELATED PARTY TRANSACTIONS

The Company's related parties include entities under common ownership, stockholders and key management personnel as described below and in the succeeding pages.

The summary of the Company's transactions with its related parties for the years ended December 31, 2025, 2024 and 2023 and the outstanding balances as of December 31, 2025 and 2024 are as follows:

<i>(Amounts in PHP)</i>	Note	2025	2024	2023
Related Parties Under Common Ownership:				
Sale of goods	18.1	453	25,019	1,699,971
Purchase of goods and services	18.2	65,517,037	80,509,175	117,700,063
Acquisition of land	18.3	-	-	113,785,714
Advances granted (obtained)	18.4	(22,300)	(4,886)	(998)
Right-of-use asset	18.5	1,510,723	(837,322)	3,039,031
Lease liabilities	18.5	(790,369)	(1,346,744)	(1,521,540)
Depreciation	18.5	1,193,610	1,396,568	1,422,508
Interest expense	18.5	233,027	252,461	167,790
Security deposit	18.5	(81,013)	(71,945)	27,842
Acquisition of transportation equipment	18.7	-	5,500,000	-
Key Management Personnel –				
Compensation	18.6	37,852,465	56,067,298	75,971,669

<i>(Amounts in PHP)</i>	Note	Outstanding Balance	
		2025	2024
Related Parties Under Common Ownership:			
Sale of goods	18.1	-	-
Purchase of goods and services	18.2	(3,444,546)	(1,459,430)
Acquisition of land	18.3	(31,860,000)	(63,720,000)
Advances granted (obtained)	18.4	(8,392)	13,908
Right-of-use assets	18.5	2,627,203	2,447,383
Lease liabilities	18.5	(2,873,784)	(2,504,029)
Security deposit	18.5	150,509	255,008

The Company's outstanding receivables with related parties were subjected to impairment using the requirements of PFRS 9. These receivables have substantially the same risk characteristics as the trade receivables. As such, the expected loss rates for trade receivables are a reasonable approximation of the loss rates for receivables from related parties. There were no impairment losses recognized for these receivables from related parties in 2025, 2024 and 2023 [see Note 22.2(b)].

18.1 Sale of Goods

The Company sells finished goods to related parties under common ownership. Goods are sold on the basis of the price lists in force and terms that would be available to non-related parties. The outstanding receivables, if any, from sale of goods, are generally noninterest-bearing, unsecured and settled through cash within three to six months. There were no outstanding receivables as of December 31, 2025 and 2024.

18.2 Purchase of Goods and Services

Goods and services are purchased on the basis of the price lists in force with non-related parties. The related outstanding payables for goods and services purchased in 2025 and 2024 are presented as part of Trade payables under Trade and Other Payables in the statements of financial position (see Note 12.1). The outstanding payables from purchase of goods and services are generally noninterest-bearing, unsecured and settled through cash within three months.

The Company acquires the services of a related party under common ownership for the conversion of its pipe fittings. The Company provides its own raw materials to such related party for processing into finished goods. Once the processing is completed, the Company records the amount incurred for the services of the related party as part of the finished goods based on the billings received. The basis of the price charged to the Company is in line with related party's prevailing market rates. The related outstanding payables for these services from the related party as of December 31, 2025 and 2024 are presented as part of Trade payables under Trade and Other Payables in the statements of financial position (see Note 12.1). The outstanding payables from purchase of services are generally noninterest-bearing, unsecured and settled through cash within three months.

18.3 Acquisition of Land

In 2023, the Company purchased a parcel of land from a related party under common ownership with a total contract price of P113.8 million (VAT exclusive), which is payable in four equal annual installments starting July 2023 until July 2026 (see Notes 9 and 12.1). The title and ownership of the property shall remain with the related party under common ownership until the full payment of the balance of the contract price. The Company is prohibited from selling, transferring, conveying, and otherwise encumbering the subject property without the written consent of the related party under common ownership.

The first three installments were accordingly paid in 2025, 2024 and 2023. The outstanding liability due on July 1, 2026 is presented as Payable for acquisition of land under Trade and Other Payables account in the 2025 statement of financial position (see Note 12.1).

18.4 Advances to/from Related Parties

The Company grants/obtains unsecured, noninterest-bearing advances to/from its related parties under common ownership. These advances are repayable either in cash or through offsetting. The outstanding balance of advances from a related party as of December 31, 2025 is presented as part of Accrued expenses under Trade and Other Payables in the 2025 statement of financial position (see Note 12.1), while the outstanding balance of advances to a related party as of December 31, 2024 is presented as part of Other receivables under Trade and Other Receivables in the 2024 statement of financial position (see Note 6).

18.5 Lease of Properties

The Company entered into lease contracts with certain related parties under common ownership covering its office spaces with lease terms ranging from one to three years. Renewals of lease contracts in 2025 and 2023 resulted to additional right-of-use assets and lease liabilities amounting to P1.5 million and P3.0 million, respectively. There was no similar transaction in 2024 (see Note 13.1).

The Company incurred depreciation expenses amounting to P1.2 million in 2025, and P1.4 million in 2024 and 2023 and are presented as part of Other Operating Expenses in the statements of profit or loss (see Note 15). The Company also incurred interest expense amounting to P0.2 million, P0.3 million, and P0.2 million in 2025, 2024, and 2023, respectively, which were presented as part of Finance costs – net under Other Income in the statements of profit or loss.

The related deposit as of December 31, 2025 and 2024, which is refundable at the termination of the lease term, is presented as part of Security deposits under Other Non-current Assets in the statements of financial position (see Note 11).

18.6 Key Management Personnel Compensation

The total compensation of key management personnel, which include all managers and executives, is shown below.

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>	<u>2023</u>
Short-term benefits	36,697,057	54,617,006	74,746,347
Post-employment defined benefit expense	<u>1,155,408</u>	<u>1,450,292</u>	<u>1,225,322</u>
	<u>37,852,465</u>	<u>56,067,298</u>	<u>75,971,669</u>

There was no outstanding balance arising from key management personnel compensation as of December 31, 2025 and 2024.

