

COVER SHEET

for AUDITED FINANCIAL STATEMENTS

SEC Registration Number

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COMPANY NAME

L	I	B	E	R	T	Y		F	L	O	U	R		M	I	L	L	S	,		I	N	C	.		A	N	D	
S	U	B	S	I	D	I	A	R	I	E	S																		

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

7	F		L	i	b	e	r	t	y		B	u	i	l	d	i	n	g	,		8	3	5		A	.		A	r
n	a	i	z		A	v	e	n	u	e	,		M	a	k	a	t	i		C	i	t	y						

Form Type

A	C	F	S
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Department requiring the report

C	R	M	D
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Secondary License Type, if Applicable

N	/	A
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COMPANY INFORMATION

<p style="text-align: center; font-size: small;">Company's Email Address</p> <p style="text-align: center;">info@libertygroup.com.ph</p>	<p style="text-align: center; font-size: small;">Company's Telephone Number</p> <p style="text-align: center;">(02) 892-5011</p>	<p style="text-align: center; font-size: small;">Mobile Number</p>
<p style="text-align: center; font-size: small;">No. of Stockholders</p> <p style="text-align: center;">442</p>	<p style="text-align: center; font-size: small;">Annual Meeting (Month / Day)</p> <p style="text-align: center;">Last Wednesday of May</p>	<p style="text-align: center; font-size: small;">Fiscal Year (Month / Day)</p> <p style="text-align: center;">December 31</p>

CONTACT PERSON INFORMATION

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

<p style="text-align: center; font-size: small;">Name of Contact Person</p> <p style="text-align: center;">Jose Ma. Lopez</p>	<p style="text-align: center; font-size: small;">Email Address</p> <p style="text-align: center;">jmlopez@pltdtsl.net</p>	<p style="text-align: center; font-size: small;">Telephone Number/s</p> <p style="text-align: center;">(02) 892-5011</p>	<p style="text-align: center; font-size: small;">Mobile Number</p>
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CONTACT PERSON'S ADDRESS

<p>7F Liberty Building, 835 A. Arnaiz Avenue, Makati City</p>
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NOTE 1: In case of death, resignation or cessation of office of the officer designated as contact person, such incident shall be reported to the Commission within thirty (30) calendar days from the occurrence thereof with information and complete contact details of the new contact person designated.

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





Building a better
working world

SyCip Gorres Velayo & Co.
6760 Ayala Avenue
1226 Makati City
Philippines

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Fax: (632) 819 0872
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BOA/PRC Reg. No. 0001.

October 4, 2016, valid until August 24, 2021

SEC Accreditation No. 0012-FR-5 (Group A),

November 6, 2016, valid until November 5, 2021

INDEPENDENT AUDITOR'S REPORT

The Stockholders and the Board of Directors
Liberty Flour Mills, Inc.
7F Liberty Building
835 A, Arnaiz Avenue
Makati City

Opinion

We have audited the consolidated financial statements of Liberty Flour Mills, Inc. and its subsidiaries (the Group), which comprise the consolidated statements of financial position as at December 31, 2018 and 2017, and the consolidated statements of comprehensive income, consolidated statements of changes in equity and consolidated statements of cash flows for each of the three years in the period ended December 31, 2018, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at December 31, 2018 and 2017, and its consolidated financial performance and its consolidated cash flows for each of the three years in the period ended December 31, 2018 in accordance with Philippine Financial Reporting Standards (PFRSs).

Basis for Opinion

We conducted our audits in accordance with Philippine Standards on Auditing (PSAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics) together with the ethical requirements that are relevant to our audit of the consolidated financial statements in the Philippines, and we have 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 consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For the matter in the following section, our description of how our audit addressed the matter is provided in that context.



We have fulfilled the responsibilities described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matter below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

Provisions and Contingencies

The Group is involved in legal proceedings and tax assessments. This matter is significant to our audit because the determination of whether any provision should be recognized and the estimation of the potential liability resulting from these assessments require significant judgment and estimate by management. The inherent uncertainty over the outcome of these matters is brought about by the differences in the interpretation and implementation of the relevant laws and regulations.

The Group's disclosures about provisions and contingencies are included in Notes 3 and 20 to the consolidated financial statements.

Audit response

We involved our internal specialist in the evaluation of management's assessment on whether any provision for tax contingencies should be recognized, and the estimation of such amount. We discussed with management the status of the tax assessment, and obtained correspondences with the relevant tax authorities and opinions of the Group's external legal/tax counsels. We evaluated the tax position of the Group by considering the tax laws, rulings and jurisprudence.

Other Information

Management is responsible for the other information. The other information comprises the information included in the SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2018, but does not include the consolidated financial statements and our auditor's report thereon. The SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2018 are expected to be made available to us after the date of this auditor's report.

Our opinion on the consolidated 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 consolidated 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 consolidated 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 Consolidated Financial Statements

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

In preparing the consolidated financial statements, management is responsible for assessing the Group'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 Group or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's 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 PSAs 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 consolidated financial statements.

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

- Identify and assess the risks of material misstatement of the consolidated 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 Group'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 Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated 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 auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit. We remain solely responsible for our audit opinion.

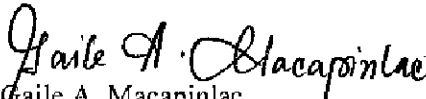
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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 consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's 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.

The engagement partner on the audit resulting in this independent auditor's report is Gaile A. Macapinlac.

SYCIP GORRES VELAYO & CO.


Gaile A. Macapinlac
Partner

CPA Certificate No. 98838

SEC Accreditation No. 1621-A (Group A),

March 21, 2017, valid until March 20, 2020

Tax Identification No. 205-947-572

BIR Accreditation No. 08-001998-126-2017,

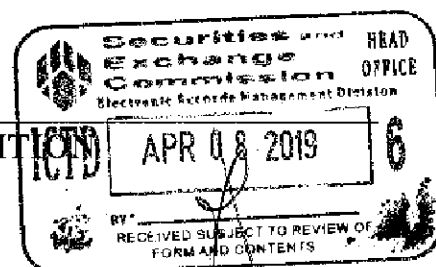
February 9, 2017, valid until February 8, 2020

PTR No. 7332571, January 3, 2019, Makati City

March 20, 2019



LIBERTY FLOUR MILLS, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION



	2018	2017
ASSETS		
Current Assets		
Cash and cash equivalents (Note 4)	P78,622,637	P131,985,809
Receivables (Notes 5 and 23)	726,545,705	763,094,723
Financial assets at fair value through profit or loss (Notes 2 and 6)	157,453,153	167,359,493
Inventories (Note 7)	242,023,496	205,260,816
Prepaid expenses and other current assets (Note 8)	75,888,274	65,458,772
Total Current Assets	1,280,533,265	1,333,159,613
Noncurrent Assets		
Financial assets at fair value through other comprehensive income (Notes 2 and 9)	1,168,856,451	—
Available-for-sale investments (Note 2 and 9)	—	1,270,220,532
Investment properties (Notes 10, 12 and 20)	1,202,125,662	997,368,535
Property, plant and equipment (Note 11)	62,020,215	66,586,675
Deferred tax assets - net (Note 21)	26,528,028	28,973,208
Accrued rent (Note 24)	6,623,413	4,717,838
Other noncurrent assets (Notes 10 and 11)	6,620,453	12,716,334
Total Noncurrent Assets	2,472,774,222	2,380,583,122
TOTAL ASSETS	P3,753,307,487	P3,713,742,735

LIABILITIES AND EQUITY

Current Liabilities		
Notes payable (Notes 10 and 12)	P770,400,000	P670,459,530
Accounts payable and other current liabilities (Note 13)	218,897,470	155,690,445
Income tax payable	6,412,134	1,039,648
Current portion of:		
Deposits on long-term leases (Note 24)	11,294,245	9,789,559
Unearned rental income (Note 24)	11,316,531	3,646,696
Total Current Liabilities	1,018,320,380	840,625,878
Noncurrent Liabilities		
Net retirement plan liability (Note 19)	84,689,014	99,768,882
Deposits on long-term leases - net of current portion (Note 24)	15,021,340	5,465,460
Deferred tax liability - net (Note 21)	—	2,594,009
Unearned rental income - net of current portion (Note 24)	12,693,876	599,761
Total Noncurrent Liabilities	112,404,230	108,428,112
Total Liabilities	1,130,724,610	949,053,990

(Forward)



	December 31	
	2018	2017
Equity		
Capital stock (Note 14)	₱1,500,000,000	₱1,500,000,000
Other components of equity:		
Fair value changes on financial assets at fair value through other comprehensive income (Notes 2 and 9)	(122,474,302)	-
Fair value changes on available-for-sale investments (Notes 2 and 9)	-	18,350,529
Accumulated remeasurement gains (losses) on retirement benefits (Note 19)	2,919,808	(3,183,501)
Retained earnings (Note 14)	1,242,137,371	1,249,521,717
Total Equity	2,622,582,877	2,764,688,745
TOTAL LIABILITIES AND EQUITY	₱3,753,307,487	₱3,713,742,735

See accompanying Notes to Consolidated Financial Statements.