18.7 Others

In 2024, the Company acquired transportation equipment from a related party under common ownership amounting to P5.5 million (see Note 9). There was no outstanding balance arising from this transaction as of December 31, 2024. There was no similar transaction in 2025 and 2023.

The Company's retirement fund for its post-employment benefit plan is administered and managed by a trustee bank. The retirement fund neither provides any guarantee or surety for any obligation of the Company nor its investments covered by any restrictions or liens. The fair value of the plan assets and the composition of the plan assets as of December 31, 2025 and 2024 are shown in Note 16.2.

19. EQUITY

19.1 Capital Stock

The Company's authorized capital stock is 1,300,000,000 shares at P1.00 par value per share. The issued and outstanding capital stock as of December 31, 2025 and 2024 consisted of 630,800,000 shares equivalent to P630.8 million.

On September 5, 2014, the BOD and the stockholders approved the Company's application for the registration of 630.8 million of its common shares with the SEC and apply for the listing thereof in the PSE. The BOD's approval covered the planned initial public offering of 158.0 million unissued common shares of the Company at an offer price of P1.41 per share. The Company's shares were listed in the PSE on April 27, 2015 (see Note 1.1).

As of December 31, 2025 and 2024, the Company's number of shares registered totaled 630,800,000 with par value of P1.00 per share and closed at a price of P1.75 and P1.71 on the last trading day of 2025 and 2024, respectively. The total number of stockholders is 65 as of December 31, 2025 and 2024. The public float lodged with Philippine Central Depository Nominee Corporation is counted only as one stockholder.

19.2 Additional Paid-in Capital

Additional paid-in capital consists of P52.3 million from the initial public offering in 2015, net of P12.5 million stock issuance costs incurred such as underwriting fees and commissions, taxes and filing fees (see Note 1.1).

19.3 Retained Earnings

(a) Unappropriated Retained Earnings

The information on cash dividends, which are all regular dividends, are summarized below.

<u>Date of Declaration</u>	<u>Date of Record</u>	<u>Date of Payment</u>	<u>Amount in PHP</u>	<u>Dividends per share</u>
March 21, 2025	March 24, 2025	April 16, 2025	61,063,900	0.10
May 14, 2024	May 28, 2024	June 11, 2024	61,063,900	0.10
March 9, 2023	April 05, 2023	May 3, 2023	30,531,950	0.05
March 9, 2023	August 31, 2023	September 25, 2023	24,425,560	0.04

As at December 31, 2025, the Company's unappropriated retained earnings exceeded its paid-in capital (see Note 26).

Subsequent to the reporting period, on March 10, 2026, the Company's BOD approved the declaration of cash dividends amounting to P0.10 per share. The cash dividends are to be paid on April 15, 2026 to shareholders of record as of March 25, 2026 (see Note 26).

(b) *Appropriated Retained Earnings*

The information on appropriated retained earnings are as follows:

Purpose	Covered Year	Date of Approval	Period	Amount in PHP
Acquisition of machinery and equipment	December 31, 2024	March 7, 2025	Three years	200,000,000
Improvement and upgrading of machinery and equipment	December 31, 2023	March 4, 2024	Two years	120,000,000
Acquisition of real property and machinery	December 31, 2022	March 9, 2023	Two years	220,000,000

On March 9, 2023, the Company's BOD approved the appropriation of P150.0 million and P70.0 million from the unrestricted retained earnings as of December 31, 2022, to fund the acquisition of real property and machinery, respectively, within the next two years.

On March 4, 2024, the Company's BOD approved the additional appropriation of P120.0 million from the unrestricted retained earnings as of December 31, 2023, for capital expenditures, specifically for the improvement and upgrading of the Company's machinery and equipment within the next two years.

On March 7, 2025, the Company's BOD approved the additional appropriation of P200.0 million from the unrestricted retained earnings as of December 31, 2024, for capital expenditures, particularly for the acquisition of machinery and equipment, within three years.

Subsequent to the reporting period, on March 10, 2026, the Company's BOD approved the reversal of the 2023 appropriated retained earnings amounting to P220.0 million. On the same date, the Company's BOD approved the additional appropriation of P271.0 million from the unrestricted retained earnings as of December 31, 2025, for the planned capital expenditures, which are related to the payment of unpaid installment on the land purchased in 2023, additional land acquisition, construction of building structures, acquisition of machinery and solar panel installation, within three years (see Note 26).

19.4 Share Buyback Program

On December 5, 2018, the Company's BOD approved the adoption of a Share Buyback Program (SBP) whereby the Company is authorized to reacquire its capital stock from the public for an aggregate acquisition price of P100.0 million. As of December 31, 2025 and 2024, the cumulative number of shares repurchased consists of 20,161,000 treasury shares aggregating to an acquisition cost of P41.1 million. The SBP has already concluded on December 5, 2020.

19.5 Revaluation Reserves

The components and reconciliation of items of other comprehensive income presented in the statements of changes in equity under Revaluation Reserves account, are shown below.

<i>(Amounts in PHP)</i>	Revaluation Increment on Land <i>(see Note 9)</i>	Remeasurement of Post- employment Benefit Plan <i>(see Note 16.2)</i>	Total
Balance as of January 1, 2025	288,466,239	13,855,523	302,321,762
Revaluation increment on land	157,546,373	-	157,546,373
Remeasurements of post-employment defined benefit plan	-	(215,391)	(215,391)
Tax income (expense)	(39,386,594)	53,848	(39,332,746)
Balance as of December 31, 2025	406,626,018	13,693,980	420,319,998
Balance as of January 1, 2024	288,466,239	7,334,926	295,801,165
Remeasurements of post-employment defined benefit plan	-	8,694,130	8,694,130
Tax expense	-	(2,173,533)	(2,173,533)
Balance as of December 31, 2024	288,466,239	13,855,523	302,321,762
Balance as of January 1, 2023	227,631,489	7,151,363	234,782,852
Revaluation increment on land	81,113,000	-	81,113,000
Remeasurements of post-employment defined benefit plan	-	244,750	244,750
Tax expense	(20,278,250)	(61,187)	(20,339,437)
Balance as of December 31, 2023	288,466,239	7,334,926	295,801,165

20. EARNINGS PER SHARE (EPS)

Basic and diluted EPS is computed as follows:

<i>(Amounts in PHP)</i>	2025	2024	2023
Net profit	151,555,968	192,336,783	247,849,760
Divided by weighted average number of outstanding common shares (considering the effect of treasury shares)	610,639,000	610,639,000	610,639,000
Basic and diluted EPS	0.25	0.31	0.41

The Company does not have dilutive potential common shares outstanding as of December 31, 2025, 2024 and 2023; hence, diluted EPS is equal to the basic EPS.

21. COMMITMENTS AND CONTINGENCIES

Presented below and on the succeeding page are the significant commitments and contingencies involving the Company.

21.1 Unused Credit Lines

The Company has P420.0 million of unused credit lines of the approved Omnibus Line of Credit from local banks granted as of December 31, 2025 and 2024.

21.2 Capital Commitments

As of December 31, 2025 and 2024, the Company has commitment relating to the unpaid portion of its purchase of land from a related party under common ownership (see Notes 9, 12.1 and 18.3). Also, as of December 31, 2024, the Company has another commitment amounting to P4.3 million for the acquisition of investment properties (see Notes 10 and 12.1). This commitment was fully settled in 2025.

As of December 31, 2023, the Company has commitments amounting to P0.3 million for the acquisition of certain transportation equipment and motor vehicles, which are mortgaged to the banks (see Notes 9 and 12.2). These commitments were fully settled in 2024.

21.3 Others

There are other commitments and contingent liabilities that arise in the normal course of the Company's operations which are not reflected in the financial statements. As of December 31, 2025 and 2024, management and its legal counsel are of the opinion that losses, if any, from these items will not have a material effect on the Company's financial statements.

22. RISK MANAGEMENT OBJECTIVES AND POLICIES

The Company is exposed to a variety of financial risks in relation to financial instruments. The Company's financial assets and financial liabilities by category are summarized in Note 23. The main types of risks are market risk, credit risk and liquidity risk.

The Company's risk management is coordinated by its BOD, and focuses on actively securing the Company's closely short-to-medium term cash flows by minimizing the exposure to financial markets. The Company does not actively engage in the trading of financial assets for speculative purposes nor does it write options. The most significant financial risks to which the Company is exposed to are described below and in the succeeding pages.

22.1 Market Risk

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

(a) Foreign Currency Risk

Most of the Company's transactions are carried out in Philippine pesos, its functional currency. Exposures to currency exchange rates arise from the Company's overseas sales and purchases, which are primarily denominated in United States (U.S.) dollars. The Company also holds U.S. dollar-denominated cash and cash equivalents.

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

Foreign currency-denominated financial assets, translated into Philippine pesos at the closing rate, amounted to P74.5 million and P119.5 million as of December 31, 2025 and 2024, respectively.

The sensitivity of the Company's profit before tax is based on the Company's financial assets denominated in U.S. dollars and the U.S. dollar – Philippine peso exchange rate.

These percentages have been determined based on the average market volatility in exchange rates, using standard deviation, in the previous 12 months at a 99% confidence level. The sensitivity analysis is based on the Company's foreign currency financial instruments held at the end of each reporting period.

If the Philippine peso had strengthened against the U.S. dollar by 15.56% and 14.19% at December 31, 2025 and 2024, respectively, profit before tax for the years ended December 31, 2025 and 2024 would have decreased by P11.6 million and P17.0 million, respectively. Conversely, if the Philippine peso had weakened against the U.S. dollar by the same percentages at December 31, 2025 and 2024, profit before tax for the years ended December 31, 2025 and 2024 would have increased by the same amounts.

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

Unrealized foreign currency exchange gains – net amount to P1.1 million in 2025, P4.0 million in 2024, and P0.1 million in 2023. These are presented as part of Foreign currency gains – net under Other Income account in the statements of profit or loss.

(b) *Interest Rate Risk*

The Company's policy is to minimize interest rate cash flow risk exposures on long-term financing. When applicable, long-term borrowings are therefore usually made at fixed rates. At December 31, 2025 and 2024, the Company is exposed to changes in market interest rates through its cash and cash equivalents and other short-term placements, which are subject to variable interest rates (see Notes 5 and 8). All other financial assets and liabilities have fixed rates.

The table below illustrates the sensitivity of the Company's profit before tax and equity to a reasonably possible change in interest rates of +/- 0.85% and +/- 1.42% in 2025 and 2024, respectively. These changes are considered to be reasonably possible based on observation of current market conditions. The calculations are based on a change in the average market interest rate for each period, and the financial instruments held at the end of each reporting period that are sensitive to changes in interest rates. All other variables are held constant.

<i>(Amounts in PHP)</i>	Increase		Decrease	
	2025	2024	2025	2024
	0.85%	1.42%	0.85%	1.42%
Effect in profit before tax	3,549,022	6,259,045	(3,452,590)	(6,259,045)
Effect in equity	2,661,766	4,694,284	(2,589,443)	(4,694,284)

22.2 Credit Risk

Credit risk is the risk that counterparty may fail to discharge an obligation to the Company. The Company continuously monitors defaults of customers and other counterparties, identified either individually or by group, and incorporates this information into its credit risk controls. The Company's policy is to deal only with creditworthy counterparties.