LIBERTY FLOUR MILLS, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	Years Ended December 31		
	2018	2017	2016
REVENUE			
Sales (Note 23)	₱722,879,715	₱737,482,353	₱918,927,506
Rental income (Notes 10 and 23)	120,296,030	110,618,692	100,272,253
	843,175,745	848,101,045	1,019,199,759
COST OF SALES AND SERVICES			
Cost of sales (Note 15)	632,478,355	557,356,484	652,652,917
Cost of services (Note 10)	40,792,965	40,445,323	38,759,100
	673,271,320	597,801,807	691,412,017
GROSS PROFIT	169,904,425	250,299,238	327,787,742
OPERATING EXPENSES (Note 16)			
Administrative expenses	(143,573,842)	(135,405,991)	(142,650,720)
Selling expenses	(37,728,323)	(35,898,667)	(40,112,016)
OTHER INCOME (CHARGES)			
Dividend income (Notes 6 and 9)	42,081,311	36,043,582	23,887,361
Interest income (Notes 4, 5 and 9)	26,340,270	27,876,976	29,537,071
Interest expense (Notes 7, 12 and 24)	(13,465,488)	(12,593,839)	(10,033,182)
Other income (charges) - net (Notes 6, 9 and 18)	71,436,276	(6,284,081)	(31,428,234)
INCOME BEFORE INCOME TAX	114,994,629	124,037,218	156,988,022
PROVISION FOR (BENEFIT FROM) INCOME TAX (Note 21)			
Current	15,743,508	14,744,703	58,855,636
Deferred	(2,764,533)	6,604,751	(32,085,585)
	12,978,975	21,349,454	26,770,051
NET INCOME	102,015,654	102,687,764	130,217,971
OTHER COMPREHENSIVE INCOME (LOSS)			
Other comprehensive income (loss) to be reclassified to profit or loss in subsequent periods:			
Unrealized fair value changes on financial assets at fair value through other comprehensive income (Note 9)	(54,485,881)	-	-
Unrealized fair value gain (loss) on available-for-sale investments (Note 9)	-	(22,869,400)	34,247,823
Fair value gains realized during the year through sale or impairment of AFS investments	-	(1,514,450)	(4,186,517)
	(54,485,881)	(24,383,850)	30,061,306
Other comprehensive income (loss) not to be reclassified to profit or loss in subsequent periods:			
Unrealized fair value changes on financial assets at fair value through other comprehensive income (Note 9)	(44,059,443)	-	-
Remeasurement gains on retirement benefits (Note 19)	8,719,013	6,961,700	26,120,812
Income tax effect	(2,615,704)	(2,088,510)	2,848,547
	(37,956,134)	4,873,190	28,969,359
TOTAL OTHER COMPREHENSIVE INCOME (LOSS)	(92,442,015)	(19,510,660)	59,030,665
TOTAL COMPREHENSIVE INCOME	₱9,573,639	₱83,177,104	₱189,248,636
BASIC/DILUTED EARNINGS PER SHARE (Note 22)	₱0.68	₱0.68	₱0.87

See accompanying Notes to Consolidated Financial Statements.



LIBERTY FLOUR MILLS, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2018, 2017 AND 2016

	Other Components of Equity					Total
	Capital Stock (Note 14)	Fair Value Changes on Financial Assets at Fair Value through Other Comprehensive Income (Note 9)	Fair Value Changes on Available-for- Sale Investments (Note 9)	Accumulated Remeasurement Gains (Losses) on Retirement Benefits (Note 19)	Retained Earnings (Note 21)	
BALANCES AT JANUARY 1, 2018	₱1,500,000,000	₱-	₱18,350,529	(₱3,183,501)	₱1,249,521,717	₱2,764,688,745
Effect of adoption of PFRS 9 (Note 2)	-	(23,928,978)	(18,350,529)	-	40,600,000	(1,679,507)
Balances at January 1, 2018, as restated	1,500,000,000	(23,928,978)	-	(3,183,501)	1,290,121,717	2,763,009,238
Net income	-	-	-	-	102,015,654	102,015,654
Other comprehensive income (loss)	-	(98,545,324)	-	6,103,309	-	(92,442,015)
Total comprehensive income	-	(98,545,324)	-	6,103,309	102,015,654	9,573,639
Cash dividends declared (Note 14)	-	-	-	-	(150,000,000)	(150,000,000)
BALANCES AT DECEMBER 31, 2018	₱1,500,000,000	(₱122,474,302)	₱-	₱2,919,808	₱1,242,137,371	₱2,622,582,877
BALANCES AT JANUARY 1, 2017	₱1,500,000,000	₱-	₱42,734,379	(₱8,056,691)	₱1,259,333,953	₱2,794,011,641
Net income	-	-	-	-	102,687,764	102,687,764
Other comprehensive income (loss)	-	-	(24,383,850)	4,873,190	-	(19,510,660)
Total comprehensive income	-	-	(24,383,850)	4,873,190	102,687,764	83,177,104
Cash dividends declared (Note 14)	-	-	-	-	(112,500,000)	(112,500,000)
BALANCES AT DECEMBER 31, 2017	₱1,500,000,000	₱-	₱18,350,529	(₱3,183,501)	₱1,249,521,717	₱2,764,688,745
BALANCES AT JANUARY 1, 2016	₱1,500,000,000	₱-	₱12,673,073	(₱37,026,050)	₱1,354,115,982	₱2,829,763,005
Net income	-	-	-	-	130,217,971	130,217,971
Other comprehensive income	-	-	30,061,306	28,969,359	-	59,030,665
Total comprehensive income	-	-	30,061,306	28,969,359	130,217,971	189,248,636
Cash dividends declared (Note 14)	-	-	-	-	(225,000,000)	(225,000,000)
BALANCES AT DECEMBER 31, 2016	₱1,500,000,000	₱-	₱42,734,379	(₱8,056,691)	₱1,259,333,953	₱2,794,011,641

See accompanying Notes to Consolidated Financial Statements.



LIBERTY FLOUR MILLS, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS

	Years Ended December 31		
	2018	2017	2016
CASH FLOWS FROM OPERATING ACTIVITIES			
Income before income tax	₱114,994,629	₱124,037,218	₱156,988,022
Adjustments to reconcile profit before income tax to net cash flows:			
Dividend income (Notes 6 and 9)	(42,081,311)	(36,043,582)	(23,887,361)
Depreciation and amortization (Notes 10 and 11)	28,555,317	30,445,352	32,293,449
Interest income (Notes 4, 5 and 9)	(26,340,270)	(27,876,976)	(29,537,071)
Interest expense (Notes 7, 12 and 24)	13,465,488	12,593,839	10,033,182
Fair value loss (gain) on financial assets at fair value through profit or loss (Notes 6 and 18)	13,462,361	5,351,084	(1,858,139)
Change in net retirement liability (Note 19)	(6,360,855)	(4,132,207)	(319,993)
Loss (gain) on:			
Disposal of investment property (Note 10)	(76,154,837)	-	-
Sale of available-for-sale investments (Note 18)	-	(1,514,450)	(4,186,517)
Disposal of property, plant and equipment	-	(34,928)	-
Retirement of investment properties (Note 18)	-	-	10,197,731
Impairment loss on available-for-sale investments (Notes 9 and 18)	-	-	29,600,000
Working capital changes:			
Decrease (increase) in:			
Receivables	36,549,018	29,459,008	43,959,858
Inventories	(36,762,680)	47,493,043	(33,971,099)
Accrued rent	(1,905,575)	(2,051,471)	1,397,421
Prepaid expenses and other current assets	(10,429,502)	(2,187,832)	(5,110,991)
Increase (decrease) in:			
Accounts payable and other current liabilities	47,632,571	15,476,944	60,837,013
Deposits on long-term leases	11,060,566	2,840,333	(572,283)
Unearned rental income	19,763,950	552,628	1,514,036
Cash generated from operations	85,448,870	194,408,002	247,377,258
Interest received	26,340,270	27,876,976	29,537,071
Income taxes paid	(10,371,022)	(15,029,690)	(66,079,417)
Net cash provided by operating activities	101,418,118	207,255,288	210,834,912
CASH FLOWS FROM INVESTING ACTIVITIES			
Acquisition of:			
Investment properties (Note 10)	(213,437,833)	(262,262,085)	(84,519,709)
Property, plant and equipment (Note 11)	(8,424,087)	(4,220,141)	(3,883,248)
Financial assets at fair value through profit or loss (Note 6)	(8,115,454)	(165,556,484)	(45,363,655)
Available-for-sale investments (Note 9)	-	(78,556,293)	(100,005,000)
Proceeds from:			
Disposal of investment property	76,529,000	-	-
Sale of financial assets at fair value through profit or loss	4,559,433	43,994,833	42,926,111
Sale of financial assets at fair value through other comprehensive income	1,139,250	-	-
Sale of available-for-sale investments	-	27,911,950	24,186,517
Disposal of property, plant and equipment	-	149,095	-
Dividend received	42,081,311	36,043,582	23,887,361
Decrease (increase) in other noncurrent assets	5,878,297	(4,913,945)	(27,123,771)
Net cash used in investing activities	(99,790,083)	(407,409,488)	(169,895,394)

(Forward)



	Years Ended December 31		
	2018	2017	2016
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from availment of bank loans (Note 12)	P174,500,000	P302,900,000	P616,283,000
Dividends paid (Note 14)	(141,466,189)	(93,663,599)	(227,650,674)
Loan payments (Note 12)	(74,559,530)	(23,353,470)	(422,147,778)
Interest paid	(13,465,488)	(12,593,839)	(10,911,284)
Net cash provided by (used in) financing activities	(54,991,207)	173,289,092	(44,426,736)
NET DECREASE IN CASH AND CASH EQUIVALENTS			
	(53,363,172)	(26,865,108)	(3,487,218)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR			
	131,985,809	158,850,917	162,338,135
CASH AND CASH EQUIVALENTS AT END OF YEAR (Note 4)			
	P78,622,637	P131,985,809	P158,850,917

See accompanying Notes to Consolidated Financial Statements.



LIBERTY FLOUR MILLS, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. Corporate Information

Liberty Flour Mills, Inc. (the Parent Company) was incorporated and registered with the Philippine Securities and Exchange Commission (SEC) on December 26, 1958. On December 28, 2008, the Parent Company extended its corporate life for another 50 years. The Parent Company is engaged primarily in the manufacture of flour, utilization of its by-products and the distribution and sales of its produce. The common shares of the Parent Company were listed beginning January 24, 1966 and have been traded in the Philippine Stock Exchange (PSE) since then. Following are the Parent Company's subsidiaries and the respective ownership as at December 31, 2018 and 2017:

	Country of Incorporation	Principal Activities	Percentage of Ownership
LFM Properties Corporation (LPC) ^(a)	Philippines	Leasing out office spaces and condominium units	100.00
Liberty Engineering Corporation (LEC) ^(b)	Philippines	Sale, lease and purchase of equipment and machinery	100.00

(a) Registered with the SEC on December 18, 1995.

(b) Registered with the SEC on December 10, 1965. Extended its corporate life for another 50 years from December 31, 2015.

The Parent Company and its subsidiaries are collectively referred to in the consolidated financial statements as "the Group". The registered office of the Group is 7F Liberty Building, 835 A. Arnaiz Avenue, Makati City.

The accompanying consolidated financial statements were authorized for issue by the Board of Directors (BOD) on March 20, 2019.

2. Significant Accounting and Financial Reporting Policies

Basis of Preparation

The consolidated financial statements of the Group are prepared in accordance with Philippine Financial Reporting Standards (PFRSs).

The consolidated financial statements are prepared on a historical cost basis, except for financial assets at fair value through profit or loss (FVTPL), financial assets at fair value through other comprehensive income (FVOCI) in 2018 and available-for-sale (AFS) investments in 2017 that are measured at fair value. The consolidated financial statements are presented in Philippine peso (Peso), which is the Group's functional and presentation currency, and rounded to the nearest peso except as otherwise indicated.

Basis of Consolidation

The consolidated financial statements comprise the financial statements of the Parent Company and its subsidiaries as at December 31 of each year.

Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.



Specifically, the Group controls an investee if and only if the following criteria are met:

- Power over the investee (i.e., existing rights that give it the current ability to direct the relevant activities of the investee);
- Exposure, or rights, to variable returns from its involvement with the investee; and
- The ability to use its power over the investee to affect its returns.

Generally, there is a presumption that a majority of voting rights results in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement with the other vote holders of the investee;
- Rights arising from other contractual arrangements; and
- The Group's voting rights and potential voting rights.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, and income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income (OCI) are attributed to the equity holders of the Parent Company and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation. A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognizes the related assets (including goodwill), liabilities, and non-controlling interest and other components of equity, while any resulting gain or loss is recognized in profit or loss. Any investment retained is recognized at fair value.

Changes in Accounting Policies and Disclosures

The accounting policies adopted are consistent with those of the previous financial year, except that the Group has adopted the following new accounting pronouncements starting January 1, 2018. Adoption of these pronouncements did not have any significant impact on the Group's financial position or performance unless otherwise indicated.

- PFRS 9, *Financial Instruments*

PFRS 9, *Financial Instruments* replaces PAS 39, *Financial Instruments: Recognition and Measurement* for annual periods beginning on or after January 1, 2018, bringing together all three aspects of the accounting for financial instruments: classification and measurement; impairment; and hedge accounting.

The Group applied PFRS 9 retrospectively, with an initial application date of January 1, 2018. The Group has not restated the comparative information, which continues to be reported under PAS 39. Differences arising from the adoption of PFRS 9 have been recognized directly in retained earnings and other components of equity.



Upon the adoption of PFRS 9, the Group had the following required reclassifications as at January 1, 2018:

		PFRS 9 measurement category			
		FVTPL	FVOCI	Amortized cost	
PAS 39 measurement category					
Financial Assets:					
Loans and receivables:					
Cash and cash equivalents	i	P131,985,809	P—	P—	P131,985,809
Trade and other receivables					
– net	i	763,094,723	–	–	763,094,723
Financial assets at FVTPL		167,359,493	167,359,493	–	–
AFS investments:					
Debt instruments	ii	571,359,070	–	571,359,070	–
Quoted equity instruments	iii	687,045,754	–	687,045,754	–
Unquoted equity instruments	iii	11,815,708	–	10,136,201	–
Financial Liabilities:					
Loans and borrowings:					
Notes payable, including interest	iv	393,696,302	–	–	393,696,302
Trade payables	iv	21,580,913	–	–	21,580,913
Liabilities on trust receipts	iv	59,178,815	–	–	59,178,815
Dividends payable	iv	28,720,661	–	–	28,720,661
Retention payable	iv	12,343,684	–	–	12,343,684
Customers and tenants' deposits	iv	11,910,165	–	–	11,910,165
Construction bond	iv	1,448,216	–	–	1,448,216
Accrued expenses	iv	11,054,958	–	–	11,054,958
Deposits on long-term leases	iv	15,255,019	–	–	15,255,019

Below is the impact on equity:

		December 31, 2017, as previously presented	Adjustment	January 1, 2018, as adjusted
Equity:				
Other comprehensive income:				
Fair value changes on financial assets at FVOCI	iii	P–	(P23,928,978)	(P23,928,978)
Fair value changes on AFS investments		18,350,529	(18,350,529)	–
Retained earnings		1,249,521,717	40,600,000	1,290,121,717

a. Classification and measurement

Under PFRS 9, debt instruments are subsequently measured at FVTPL, amortized cost, or FVOCI. The classification is based on two criteria: the Group's business model for managing the assets; and whether the instruments' contractual cash flows represent "solely payments of principal and interest" (SPPI) on the principal amount outstanding.

The assessment of the Group's business model was made as of the date of initial application, January 1, 2018. The assessment of whether contractual cash flows on debt instruments are SPPI was based on the facts and circumstances at the initial recognition of the assets.



The classification and measurement requirements of PFRS 9 did not have a significant impact to the Group. The Group continued measuring at fair value all financial assets previously held at fair value under PAS 39. The following are the changes in the classification of the Group's financial assets:

- i. Cash and cash equivalents and trade and other receivables classified as loans and receivables as at December 31, 2017 are held to collect contractual cash flows and give rise to cash flows representing solely payments of principal and interest. These are classified and measured as debt instruments at amortized cost beginning January 1, 2018.

The Group continued measuring at amortized cost all financial assets previously carried at amortized cost under PAS 39.

- ii. Quoted debt instruments classified as AFS financial assets as at December 31, 2017 are classified and measured as financial assets at FVOCI beginning January 1, 2018. The Group expects not only to hold the assets to collect contractual cash flows, but also to sell a significant amount on a relatively frequent basis. The Group's quoted debt instruments are regular government and corporate bonds that passed the SPPI test.
- iii. Equity instruments classified as AFS investments as at December 31, 2017 are classified and measured as financial assets at FVOCI beginning January 1, 2018. The Group elected to classify irrevocably its unquoted equity instruments under this category at the date of initial application as it intends to hold these investments for the foreseeable future. The impairment loss amounting to ₱40.6 million recognized in profit or loss in prior periods was reclassified from retained earnings to "fair value changes on financial assets at FVOCI" in statements of financial position.