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

<i>(Amounts in PHP)</i>	<u>Notes</u>	<u>2025</u>	<u>2024</u>
Cash and cash equivalents	5	410,705,648	367,740,741
Trade receivables – net	6	306,791,906	296,646,864
Security deposits	11	3,647,793	3,864,551
Other current assets*	8	222,926,344	73,037,055
		<u>944,071,691</u>	<u>741,289,211</u>

*Pertains to short-term placements presented under Prepayments and Other Current Assets account

None of the financial assets are secured by collateral or other credit enhancements except for cash and cash equivalents, other short-term placements and certain trade receivables with entrusted and on hand post-dated checks issued by the customers (see Note 6).

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

The credit risk for cash and cash equivalents and other short-term placements are considered negligible, since bank deposits are only maintained with reputable financial institutions, as a matter of Company's policy. Included in cash and cash equivalents and other short-term placements are cash in banks and short-term placements which are insured by the Philippine Deposit Insurance Corporation up to a maximum coverage of P1.0 million for every depositor per banking institution.

(b) Trade and Other Receivables

The Company applies the PFRS 9 simplified approach in measuring ECL which uses a lifetime expected loss allowance for all trade receivables and other receivables.

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

The expected loss rates are based on the payment and aging profiles over a period of 36 months before December 31, 2025 and 2024, and the corresponding historical credit losses experienced within such period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Company has identified construction materials retail price index and inflation rate as the most relevant factors in 2025 and 2024, respectively, and accordingly adjusts the historical loss rates based on expected changes in this factor.

The Company identifies a default when the receivables become credit impaired or when the customer has not been able to settle the receivables within the normal credit terms of 30 to 90 days, depending on the terms with customers; hence, these receivables were already considered as past due on its contractual payment. In addition, the Company considers qualitative assessment in determining default such as in instances where the customer is unlikely to pay its obligations and is deemed to be in significant financial difficulty.

Based on historical collection experience, qualitative credit assessment, and forward-looking considerations, the Company has determined that receivables more than three months past due are highly unlikely to be recovered. Accordingly, expected loss rates of 100% were applied to receivables in the more than three months past due aging buckets, including the more than three months but not more than four months and more than four months categories, during the reporting periods. Receivables that are within three months past due continue to demonstrate strong collection patterns and did not require allowance for expected credit losses as at December 31, 2025 and 2024. As a result, the loss allowance for trade receivables amounted to P32.0 million and P22.0 million as at December 31, 2025 and 2024, respectively.

(c) *Security Deposits*

With respect to refundable security deposits, management assessed that these financial assets have low probability of default since the Company has utility contract and operating lease contracts as lessee with the counterparties. The Company can apply such deposits to future payments in case it defaults.

22.3 Liquidity Risk

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

The Company maintains cash to meet its liquidity requirements for up to 60-day periods. Excess cash is invested in short-term placements. Funding for long-term liquidity needs is additionally secured by an adequate amount of committed credit facilities (see Note 21.1). As at December 31, the Company's financial liabilities (except lease liabilities – see Note 13.2) have contractual maturities which are presented below.

	<u>Current</u>		<u>Non-current</u>
	<u>Within Six Months</u>	<u>Six to 12 Months</u>	<u>One to Five Years</u>
<i>(Amounts in PHP)</i>			
December 31, 2025			
Trade and other payables (except Advances from customers and tax-related payables)	<u>151,929,810</u>	<u>33,134,400</u>	<u>-</u>
December 31, 2024			
Trade and other payables (except Advances from customers and tax-related payables)	<u>111,762,624</u>	<u>38,715,072</u>	<u>33,134,400</u>

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

23. CATEGORIES AND OFFSETTING FINANCIAL ASSETS AND FINANCIAL LIABILITIES

23.1 Carrying Amounts and Fair Values by Category

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

<i>(Amounts in PHP)</i>	Notes	2025		2024	
		Carrying Values	Fair Values	Carrying Values	Fair Values
Financial Assets					
Financial assets at amortized cost:					
Cash and cash equivalents	5	410,705,648	410,705,648	367,740,741	367,740,741
Short-term placements	8	222,926,344	222,926,344	73,037,055	73,037,055
Trade receivables - net	6	306,791,906	306,791,906	296,646,864	296,646,864
Security deposits	11	3,647,793	3,647,793	3,864,551	3,864,551
		<u>944,071,691</u>	<u>944,071,691</u>	<u>741,289,211</u>	<u>741,289,211</u>
Financial Liabilities					
Financial liabilities at amortized cost:					
Trade and other payables (except Advances from customers and tax-related payables)	12.1	104,545,555	104,545,555	179,788,896	179,788,896
Lease liabilities	13.2	12,316,781	12,316,781	15,466,736	15,466,736
		<u>116,862,336</u>	<u>116,862,336</u>	<u>195,255,632</u>	<u>195,255,632</u>

The Company's management considers that the carrying values of the foregoing financial assets and financial liabilities approximate their fair values either because these instruments are short-term in nature or the effect of discounting for those with maturities of more than one year is not material. A description of the Company's risk management objectives and policies for financial instruments is provided in Note 22.

23.2 Offsetting Financial Assets and Financial Liabilities

For financial assets and financial liabilities subject to enforceable master netting agreements or similar arrangements above, each agreement between the Company and counterparties (i.e., related parties) allows for net settlement of the relevant financial assets and financial liabilities when both elect to settle on a net basis (see Note 18). In the absence of such an election, financial assets and liabilities will be settled on a gross basis; however, each party to the master netting agreement or similar agreement will have the option to settle all such amounts on a net basis in the event of default of the other party.

By default, the Company does not elect to settle financial assets and financial liabilities with counterparties through offsetting. Gross settlement is generally practiced.

24. FAIR VALUE MEASUREMENTS AND DISCLOSURES

24.1 Fair Value Hierarchy

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

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that an entity can access at the measurement date;
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and,
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

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

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

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

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

The Company has no financial assets or financial liabilities measured at fair values.

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

The table below and in the succeeding page summarizes the fair value hierarchy of the Company's financial assets and financial liabilities which are not measured at fair value in the statements of financial position but for which fair value is disclosed (see Note 23.1).