The fair value changes on AFS investments amounting to ₱18.35 million was reclassified to the fair value changes on financial assets at FVOCI. The fair value changes on financial assets at FVOCI decreased by ₱1.68 million due to changes in the fair value as at January 1, 2018.

As a result of change in classification of the Group's unquoted AFS instruments, the transition adjustment on January 1, 2018 amounted to ₱23.93 million.

- iv. The Group has not designated any financial liabilities as FVTPL. There are no changes in classification and measurement for the Group's financial liabilities.

b. Impairment

The adoption of PFRS 9 has fundamentally changed the Group's accounting for impairment losses for financial assets by replacing PAS 39's incurred loss approach with a forward-looking expected credit loss (ECL) approach. PFRS 9 requires the Group to recognize an allowance for ECLs for all debt instruments not held at FVTPL and contract assets.

Upon adoption of PFRS 9 the Group did not recognize additional impairment on the Group's trade and other receivables. The adjustment in the impairment of trade receivables as a result of the adoption of PFRS 9 does not significantly impact the consolidated financial statements as at December 31, 2018.



- PFRS 15, *Revenue from Contracts with Customers*

PFRS 15 supersedes PAS 11, *Construction Contracts*, PAS 18, *Revenue and related Interpretations* and it applies with limited exceptions, to all revenue arising from contracts with customers. PFRS 15 establishes a five-step model to account for revenue arising from contracts with customers and requires that revenue be recognized at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer.

PFRS 15 requires entities to exercise judgement, taking into consideration all of the relevant facts and circumstances when applying each step of the model to contracts with their customers. The standard also specifies the accounting for the incremental costs of obtaining a contract and the costs directly related to fulfilling a contract. In addition, the standard requires relevant disclosures.

The Group adopted PFRS 15 using the modified retrospective method of adoption with the date of initial application of January 1, 2018. Under this method, the standard can be applied either to all contracts at the date of initial application or only to contracts that are not completed at this date. The Group elected to apply the standard to all contracts as at January 1, 2018.

The cumulative effect of initially applying PFRS 15 is recognized at the date of initial application as an adjustment to the opening balance of retained earnings. Therefore, the comparative information was not restated and continues to be reported under PAS 11, PAS 18 and related Interpretations.

Adoption of PFRS 15 did not have significant impact to the Group's consolidated financial statements.

- Amendments to PFRS 2, *Share-based Payment, Classification and Measurement of Share-based Payment Transactions*
- Amendments to PFRS 4, *Applying PFRS 9 Financial Instruments with PFRS 4 Insurance Contracts*
- Amendments to PAS 28, *Investments in Associates and Joint Ventures, Measuring an Associate or Joint Venture at Fair Value (Part of Annual Improvements to PFRSs 2014 - 2016 Cycle)*
- Amendments to PAS 40, *Investment Property, Transfers of Investment Property*
- Philippine Interpretation IFRIC-22, *Foreign Currency Transactions and Advance Consideration*

Standards Issued but not yet Effective

Pronouncements issued but not yet effective are listed below. The Group intends to adopt the following pronouncements when they become effective. Adoption of these pronouncements is not expected to have a significant impact on the Group's consolidated financial statements, unless otherwise indicated.

Effective beginning on or after January 1, 2019

- Amendments to PFRS 9, *Prepayment Features with Negative Compensation*



- PFRS 16, *Leases*

PFRS 16 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all leases under a single on-balance sheet model similar to the accounting for finance leases under PAS 17, *Leases*. The standard includes two recognition exemptions for lessees – leases of “low-value” assets (e.g., personal computers) and short-term leases (i.e., leases with a lease term of 12 months or less). At the commencement date of a lease, a lessee will recognize a liability to make lease payments (i.e., the lease liability) and an asset representing the right to use the underlying asset during the lease term (i.e., the right-of-use asset). Lessees will be required to separately recognize the interest expense on the lease liability and the depreciation expense on the right-of-use asset.

Lessees will be also required to remeasure the lease liability upon the occurrence of certain events (e.g., a change in the lease term, a change in future lease payments resulting from a change in an index or rate used to determine those payments). The lessee will generally recognize the amount of the remeasurement of the lease liability as an adjustment to the right-of-use asset.

Lessor accounting under PFRS 16 is substantially unchanged from today’s accounting under PAS 17. Lessors will continue to classify all leases using the same classification principle as in PAS 17 and distinguish between two types of leases: operating and finance leases.

PFRS 16 also requires lessees and lessors to make more extensive disclosures than under PAS 17.

A lessee can choose to apply the standard using either a full retrospective or a modified retrospective approach. The standard’s transition provisions permit certain reliefs.

The Group is currently assessing the impact of adopting PFRS 16.

- Amendments to PAS 19, *Employee Benefits, Plan Amendment, Curtailment or Settlement*
- Amendments to PAS 28, *Long-term Interests in Associates and Joint Ventures*
- Philippine Interpretation IFRIC-23, *Uncertainty over Income Tax Treatments*
- *Annual Improvements to PFRSs 2015-2017 Cycle*
 - Amendments to PFRS 3, *Business Combinations*, and PFRS 11, *Joint Arrangements, Previously Held Interest in a Joint Operation*
 - Amendments to PAS 12, *Income Tax Consequences of Payments on Financial Instruments Classified as Equity*
 - Amendments to PAS 23, *Borrowing Costs, Borrowing Costs Eligible for Capitalization*

Effective beginning on or after January 1, 2020

- Amendments to PFRS 3, *Definition of a Business*
- Amendments to PAS 1, *Presentation of Financial Statements*, and PAS 8, *Accounting Policies, Changes in Accounting Estimates and Errors, Definition of Material*

Effective beginning on or after January 1, 2021

- PFRS 17, *Insurance Contracts*



Deferred effectivity

- Amendments to PFRS 10, *Consolidated Financial Statements*, and PAS 28, *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

Current versus Noncurrent Classification

The Group presents assets and liabilities in the consolidated statements of financial position based on current or noncurrent classification.

An asset is current when:

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

All other assets are classified as noncurrent.

A liability is current when:

- It is expected to be settled in the normal operating cycle,
- It is held primarily for the purpose of trading,
- It is due to be settled within twelve months after the balance sheet date, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the balance sheet date.

All other liabilities are classified as noncurrent.

Deferred tax assets and liabilities are classified as noncurrent assets and liabilities, respectively.

Fair Value Measurement

The Group measures financial instruments, such as financial assets at FVTPL and financial assets at FVOCI in 2018 and AFS investments in 2017, at fair value at the end of reporting date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place:

- in the principal market for the asset or liability, or
- in the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a nonfinancial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.



The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the consolidated financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the consolidated financial statements on a recurring basis, the Group determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

At each reporting date, the Group analyzes the movements in the values of assets and liabilities which are required to be re-measured or re-assessed as per the Group's accounting policies. For this analysis, the Group verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents.

The Group compares the changes in the fair value of each asset and liability with relevant external sources to determine whether the change is reasonable.

For the purpose of fair value disclosures, the Group has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy.

Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Accounting Policies Upon Adoption of PFRS 9 starting January 1, 2018

a. Financial Assets

Initial Recognition and Measurement. Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, FVOCI and FVTPL.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Group has applied the practical expedient, the Group initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade receivables that do not contain a significant financing component or for which the Group has applied the practical expedient are measured at the transaction price determined under PFRS 15.



In order for a financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are SPPI on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The Group's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Group commits to purchase or sell the asset.

Subsequent Measurement. For purposes of subsequent measurement, financial assets are classified in four categories:

- *Financial assets at amortized cost (debt instruments).* This category is the most relevant to the Group. The Group measures financial assets at amortised cost if both of the following conditions are met:
 - The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows; and
 - The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortized cost are subsequently measured using the effective interest rate (EIR) method and are subject to impairment. Gains and losses are recognized in profit or loss when the asset is derecognized, modified or impaired.

The Group's cash and cash equivalents, and receivables are included in this category as at December 31, 2018.

- *Financial assets at FVOCI (debt instruments).* The Group measures debt instruments at fair value through OCI if both of the following conditions are met:
 - The financial asset is held within a business model with the objective of both holding to collect contractual cash flows and selling; and
 - The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

For debt instruments at FVOCI, interest income, foreign exchange revaluation and impairment losses or reversals are recognized in the consolidated statement of comprehensive income and computed in the same manner as for financial assets measured at amortized cost. The remaining fair value changes are recognized in OCI. Upon derecognition, the cumulative fair value change recognized in OCI is recycled to profit or loss.

The Group's debt instruments at FVOCI includes government and corporate bonds as at December 31, 2018.

- *Financial assets designated at FVOCI (equity instruments).* Upon initial recognition, the Group can elect to classify irrevocably its equity investments as equity instruments designated at FVOCI when they meet the definition of equity under PAS 32, *Financial*



Instruments: Presentation and are not held for trading. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are never recycled to profit or loss. Dividends are recognized as other income in the consolidated statement of comprehensive income when the right of payment has been established, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at fair value through OCI are not subject to impairment assessment.

The Group's financial asset designated at FVOCI includes quoted and unquoted equity investments as at December 31, 2018.

- *Financial assets at FVTPL.* Financial assets at FVTPL include financial assets held for trading, financial assets designated upon initial recognition at fair value through profit or loss, or financial assets mandatorily required to be measured at fair value. Financial assets are classified as held for trading if they are acquired for the purpose of selling or repurchasing in the near term. Derivatives, including separated embedded derivatives, are also classified as held for trading unless they are designated as effective hedging instruments. Financial assets with cash flows that are not solely payments of principal and interest are classified and measured at FVTPL, irrespective of the business model. Notwithstanding the criteria for debt instruments to be classified at amortized cost or at FVOCI, as described above, debt instruments may be designated at FVTPL on initial recognition if doing so eliminates, or significantly reduces, an accounting mismatch.

Financial assets at FVTPL are carried in the consolidated statement of financial position at fair value with net changes in fair value recognised in the consolidated statement of comprehensive income.

This category includes derivative instruments and listed equity investments which the Group had not irrevocably elected to classify at FVOCI. Dividends on listed equity investments are also recognised as other income in the consolidated statement of comprehensive income when the right of payment has been established.

A derivative embedded in a hybrid contract, with a financial liability or non-financial host, is separated from the host and accounted for as a separate derivative if: the economic characteristic and risks are not closely related to the host; a separate instrument with the same terms as the embedded derivative would meet the definition of a derivative; and the hybrid contract is not measured at fair value through profit or loss. Embedded derivatives are measured at fair value with changes in fair value recognized in profit or loss. Reassessment only occurs if there is either a change in the terms of the contract that significantly modifies the cash flows that would otherwise be required or a reclassification of a financial asset out of the fair value through profit or loss category.

A derivative embedded with a hybrid contract containing a financial asset host is not accounted for separately. The financial asset host together with the embedded derivative is required to be classified in its entirety as a financial asset at FVTPL.

The Group has no derivative asset as at December 31, 2018.

Impairment of financial assets. The Group recognizes an ECL for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive,



discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognized in two stages, as follows: For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

For cash, the Group applies a general approach in calculating ECLs. The Group recognizes a loss allowance based on either 12-month ECL or lifetime ECL, depending on whether there has been a significant increase in credit risk on its cash since initial recognition.

For trade and other receivables, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date. The Group has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

The Group considers a financial asset in default when contractual payments are 90-180 days past due. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

Accounting Policies Prior to January 1, 2018

Initial Recognition and Measurement. Financial assets are classified, at initial recognition, as financial assets at FVTPL, loans and receivables, held-to-maturity (HTM) investments, AFS investments, or as derivatives designated as hedging instruments in an effective hedge, as appropriate. All financial assets are recognized initially at fair value plus, in the case of financial assets not recorded at FVTPL, transactions costs that are attributable to the acquisition of the financial asset.

Purchases or sales of financial assets that required delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognized on the trade date, i.e. the date that the Group commits to purchase or sell the asset.

Subsequent Measurement. For purposes of subsequent measurement, financial assets are defined as: financial assets at FVTPL; loans and receivables; and AFS investments. The Group does not have financial assets classified as HTM investments or derivatives designated as hedging instruments in an effective hedge.

- *Financial Assets at FVTPL.* Financial assets at FVTPL are financial assets that are purchased and held principally with the intention of selling or repurchasing them in the near term or are designated as financial assets at FVTPL at initial recognition. Financial assets are designated as at FVTPL by management on initial recognition when any of the following criteria are met:



- i. The designation eliminates or significantly reduces the inconsistent treatment that would otherwise arise from measuring the assets and liabilities or recognizing gains or losses on them on a different basis;
- ii. The financial assets are part of a group of financial assets which are managed and their performance are evaluated on a fair value basis in accordance with a documented risk management or investment strategy; or
- iii. The financial instrument contains an embedded derivative, unless the embedded derivative does not significantly modify the cash flows or it is clear, with little or no analysis, that it would not be separately recorded.

These financial assets are subsequently measured at fair market value, based primarily on quoted market prices. Realized and unrealized gains and losses arising from changes in fair market value of financial assets at FVTPL are recognized in profit or loss. Dividend income on equity securities is recognized according to the terms of the contract or when the right of payment has been established.

As at December 31, 2017, the Group's financial assets at FVTPL consist of equity securities that are held-for-trading.

- *Loans and Receivables.* Loans and receivables are nonderivative financial assets with fixed or determinable payments that are not quoted in an active market. Loans and receivables are subsequently measured at amortized cost using the effective interest rate method less impairment. The amortized cost is computed as the amount initially recognized minus principal repayments, plus or minus the cumulative amortization, using the effective interest rate method, of any difference between the initially recognized amount and the maturity amount. This calculation includes all fees paid or received between parties to the contract that are an integral part of the effective interest rate, transaction costs and all other premiums and discounts. Gains and losses are recognized in profit or loss when the financial assets are derecognized or impaired or amortized. Loan and receivables are classified as current assets when it is expected to be realized within 12 months after the balance sheet date or within the normal operating cycle, whichever is longer.

As at December 31, 2017, the Group's loans and receivables consist of cash and cash equivalents and receivables.

- *AFS Investments.* AFS investments are nonderivative financial assets that are either designated in this category or not classified in any of the other categories. Financial assets may be designated at initial recognition as AFS investments if they are purchased and held indefinitely, and may be sold in response to liquidity requirements or changes in market conditions. AFS investments are subsequently measured at fair market value. Unrealized gains and losses arising from changes in fair market value of AFS investments are reported as other comprehensive income under "Fair value changes on available-for-sale financial assets" until the financial asset is derecognized or as the financial asset is determined to be impaired.

As at December 31, 2017, the Group's AFS investments consist of quoted and unquoted equity securities and debt securities.

Impairment of Financial Assets. The Group assesses, at each reporting date, whether there is objective evidence that a financial asset or a group of financial assets is impaired. An impairment exists if one or more events that has occurred since the initial recognition of the asset (an incurred



“loss event”), has an impact on the estimated future cash flows of the financial asset or the group of financial assets that can be reliability estimated. Evidence of impairment may include indications that the debtors or a group of debtors is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganization and observable data indicating that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

- *Financial Assets Carried at Amortized Cost.* The Group first assesses whether objective evidence of impairment exists individually for financial assets that are individually significant, and individually and collectively for financial assets that are not individually significant. Objective evidence includes observable data that comes to the attention of the Group about loss events such as but not limited to significant financial difficulty of the counterparty, a breach of contract, such as a default or delinquency in interest or principal payments, probability that the borrower will enter bankruptcy or other financial reorganization. If it is determined that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, the asset is included in a group of financial assets with similar credit risk characteristics, such as customer type, payment history, past-due status and term, and that group of financial assets is collectively assessed for impairment. Financial assets that are individually assessed for impairment and for which an impairment loss is or continues to be recognized are not included in a collective assessment of impairment.

If there is objective evidence that an impairment loss on loans and receivables carried at amortized cost has been incurred, the amount of impairment loss is measured as the difference between the asset’s carrying amount and the present value of estimated future cash flows discounted at the financial asset’s original effective interest rate, i.e., the effective interest rate computed at initial recognition. The carrying amount of the asset shall be reduced either directly or through the use of an allowance account. Loans and receivables, together with the associated allowance accounts, are written off when there is no realistic prospect of future recovery. The amount of the loss shall be recognized in profit or loss.

If in a subsequent period, the amount of the impairment loss increases or decreases because of an event occurring after the impairment was recognized, the previously recognized impairment loss is increased or reduced by adjusting the allowance account. Any subsequent reversal of an impairment loss is recognized in profit or loss, to the extent that the carrying value of the asset does not exceed its amortized cost at the reversal date.

- *AFS Investments.* In the case of equity investments classified as AFS investments, impairment indicators would include a significant or prolonged decline in the fair value of the investments below its cost. “Significant” is evaluated against the original cost of the investment and “prolonged” against the period in which the fair value have been below its original cost. Where there is evidence of impairment, the cumulative loss, measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognized in profit or loss, is removed from other comprehensive income and recognized in profit or loss. Impairment losses on equity investments are not reversed through profit or loss. Increases in fair value after impairment are recognized directly in other comprehensive income.

The determination of what is “significant” or “prolonged” requires judgment. In making this judgment, the Group evaluates, among other factors, the deviation or extent to which the fair value of an investment is less than its cost.



In the case of debt instruments classified as AFS investments, the impairment is assessed based on the same criteria as financial assets carried at amortized cost. However, the amount recorded for impairment is the cumulative loss measured as the difference between the amortized cost and the current fair value, less any impairment loss on that investment previously recognized in the consolidated statements of comprehensive income.