<i>(Amounts in PHP)</i>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
December 31, 2025				
<i>Financial assets</i>				
Cash and cash equivalents	410,705,648	-	-	410,705,648
Short-term placements	222,926,344	-	-	222,926,344
Trade receivables - net	-	-	306,791,906	306,791,906
Security deposits	-	-	3,647,793	3,647,793
	<u>633,631,992</u>	<u>-</u>	<u>310,439,699</u>	<u>944,071,691</u>

<i>(Amounts in PHP)</i>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
December 31, 2025				
<i>Financial liabilities:</i>				
Trade and other payables	-	-	104,545,555	104,545,555
Lease liabilities	-	-	12,316,781	12,316,781
	<u>-</u>	<u>-</u>	<u>116,862,336</u>	<u>116,862,336</u>
December 31, 2024				
<i>Financial assets</i>				
Cash and cash equivalents	367,740,741	-	-	367,740,741
Short-term placements	73,037,055	-	-	73,037,055
Trade receivables - net	-	-	296,646,864	296,646,864
Security deposits	-	-	3,864,551	3,864,551
	<u>440,777,796</u>	<u>-</u>	<u>300,511,415</u>	<u>741,289,211</u>
<i>Financial liabilities:</i>				
Trade and other payables	-	-	179,788,896	179,788,896
Lease liabilities	-	-	15,466,736	15,466,736
	<u>-</u>	<u>-</u>	<u>195,255,632</u>	<u>195,255,632</u>

24.3 Fair Value Measurement for Non-financial Assets

The fair value of the Company's land recognized as part of Property, Plant and Equipment amounting to P800.3 million and P642.8 million, as of December 31, 2025 and 2024, respectively, is classified under Level 3 in the fair value hierarchy (see Note 9). Similarly, the fair values of the parcels of land recognized as investment properties as of December 31, 2025 and 2024 amounting to P55.0 million and P43.4 million, respectively, are classified under Level 3 in the fair value hierarchy (see Note 10). The Level 3 fair value of land and investment properties were derived using market comparable approach that reflects recent transaction prices for similar properties in nearby locations, adjusted for key attributes such as property size, age, condition and accessibility of the land. The most significant input into this valuation approach is the price per square meter; hence, the higher the price per square meter, the higher the fair value.

There has been no change to the valuation techniques used by the Company during the year for its non-financial assets. Also, there were no transfers into or out of Level 3 fair value hierarchy in 2025 and 2024.

25. CAPITAL MANAGEMENT OBJECTIVES, POLICIES AND PROCEDURES

The Company's capital management objectives are to ensure the Company's ability to continue as a going concern and to provide an adequate return to stockholders by pricing products and services commensurate with the level of risk.

The Company monitors capital on the basis of the carrying amount of equity as presented in the statements of financial position. Capital for the reporting periods under review is summarized as follows:

<i>(Amounts in PHP)</i>	<u>2025</u>	<u>2024</u>	<u>2023</u>
Total liabilities	362,413,082	323,681,215	472,920,636
Total equity	2,360,551,993	2,152,061,689	2,014,268,209
Debt-to-equity ratio	0.15 : 1.00	0.15 : 1.00	0.23 : 1.00

There were no internally and externally imposed capital requirements to be complied with as of December 31, 2025 and 2024.

The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to stockholders, issue new shares or sell assets to reduce debt.

26. EVENT AFTER THE END OF THE REPORTING PERIOD

Subsequent to the reporting period, on March 10, 2026, the Company's BOD approved the reversal of the 2023 appropriated retained earnings amounting to P220.0 million. On the same date, the Company's BOD approved the additional appropriation of P271.0 million from the unrestricted retained earnings as of December 31, 2025, for the planned capital expenditures, which are related to the payment of unpaid installment on the land purchased in 2023, additional land acquisition, construction of building structures, acquisition of machinery and solar panel installation, within three years. Furthermore, on the same date, the Company's BOD also approved the declaration of cash dividends amounting to P0.10 per share. The cash dividends are to be paid on April 15, 2026 to shareholders of record as of March 25, 2026 (see Note 19.3).

27. SUPPLEMENTARY INFORMATION REQUIRED BY THE BIR

Presented below and on the succeeding pages are the supplementary information on taxes, duties and license fees paid or accrued during the taxable year which is required by the BIR under its Revenue Regulations to be disclosed as part of the notes to financial statements. This supplementary information is not a required disclosure under PFRS Accounting Standards.

(a) Output VAT

In 2025, the Company declared output VAT as follows:

<i>(Amounts in PHP)</i>	<u>Tax Base</u>	<u>Output VAT</u>
Sale of goods:		
Taxable sales	1,024,385,538	122,926,265
Zero-rated sales	<u>135,233,240</u>	<u>-</u>
	<u>1,159,618,778</u>	<u>122,926,265</u>

The Company's zero-rated receipts from sale of goods were determined pursuant to Section 106 (A), *VAT on Sale of Goods or Properties*, of the National Internal Revenue Code of 1997, as amended.

The tax bases are presented as Revenues in the 2025 statement of profit or loss.

(b) *Input VAT*

The movements in input VAT in 2025 are presented below.

<i>(Amounts in PHP)</i>	
Balance at beginning of year	84,536,688
Goods other than capital goods	50,686,395
VAT on importation of goods	21,316,206
Services lodged under other accounts	4,156,138
Amortization of deferred input VAT	4,487,993
Applied against output VAT	<u>(122,926,265)</u>
Balance at end of year	<u>42,257,155</u>

The outstanding balance of input VAT is presented under Prepayments and Other Current Assets in the 2025 statement of financial position.

Deferred input VAT amounting to P428,161 pertains to the unamortized input VAT on previous years' purchases of capital goods exceeding P1.0 million. Prior to January 1, 2022, deferred input VAT is amortized and credited against output tax evenly over 60 months or the life of the asset, whichever is shorter. The remaining deferred input VAT pertains to the Company's purchase of land from a related party under common ownership. The total outstanding balance of deferred input VAT amounting to P7,255,303 is presented under Prepayments and Other Current Assets in the 2025 statement of financial position.