Accounting Policies Applicable to All Periods Presented

Classification of Financial Instruments Between Liability and Equity

A financial instrument is classified as a liability if it provides for a contractual obligation to:

- Deliver cash or another financial asset to another entity; or
- Exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the Group; or
- Satisfy the obligation other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of own equity shares.

If the Group does not have an unconditional right to avoid delivering cash or another financial asset to settle its contractual obligation, the obligation meets the definition of a financial liability. The components of issued financial instruments that contain both liability and equity elements are accounted for separately; with the equity component being assigned the residual amount after deducting from the instrument as a whole the amount separately determined as the fair value of the liability component on the date of issue.

“Day 1” Difference

Where the transaction price in a non-active market is different from the fair value from other observable current market transactions in the same instrument or based on a valuation technique whose variables include only data from observable market, the Group recognizes the difference between the transaction price and the fair value (a “Day 1” difference) in the consolidated statements of comprehensive income. In cases where data which is not observable is used, the difference between the transaction price and model value is only recognized in the consolidated statements of comprehensive income when the inputs become observable or when the instrument is derecognized. For each transaction, the Group determines the appropriate method of recognizing the “Day 1” difference amount.

Financial Liabilities

Initial Recognition and Measurement. Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings, net of directly attributable transaction costs.

The Group’s financial liabilities consist only of loans and borrowings. As at December 31, 2018 and 2017, the Group’s loans and borrowings consist of notes payable, accounts payable and other current liabilities and deposits on long-term leases. The Group has no financial liabilities at FVTPL or derivatives designated as hedging instruments in an effective hedge and no freestanding or embedded derivatives as at December 31, 2018 and 2017.

Subsequent Measurement. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the effective interest rate method. Gains and losses are recognized in profit or loss when the financial liabilities are derecognized as well as through the



effective interest rate amortization process. Amortized cost is calculated by taking into account any discount or premium or acquisition and fees or costs that are an integral part of the effective interest rate. The effective interest rate amortization is recognized in profit or loss.

Derecognition of Financial Assets and Financial Liabilities

Financial Assets. A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognized when:

- The contractual right to receive cash flows from the financial asset has expired; or
- the Group retains the right to receive cash flows from the financial asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a “pass-through” arrangement; and either (a) the Group has transferred substantially all the risks and rewards of the financial asset, or (b) has neither transferred nor retained substantially all the risks and rewards of the financial asset, but has transferred control of the financial asset.

When the Group has transferred its right to receive cash flows from a financial asset or has entered into a “pass-through” arrangement and has neither transferred nor retained substantially all the risk and rewards of the financial asset nor transferred control of the financial asset, the financial asset is recognized to the extent of the Group’s continuing involvement in the financial asset. Continuing involvement that takes the form of a guarantee over the transferred financial asset is measured at the lower of the original carrying amount of the financial asset and the maximum amount of consideration that the Group could be required to repay.

On derecognition of a financial asset in its entirety, the difference between the carrying amount (measured at the date of derecognition) and the consideration received (including any new asset obtained less any new liability assumed) shall be recognized in profit or loss.

Financial Liabilities. A financial liability is derecognized when the obligation under the liability is extinguished, i.e., when discharged or cancelled or has expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in profit or loss.

Offsetting of Financial Instruments

Financial assets and financial liabilities are offset and the net amount reported in the consolidated statements of financial position if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

Cash and Cash Equivalents

Cash includes cash on hand and in banks. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash with original maturities of three months or less and are subject to an insignificant risk of change in value.

Inventories

Inventories are valued at the lower of cost (computed using the first-in, first-out method for raw materials and using moving-average for finished goods) and net realizable value (NRV). Cost of finished goods such as flour and mill feeds represents the costs of direct materials, direct labor and a proportion of production overhead. Cost of raw materials such as wheat grains represents the cost of purchase and other costs directly attributable to its acquisition. NRV is the selling price in the



ordinary course of business less the costs of completion and the estimated costs necessary to make the sale.

Prepaid Expenses and Other Current Assets

Value-added Tax. Revenues, expenses, and assets are recognized net of the amount of VAT, if applicable.

When VAT from sales of goods and/or services (output VAT) exceeds VAT passed on from purchases of goods or services (input VAT), the excess is recognized as payable included as part of "Accounts payable and other current liabilities" in the consolidated statements of financial position.

When VAT passed on from purchases of goods or services (input VAT) exceeds VAT from sales of goods and/or services (output VAT), the excess is recognized as an asset included as part of "Prepaid expenses and other current assets" in the consolidated statements of financial position to the extent of the recoverable amount.

Store supplies. Store supplies under "Prepaid expenses and other current assets" are incidental items necessary for maintenance activities that are expected to be consumed within the 12 months or within the normal operating cycle.

Prepayments. Prepayments are expenses paid in advance are recorded as asset before they are utilized. This account comprises insurance premiums, and other prepaid items. The insurance premiums and other prepaid items are apportioned over the period covered by the payment and charged to the appropriate accounts in profit or loss when incurred. Prepayments that are expected to be realized within 12 months from the balance sheet date are classified as current assets, otherwise these are classified as other noncurrent assets.

Advances to suppliers. Advances to suppliers represents deposits on order placement to suppliers.

Investment Properties

Investment properties consist of properties (land or a building or part of a building or a combination) held to earn rentals or for capital appreciation or both, rather than for:

- a. use in the production or supply of goods or services or for administrative purposes; or
- b. sale in the ordinary course of business.

These assets, except for land, are measured at cost, including transaction costs less accumulated depreciation and accumulated impairment in value. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met; and excludes the costs of day-to-day servicing of an investment property. Land is carried at cost (initial purchase price and other cost directly attributable to such property) less any impairment in value.

Depreciation is computed on a straight-line basis over the estimated lives of the properties:

	<u>Number of Years</u>
Condominium units	10-25
Building and building improvements	10

Investment properties are derecognized either when they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying



amount of the asset is recognized in the consolidated statements of comprehensive income in the period of derecognition.

Transfers are made to (or from) investment property only when there is a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the date of change in use. If owner-occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under property, plant and equipment up to the date of change in use.

Construction in progress is stated at cost. Such cost includes cost of constructive and other direct costs, cost of replacing part of the investment property and borrowing costs for long-term construction projects if the recognition criteria are met. Construction in progress is not depreciated until such time when the relevant assets are substantially completed and available for its intended use.

Property, Plant and Equipment

Property, plant and equipment are carried at cost less accumulated depreciation and any impairment in value.

The initial cost of property, plant and equipment consists of its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use. Expenditures incurred after the property, plant and equipment have been put into operation, such as repairs and maintenance and overhaul costs, are normally charged in profit or loss in the period the costs are incurred. In situations where it can be clearly demonstrated that the expenditures have resulted in an increase in the future economic benefits expected to be obtained from the use of an item of property, plant and equipment beyond its originally assessed standard of performance, the expenditures are capitalized as an additional costs of the property, plant and equipment.

Depreciation commences once the assets are available for use. Depreciation is computed using the straight-line method over the estimated useful lives of the assets:

	Number of Years
Land improvements	20
Mill machinery and equipment	10
Building and building equipment	10–20
Transportation equipment	3–5
Other equipment	2–5
Leasehold improvements	Straight-line method based on the estimated useful life of the leased asset or the term of the lease, whichever is shorter

Impairment of Nonfinancial Assets

The carrying values of nonfinancial assets (investment properties, property, plant and equipment and other nonfinancial assets) are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. If any such indication exists and where the carrying amount of an asset exceeds the estimated recoverable amount, the assets or cash-generating units are written down to their recoverable amount. The estimated recoverable amount of an asset is the higher of an asset's fair value less costs to sell and value-in-use. The fair value is the amount obtainable from the sale of an asset in an arm's length transaction less costs of disposal while value-in-use is the present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life. For an asset that does



not generate largely independent cash inflows, the recoverable amount is determined for the cash-generating unit to which the asset belongs. Impairment losses are recognized in profit or loss.

In assessing value-in-use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

Capital Stock

Capital stock is measured at par value for all shares issued and outstanding. When the Parent Company purchases its own capital stock (treasury shares), the consideration paid, including any attributable incremental costs, is deducted from equity until the shares are cancelled, reissued or disposed of. Where such shares are subsequently sold or reissued, any consideration received, net of any directly attributable incremental transaction costs and the related tax effects is included in equity.

Other Comprehensive Income (Loss)

Other comprehensive income (loss) comprises items of income and expense (including items previously presented under the consolidated statement of changes in equity) that are not recognized in profit or loss for the year in accordance with PFRSs. Other comprehensive income (loss) includes gains and losses on changes in fair value of financial assets at FVOCI in 2018, AFS investments in 2017 and remeasurement gains or losses on retirement benefits.

Retained Earnings

Retained earnings represent the cumulative balance of net income or loss, dividend distributions, prior period adjustments, effects of the changes in accounting policy and other capital adjustments.