(c) *Taxes on Importation*

In 2025, the total landed cost of the Company's importations for use in business amounted to P177,635,605. This also includes customs duties and tariff fees totalling to P2,621,544 which are capitalized as part of the cost of the raw materials inventory and machineries, factory and other equipment.

(d) *Excise Tax*

The Company did not have any transactions for the year ended December 31, 2025, which are subject to excise tax.

(e) *Documentary Stamp Tax*

Documentary stamp taxes (DST) paid and accrued in 2025 are presented below.

<i>(Amounts in PHP)</i>	
Bank transactions	640,166
Other	<u>202,690</u>
	<u>842,856</u>

(f) *Taxes and Licenses*

The composition of taxes and licenses in 2025 is shown below.

<i>(Amounts in PHP)</i>	
Registration and license fees	5,490,932
Real property tax	3,561,864
DST	842,856
Penalty and charges	37,000
Residence tax	10,600
Miscellaneous	92,254
	<hr/>
	10,035,506
	<hr/>

The amount of Taxes and licenses is presented as part of Other Operating Expenses in the 2025 statement of profit or loss.

(g) *Withholding Taxes*

The details of total withholding taxes in 2025 are shown below.

<i>(Amounts in PHP)</i>	
Expanded	10,120,750
Compensation and benefits	7,424,230
Final tax on dividends	6,030,830
	<hr/>
	23,575,810
	<hr/>

(h) *Deficiency Tax Assessments*

In 2025, the Company paid deficiency taxes on income tax, withholding taxes, DST, VAT and compromise penalty amounting to P5,015,599 and P3,137,521 for the taxable year 2023 and 2022, respectively, and are presented as part of Miscellaneous under General and Administrative Expenses in the 2025 statement of income. As at December 31, 2025, the Company does not have any final deficiency tax assessments from the BIR nor does it have tax cases outstanding or pending in courts or bodies outside of the BIR in any of the open taxable years.



Report of Independent Auditors to Accompany Supplementary Information Required by the Securities and Exchange Commission Filed Separately from the Basic Financial Statements

Punongbayan & Araullo
20th Floor, Tower 1
The Enterprise Center
6766 Ayala Avenue
1200 Makati City
Philippines

T +63 2 8988 2288

The Board of Directors and the Stockholders
Crown Asia Chemicals Corporation
Km. 33, McArthur Highway
Bo. Tuktukan, Guiguinto
Bulacan

We have audited, in accordance with Philippine Standards on Auditing, the financial statements of Crown Asia Chemicals Corporation (the Company) for the year ended December 31, 2025, on which we have rendered our report dated April 10, 2026. Our audit was made for the purpose of forming an opinion on the basic financial statements taken as a whole. The applicable supplementary information (see List of Supplementary Information) is presented for purposes of additional analysis in compliance with the requirements of the Revised Securities Regulation Code Rule 68, and is not a required part of the basic financial statements prepared in accordance with Philippine Financial Reporting Standards (PFRS Accounting Standards). Such supplementary information is the responsibility of the Company's management. The supplementary information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

PUNONGBAYAN & ARAULLO

By: John Endel S. Mata
Partner

CPA Reg. No. 0121347
TIN 257-622-627
PTR No. 10770763, January 6, 2026, Makati City
SEC Group A Accreditation
Partner - No. 121347-SEC (until financial period 2030)
Firm - No. 0002 (until financial period 2030)
BIR AN 08-002551-040-2025 (until November 11, 2028)
BOA/PRC Cert. of Reg. No. 0002/P-012 (until August 12, 2027)

April 10, 2026

CROWN ASIA CHEMICALS CORPORATION
List of Supplementary Information
December 31, 2025

<u>Schedule</u>	<u>Content</u>	<u>Page No.</u>
Schedules Required under Annex 68-J of the Revised Securities Regulation Code Rule 68		
A	Financial Assets Financial Assets at Fair Value Through Profit or Loss Financial Assets at Fair Value Through Other Comprehensive Income	N/A
B	Amounts Receivable from Directors, Officers, Employees, Related Parties and Principal Stockholders (Other than Related Parties)	1
C	Amounts Receivable from Related Parties which are Eliminated during the Consolidation of Financial Statements	N/A
D	Long-term Debt	N/A
E	Indebtedness to Related Parties	2
F	Guarantees of Securities of Other Issuers	N/A
G	Capital Stock	3
Other Required Information		
	Reconciliation of Retained Earnings Available for Dividend Declaration	4
	Map Showing the Relationship Between the Company and its Related Entities	N/A
	Supplemental Schedule of Financial Soundness Indicators	6

CROWN ASIA CHEMICALS CORPORATION
Schedule B
Amounts Receivable from Directors, Officers, Employees,
Related Parties and Principal Stockholders (Other than Related Parties)
December 31, 2025
(Amounts in Philippine Pesos)

Name	Balance at Beginning of Period	Additions	Deductions			Ending Balance		Balance at End of Period
			Sales returns	Amounts Collected	Written Off	Current	Non-current	
Husky Plastics Corp.	P -	P -	P -	P -	P -	P -	P -	P -
Guiguinto Integrated Woods Industry Corp.	13,908	18,973	-	32,881	-	-	-	-
W.T. Derrick Realty Corporation	-	453	-	453	-	-	-	-
<i>Total Accounts Receivable</i>	P 13,908	P 19,426	P -	P 33,334	P -	P -	P -	P -
W.T. Derrick Realty Corporation	P 255,008	P 7,565	P -	P 88,578	P -	P 150,509	P -	P 150,509
<i>Total Security Deposit</i>	P 255,008	P 7,565	P -	P 88,578	P -	P 150,509	P -	P 150,509

CROWN ASIA CHEMICALS CORPORATION
Schedule E
Indebtedness to Related Parties
December 31, 2025
(Amounts in Philippine Pesos)

Name of Related Party	Balance at Beginning of Period	Balance at End of Period
<i>Related parties under common ownership:</i>		
Husky Plastics Corp.	P 1,403,661	P 3,437,989
Asean Timber Corp.	63,775,769	31,866,557
Guiguinto Integrated Woods Industry Corp.	-	8,392
	<u>P 65,179,430</u>	<u>P 35,312,938</u>

CROWN ASIA CHEMICALS CORPORATION

Schedule G

Capital Stock

December 31, 2025

Title of Issue	Number of Shares Authorized	Number of Shares Issued and Outstanding as Shown Under the Related Statement of Financial Position Caption	Number of Shares Reserved for Options, Warrants, Conversion and Other Rights	Number of Shares Held By		
				Related Parties	Directors, Officers and Employees	Others
Common	1,300,000,000	610,639,000	-	22,498,000	298,190,432	289,950,568

CROWN ASIA CHEMICALS CORPORATION
Km. 33, McArthur Highway, Bo. Tuktukan, Guiguinto, Bulacan
Reconciliation of Retained Earnings Available for Dividend Declaration
December 31, 2025
(Amounts in Philippine Pesos)

Unappropriated Retained Earnings at Beginning of Year	P	821,284,608
Add: Category A: Items that are directly credited to Unappropriated Retained Earnings		
Reversal of Retained Earning Appropriation/s	P	-
Effect of restatements or prior-period adjustments		-
Others		-
		-
Less: Category B: Items that are directly debited to Unappropriated Retained Earnings		
Dividend declaration during the reporting period	(61,063,900)
Retained Earnings appropriated during the reporting period	(200,000,000)
Effect of restatements or prior-period adjustments		-
Others		-
		(261,063,900)
Unappropriated Retained Earnings at Beginning of Year, as adjusted		560,220,708
Add: Net Income for the Current Year		151,555,968
Less: Category C.1: Unrealized income recognized in the profit or loss during the reporting period (net of tax)		
Equity in net income of associate/joint venture, net of dividends declared		-
Unrealized foreign exchange gain, except those attributable to cash and cash equivalents		-
Unrealized fair value adjustment (mark-to-market gains) of financial instruments at fair value through profit or loss (FVTPL)		-
Unrealized fair value gain of investment property	(10,925,883)
Other unrealized gains or adjustments to the retained earnings as result of certain transactions accounted for under the PFRS Accounting Standards		-
Sub-total		(10,925,883)
Add: Category C.2: Unrealized income recognized in the profit or loss in prior reporting periods but realized in the current reporting period (net of tax)		
Realized foreign exchange gain, except those attributable to cash and cash equivalents		-
Realized fair value adjustment (mark-to-market gains) of financial instruments at FVTPL		-
Realized fair value gain of investment property		-
Other realized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS Accounting Standards		-
Sub-total		-
Add: Category C.3: Unrealized income recognized in profit or loss in prior periods but reversed in the current reporting period (net of tax)		
Reversal of previously recorded foreign exchange gain, except those attributable to cash and cash equivalents		-
Reversal of previously recorded fair value adjustment (mark-to-market gains) of financial instrument at FVTPL		-
Reversal of previously recorded fair value gain of investment property		-
Reversal of other unrealized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS Accounting Standards, previously recorded		-
Sub-total		-
Adjusted Net Income/Loss		140,630,085
Balance carried forward	P	700,850,793

Balance brought forward		P 700,850,793
Add: Category D: Non-actual losses recognized in profit or loss during the reporting period (net of tax)		
Depreciation on revaluation increment (after tax)	P -	
Sub-total		-
Add/ Less: Category E: Adjustments related to relief granted by the SEC and BSP		
Amortization of the effect of reporting relief	-	
Total amount of reporting relief granted during the year	-	
Others	-	
Sub-total		-
Add/ Less: Category F: Other items that should be excluded from the determination of the amount of available for dividends distribution		
Net movement of treasury shares (except for reacquisition of redeemable shares)	-	
Net movement of deferred tax asset not considered in the reconciling items under the previous categories	2,413,417	
Net movement in deferred tax asset and deferred tax liabilities related to same transaction, e.g., set up of right-of-use of asset and lease liability, set-up of asset and asset retirement obligation, and set-up of service concession asset and concession payable	(7,962)	
Adjustment due to deviation from PFRS/GAAP - gain (loss)	-	
Others	-	
Sub-total		2,405,455
Unappropriated Retained Earnings Available for Dividend Distribution at End of Year		<u>P 703,256,248</u>

Supplemental Information on Retained Earnings –

As at December 31, 2025, the Company's unappropriated retained earnings exceeded its paid-in capital. Subsequent to the reporting period, on March 10, 2026, the Company's Board of Directors (BOD) approved the reversal of the 2023 appropriated retained earnings amounting to P220.0 million. On the same date, the Company's BOD approved the additional appropriation of P271.0 million from the unrestricted retained earnings as of December 31, 2025, for the planned capital expenditures, which are related to the payment of unpaid installment on the land purchase in 2023, additional land acquisition, construction of building structures, acquisition of machinery and solar panel installation, within three years. Furthermore, on the same date, the Company's BOD also approved the declaration of cash dividends amounting to P0.10 per share. The cash dividends are to be paid on April 15, 2026 to shareholders of record as of March 25, 2026.