Dividend Distribution

Dividends on common shares are deducted from unappropriated retained earnings when approved by the shareholders of the Parent Company, except for stock dividends, which also require the approval for issuance of shares by the SEC. Cash dividends are recognized as a liability while stock dividends are recognized as additional issued shares. Dividends for the year that are approved after the reporting date are dealt with as an event after the reporting date.

Stock Issuance Costs

Stock issuance costs are incremental external costs directly attributable to an equity transaction. The transaction costs of an equity transaction are accounted for as a deduction from additional paid-in capital, or from retained earnings when there is no available additional paid-in capital, net of any related income tax benefit.

Basic/Diluted Earnings per Share

Basic earnings per share are computed by dividing net income for the year by the weighted average number of common shares, excluding treasury stock, outstanding during the year.

Diluted earnings per share is calculated by dividing the income for the year attributable to common stockholders by the weighted average number of shares outstanding during the year, excluding treasury shares and adjusted for the effects of all potentially dilutive common shares, if any. The Parent Company has no dilutive shares.

In determining both the basic and diluted earnings per share, the effect of stock dividends, if any, is accounted for retroactively.



Revenue from Contracts with Customers

Upon adoption of PFRS 15, revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services, excluding amounts collected on behalf of third parties. Revenue is recognized when the Company satisfies a performance obligation by transferring a promised goods or service to the customer, which is when the customer obtains control of the goods or service. A performance obligation may be satisfied at a point in time or over time. The amount of revenue recognized is the amount allocated to the satisfied performance obligation.

Prior to adoption of PFRS 15, revenue from the sale of goods (net of discount, if any) shown as "Sales" in the consolidated statements of comprehensive income is recognized upon invoicing and delivery when the significant risks and rewards of ownership of the goods have passed to the customer. Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received excluding discounts and returns.

The Company assesses its revenue arrangements against specific criteria in order to determine if it is acting as principal or agent and concluded that it is acting as a principal in all arrangements.

The following specific recognition criteria must also be met before revenue is recognized:

Sales

Upon adoption of PFRS 15, revenue from sale of goods is recognized at the point in time when control of the asset is transferred to the customer, generally upon delivery of the goods. The Group considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price for the sale of goods, the Group considers the effects of variable consideration, the existence of significant financing components, noncash consideration, and consideration payable to the customer (if any).

Bill-and-hold arrangement

Upon adoption of PFRS 15, the following criteria must be met for a customer to have obtained control of a product:

- the reason for the bill-and-hold arrangement must be substantive (for example, the customer has requested the arrangement);
- the product must be identified separately as belonging to the customer;
- the product currently must be ready for physical transfer to the customer; and
- the entity cannot have the ability to use the product or to direct it to another customer.

Prior to adoption of PFRS 15, revenue from bill-and-hold arrangements is recognized when the buyer takes title, provided:

- it is probable that delivery will be made;
- the item is on hand, identified and ready for delivery to the buyer at the time the sale is recognised;
- the buyer specifically acknowledges the deferred delivery instructions; and
- the usual payment terms apply.



Rental Income

Rental income from operating leases is recognized on a straight-line basis over the lease term. Initial direct costs incurred specifically to earn revenue from an operating lease are recognized as an expense in profit or loss in the period in which they are incurred.

Interest Income

Interest income is recognized as the interest on cash in banks, loans receivable and investment in debt securities accrues.

Dividend Income

Dividend income is recognized from investments in equity securities when the Group's right to receive the payment is established.

Other Income

Other income includes income from projects from which revenue is recognized when the performance of contractually agreed tasks has been rendered.

Costs and Expenses

Costs and expenses are recognized when decrease in future economic benefits related to a decrease in an asset or an increase of a liability, other than equity transactions with equity holders, has arisen that can be measured reliably.

Costs of Sales. Cost of sales is recognized as expense when the related goods are sold.

Costs of Services. Cost of services includes expenses incurred for the generation of revenue from rental income. Cost of services is expensed as incurred.

Administrative and Selling Expenses. Administrative expenses constitute costs of administering the business. Selling expenses are costs incurred to sell or distribute the merchandise. Administrative and selling expenses are expensed as incurred.

Borrowing Costs

Borrowing costs are capitalized if they are directly attributable to the acquisition or construction of a qualifying asset. Capitalization of borrowing costs commences when the activities to prepare the asset are in progress and expenditures and borrowing costs are being incurred. Borrowing costs are capitalized until the assets are substantially ready for their intended use. If the carrying amount of the asset exceeds its recoverable amount, an impairment loss is recorded. Borrowing costs include interest charges, foreign exchange differentials that qualify for capitalization and other costs incurred in connection with the borrowing of funds. All other borrowing costs are expensed as incurred.

Leases

The determination whether an arrangement is, or contains, a lease is based on the substance of the arrangement at the inception date of whether the fulfillment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

Group as a Lessor. Leases where the Group retains substantially all the risks and benefits of ownership of the asset are classified as operating leases. Initial direct costs incurred in negotiating an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income.



Retirement Benefit Costs

The Group operates a defined benefit pension plan, which requires contributions to be made to a separately administered fund.

The cost of providing benefits under the defined benefit plan is determined using the projected unit credit method. The retirement benefits cost comprise of service cost, net interest on the net defined benefit liability or asset and remeasurements of net defined benefit liability or asset.

Service costs which include current service costs, past service costs and gains or losses on non-routine settlements are recognized as expense in profit or loss. Past service costs are recognized when plan amendment or curtailment occurs. These amounts are calculated periodically by independent qualified actuaries.

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the defined benefit liability and the return on plan assets (excluding amounts included in the net interest on the defined benefit liability), are recognized immediately in the consolidated statements of financial position with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

Past service costs are recognized in profit or loss on the earlier of:

- The date of the plan amendment or curtailment; and
- The date that the Group recognizes related restructuring costs

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset. The Group recognizes the following changes in the net defined benefit obligation under "Administrative expenses" in the consolidated statements of comprehensive income:

- Service costs comprising current service costs, past-service costs, gains and losses on curtailments and non-routine settlements
- Net interest expense or income

Income Taxes

Current Income Tax. Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authority. The tax rates and tax laws used to compute the amount are those that have been enacted or substantively enacted at the reporting date.

Current income tax for the current and prior periods shall, to the extent unpaid, be recognized as a liability under "Income tax payable" account in the consolidated statements of financial position.

If the amount already paid in respect of current and prior periods exceeds the amount due for those periods, the excess shall be recognized as an asset under "Prepaid expenses and other current assets" account in the consolidated statements of financial position.

Deferred Tax. Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at reporting date.

Deferred tax liabilities are recognized for all temporary differences. Deferred tax assets are recognized for all deductible temporary differences, carryforward benefits of unused tax credits from excess minimum corporate income tax (MCIT) over regular corporate income tax (RCIT) and unused



net operating loss carryover (NOLCO), to the extent that it is probable that taxable income will be available against which the deductible temporary differences and the carryforward benefits of excess MCIT and unused NOLCO can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable income will be available to allow all or part of the deferred tax assets to be utilized. Unrecognized deferred tax assets are reassessed at each reporting date and are recognized to the extent that it has become probable that future taxable income will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at reporting date.

Deferred tax assets and liabilities are offset, if a legally enforceable right exists to offset current tax assets against current tax liabilities, and the deferred tax assets relate to the same taxable entity and the same tax authority.

Provisions

Provisions are recognized when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

If the effect of the time value of money is material, provisions are determined by discounting the money and, where appropriate, the risks specific to the liability where discounting is used, the increase in the provision due to the passage of time is recognized as interest expense. When the Group expects a provision or loss to be reimbursed, the reimbursement is recognized as a separate asset only when the reimbursement is virtually certain and its amount is estimable. The expense relating to any provision is recognized in profit or loss, net of reimbursement.

Contingencies

Contingent liabilities are not recognized in the consolidated financial statements. They are disclosed in the notes to consolidated financial statements unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the consolidated financial statements but disclosed in the notes to consolidated financial statements when an inflow of economic benefit is probable.

Segment Reporting

The Group's operating business is organized and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets. Financial information on business segment is presented in Note 28 to the consolidated financial statements. The Group revenue producing segments are located in the Philippines (i.e. geographical location). Therefore, geographical segment information is no longer presented.

Events after Reporting Period

Post year-end events that provide additional information about the Group's financial position at the reporting date (adjusting events) are reflected in the consolidated financial statements. Post year-end events that are not adjusting events are disclosed in the notes to consolidated financial statements when material.



3. Significant Accounting Judgments and Estimates

The preparation of the consolidated financial statements requires management to make judgments, estimates and assumptions that affect the application of policies and amounts reported in the consolidated financial statements.

In the opinion of management, the consolidated financial statements reflect all adjustments necessary to present fairly the results for the periods presented. Actual results could differ from these estimates, and such estimates will be adjusted accordingly when the effects become determinable.