CROWN ASIA CHEMICALS CORPORATION
Supplemental Schedule of Financial Soundness Indicators
December 31, 2025 and 2024

Ratio	Formula	2025	Formula	2024
Current ratio	Total Current Assets divided by Total Current Liabilities	7.41	Total Current Assets divided by Total Current Liabilities	8.24
	Total Current Assets P 1,664,150,441		Total Current Assets P 1,546,859,954	
	Divide by: Total Current Liabilities 224,575,060		Divide by: Total Current Liabilities 187,769,304	
	Current ratio 7.41		Current ratio 8.24	
Acid test ratio	Quick assets (Total Current Assets less Inventories and Other Current Assets) divided by Total Current Liabilities	4.37	Quick assets (Total Current Assets less Inventories and Other Current Assets) divided by Total Current Liabilities	3.96
	Total Current Assets P 1,664,150,441		Total Current Assets P 1,546,859,954	
	Less: Inventories (627,029,364)		Less: Inventories (708,984,906)	
	Other Current Assets* (56,351,329)		Other Current Assets* (94,526,234)	
	Quick Assets 980,769,748		Quick Assets 743,348,814	
	Divide by: Total Current Liabilities 224,575,060		Divide by: Total Current Liabilities 187,769,304	
	Acid test ratio 4.37		Acid test ratio 3.96	
Solvency ratio	Total Liabilities divided by Total Assets	0.13	Total Liabilities divided by Total Assets	0.13
	Total Liabilities P 362,413,082		Total Liabilities P 323,681,215	
	Divide by: Total Assets 2,722,965,075		Divide by: Total Assets 2,475,742,904	
	Solvency ratio 0.13		Solvency ratio 0.13	
Debt-to-equity ratio	Total Liabilities divided by Total Equity	0.15	Total Liabilities divided by Total Equity	0.15
	Total Liabilities P 362,413,082		Total Liabilities P 323,681,215	
	Divide by: Total Equity 2,360,551,993		Divide by: Total Equity 2,152,061,689	
	Debt-to-equity ratio 0.15		Debt-to-equity ratio 0.15	
Assets-to-equity ratio	Total Assets divided by Total Equity	1.15	Total Assets divided by Total Equity	1.15
	Total Assets P 2,722,965,075		Total Assets P 2,475,742,904	
	Divide by: Total Equity 2,360,551,993		Divide by: Total Equity 2,152,061,689	
	Assets-to-equity ratio 1.15		Assets-to-equity ratio 1.15	
Interest rate coverage ratio	Earnings before interest and taxes (EBIT) divided by Interest expense	75.59	Earnings before interest and taxes (EBIT) divided by Interest expense	50.00
	EBIT P 203,341,540		EBIT P 261,646,996	
	Divide by: Interest expense 2,690,040		Divide by: Interest expense 5,254,626	
	Interest rate coverage ratio 75.59		Interest rate coverage ratio 50.00	
Return on equity	Net Profit divided by Total Equity	0.06	Net Profit divided by Total Equity	0.09
	Net Profit P 151,555,968		Net Profit P 192,336,783	
	Divide by: Total Equity 2,360,551,993		Divide by: Total Equity 2,152,061,689	
	Return on equity 0.06		Return on equity 0.09	
Return on assets	Net Profit divided by Total Assets	0.06	Net Profit divided by Total Assets	0.08
	Net Profit P 151,555,968		Net Profit P 192,336,783	
	Divide by: Total Assets 2,722,965,075		Divide by: Total Assets 2,475,742,904	
	Return on assets 0.06		Return on assets 0.08	
Net profit margin	Net Profit divided by Total Revenue	0.13	Net Profit divided by Total Revenue	0.13
	Net Profit P 151,555,968		Net Profit P 192,336,783	
	Divide by: Total Revenue 1,159,618,778		Divide by: Total Revenue 1,491,560,367	
	Net profit margin 0.13		Net profit margin 0.13	

*Excluding short-term placements

Ratio	Formula	2025	Formula	2024
Gross profit margin	Gross Profit divided by Total Revenue	0.35	Gross Profit divided by Total Revenue	0.32
	Gross Profit P 407,430,817		Gross Profit P 478,494,095	
	Divide by: Total Revenue 1,159,618,778		Divide by: Total Revenue 1,491,560,367	
	Gross profit margin 0.35		Gross profit margin 0.32	
Book value per share	Total Equity divided by Outstanding Shares	3.87	Total Equity divided by Outstanding Shares	3.52
	Total Equity P 2,360,551,993		Total Equity P 2,152,061,689	
	Divide by: Outstanding Shares 610,639,000		Divide by: Outstanding Shares 610,639,000	
	Book value per share 3.87		Book value per share 3.52	
Earnings per share	Net Profit divided by Average Outstanding Shares	0.25	Net Profit divided by Average Outstanding Shares	0.31
	Net Profit P 151,555,968		Net Profit P 192,336,783	
	Divide by: Average Outstanding Shares 610,639,000		Divide by: Average Outstanding Shares 610,639,000	
	Earnings per share 0.25		Earnings per share 0.31	
Price to book value per ratio	Stock Price divided by Book Value per Share	0.45	Stock Price divided by Book Value per Share	0.49
	Stock Price P 1.75		Stock Price P 1.71	
	Divide by: Book Value per Share 3.87		Divide by: Book Value per Share 3.52	
	Price to book value per ratio 0.45		Price to book value per ratio 0.49	
Price to earnings ratio	Stock Price divided by Earnings per Share	7.00	Stock Price divided by Earnings per Share	5.52
	Stock Price P 1.75		Stock Price P 1.71	
	Divide by: Earnings per Share 0.25		Divide by: Earnings per Share 0.31	
	Price to earnings ratio 7.00		Price to earnings ratio 5.52	

CROWN ASIA CHEMICALS CORPORATION
Supplementary Schedule of External Auditor Fee-Related Information
For the Years Ended December 31, 2025 and 2024
(Amounts in Philippine Pesos)

	2025	2024
Total Audit Fees	P 780,000	P 680,000
Non-audit service fees:		
Tax service	270,000	-
Other assurance service	-	-
All other service	-	-
Total Non-Audit Fees	270,000	-
 Total Audit and Non-audit Fees	 P 1,050,000	 P 680,000
 Audit and Non-audit fees of other related entities	 2025	2024
Audit fees	P -	P -
Non-audit services fees:		
Other assurance services	-	-
Tax services	-	-
All other services	-	-
 Total Audit and Non-audit Fees of other related entities	 P -	 P -