Judgments

Classification of Financial Instruments. The Group classifies a financial instrument, or its component parts, on initial recognition as a financial asset, a financial liability or an equity instrument in accordance with the substance of the contractual agreement and the definitions of a financial asset, a financial liability or an equity instrument. The substance of a financial instrument, rather than its legal form, governs its classification in the consolidated statements of financial position.

Classification of Leases- Group as Lessor. The Group has entered into the property leases where it has determined that the risk and rewards related to those properties are retained by the Group. As such, these lease agreements are accounted for as operating leases.

Estimates

Definition of Default and Credit-Impaired Financial Assets (Starting January 1, 2018). Upon adoption of PFRS 9, the Group defines a financial instrument as in default, which is fully aligned with the definition of credit-impaired, when it meets one or more of the following criteria:

- *Quantitative Criteria.* The borrower is more than 90-180 days past due on its contractual payments, which is consistent with the Company's definition of default, except for trade receivables from related parties which is 180 days past due on its contractual payments.
- *Qualitative Criteria.* The borrower meets unlikeliness to pay criteria, which indicates the borrower is in significant financial difficulty. These are instances where:
 - a. The borrower is experiencing financial difficulty or is insolvent;
 - b. The borrower is in breach of financial covenant(s);
 - c. Concessions have been granted by the Group, for economic or contractual reasons relating to the borrower's financial difficulty; or
 - d. It is becoming probable that the borrower will enter bankruptcy or other financial reorganization.

The criteria above have been applied to all financial instruments held by the Group and are consistent with the definition of default used for internal credit risk management purposes, unless otherwise stated. The default definition has been applied consistently to model the probability of default, loss given default and expected actual default throughout the Group's ECL calculation.

Simplified Approach for Trade Receivables. The Group uses a provision matrix to calculate ECLs for trade receivables from related parties. The provision rates are based on days past due. The provision matrix is initially based on the Group's historical observed default rates. The Group calibrates the matrix to adjust the historical credit loss experience with forward-looking information. At every financial reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analyzed.



Grouping of Instruments for Losses Measured on Collective Basis. For ECL provisions modelled on a collective basis, a grouping of exposures is performed on the basis of shared risk characteristics, such that risk exposures within a group are homogeneous. Since the Group has only three customers, the Group does not model their expected credit loss provisions on a collective basis.

Macro-economic Forecasts and Forward-looking Information. Macro-economic forecasts is determined by evaluating a range of possible outcomes and using reasonable and supportable information that is available without undue cost and effort at the reporting date about past events, current conditions and forecasts of future economic conditions.

The Group takes into consideration using different macro-economic variables to ensure linear relationship between internal rates and outside factors. Regression analysis was used to objectively determine which variables to use.

Predicted relationship between the key indicators and default and loss rates on various portfolios of financial assets have been developed based on analyzing historical data over the past 4 years. The methodologies and assumptions including any forecasts of future economic conditions are reviewed regularly.

The allowance for expected credit losses amounted to ₱1.10 million as at December 31, 2018. The carrying value of receivables amounted to ₱726.55 million as at December 31, 2018 (see Note 5).

Estimation of Allowance for Doubtful Accounts (Prior to January 1, 2018). Provisions are made for specific and groups of accounts where objective evidence of impairment exists. The level of this allowance is evaluated by management on the basis of factors that affect the collectibility of the accounts, such as but are not limited to, the length of the Group's relationship with the customer, the customer's payment behavior, known market factors and historical loss experiences.

The Group makes an individual assessment of financial assets that are individually significant. Since the Group has only three customers, the Group does not anymore perform collective impairment assessment on trade receivables. Collective impairment assessment of other receivables is performed by comparing the carrying amount against the present value of expected collection from other receivables.

The allowance for doubtful accounts amounted to ₱1.10 million as at December 31, 2017. The carrying value of receivables amounted to ₱763.09 million as at December 31, 2017 (see Note 5).

Impairment of financial assets at FVOCI. Upon adoption of PFRS 9, the Group recognises an allowance for ECLs for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

For debt instruments at fair value through OCI, the Group applies the low credit risk simplification. At every reporting date, the Group evaluates whether the debt instrument is considered to have low



credit risk using all reasonable and supportable information that is available without undue cost or effort. In making that evaluation, the Group reassesses the internal credit rating of the debt instrument. In addition, the Group considers that there has been a significant increase in credit risk when contractual payments are more than 30 days past due.

In the case of equity investments classified as financial assets at FVOCI, these financial assets are not subject to impairment assessment.

Management assessed that debt instruments classified as financial assets at FVOCI are not impaired. The carrying value of financial assets at FVOCI amounted to ₱1,168.86 million as at December 31, 2018 (see Note 9).

Impairment of AFS Investments. Prior to adoption of PFRS 9, in the case of equity investments classified as AFS investments, management evaluates the presence of significant or prolonged decline in the fair value below its cost or where other objective evidence of impairment exists. The Group treats “significant” generally as a fair value decline of 20% or more below its cost and “prolonged” generally as greater than six months against the period in which the fair value has been below its original cost. In addition, the Group evaluates other factors, including normal volatility in share price for quoted equities and the future cash flows and the discount factors for unquoted equities. When there is evidence of impairment, the cumulative loss – measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that investment previously recognized in profit or loss - is removed from OCI and recognized in profit or loss. Impairment losses on AFS financial assets are not reversed through profit or loss; increases in their fair value after impairment are recognized in OCI.

In the case of debt instruments classified as AFS, impairment is assessed based on the same criteria as financial assets carried at amortized cost. However, the amount recorded for impairment is the cumulative loss measured as the difference between the amortized cost and the current fair value, less any impairment loss on that investment previously recognized in profit or loss.

Any indication of deterioration in these factors can have a negative impact on their fair value. The Group assessed that certain AFS investments were impaired as at December 31, 2016. In 2016, the Group recognized impairment losses on AFS equity investments amounted to ₱29.60 million under “Other income (charges) - net” in the consolidated statements of comprehensive income. No impairment loss was recognized in 2017 (see Notes 9 and 18). The allowance for impairment loss on AFS investment amounted to ₱40.60 million as at December 31, 2017. The carrying value of AFS investments amounted to ₱1,270.22 million as at December 31, 2017 (see Note 9).

Estimation of Fair Value of Investments in Unquoted Equity Securities. The fair values of the unquoted equity securities have been estimated using the adjusted net asset method. The adjusted net asset method involves deriving the fair value the investee’s equity instruments by reference to the fair value of its assets and liabilities. Subject to the measurement method that the investee used to measure its assets and liabilities, the assets subject to adjustments are property, plant and equipment, AFS investments and intangible assets.

As at December 31, 2018 and 2017, the carrying value of unquoted financial instruments amounting to ₱12.85 million and ₱11.82 million, respectively approximate their fair values (see Notes 9 and 25).

Recognition of Deferred Tax Assets. The Group reviews the carrying amounts of deferred income tax assets at each reporting date and adjusts the balance to the extent that it is probable that sufficient future taxable profits will be available to allow all or part of the deferred tax assets to be utilized.



As at December 31, 2018 and 2017, the Group recognized deferred tax assets on deductible temporary differences amounting to ₱29.06 million and ₱30.26 million, respectively (see Note 21).

As at December 31, 2018 and 2017, the Group did not recognize deferred tax assets on deductible temporary differences amounting to ₱34.34 million and ₱19.92 million, respectively, as management assessed that there will be no sufficient future taxable profits will be available to allow all or part of the deferred tax assets to be utilized (see Note 21).

Estimation of Retirement Benefits Liability and Costs. The determination of the obligation and cost of retirement benefits is dependent on the selection of certain assumptions used by the actuary in calculating such amounts. Those assumptions include among others, discount rates and salary increase rates. All assumptions are reviewed at each reporting date.

The Group determines the appropriate discount rate at the end of each year. This is the interest rate that should be used to determine the present value of estimated future cash outflows expected to be required to settle the retirement liabilities. In determining the appropriate discount rate, the Group considers the interest rates in government bonds that are denominated in the currency in which the benefits will be paid, and that have terms to maturity approximating the terms of the related defined benefit obligation. Further details about defined benefit obligation are presented in Note 19.

While the Group believes that the assumptions are reasonable and appropriate, significant differences between actual experience and assumptions may materially affect the cost of employee benefits and related obligation. The carrying value of the Group's net retirement plan liability amounted to ₱84.69 million and ₱99.77 million as at December 31, 2018 and 2017, respectively (see Note 19).

Provisions and Contingencies. The Group is involved legal proceedings and tax assessments. The determination of whether any provision should be recognized and the estimation of the potential liability resulting from these assessments require significant judgment and estimate by management. The inherent uncertainty over the outcome of these matters is brought about by the differences in the interpretation and implementation of the laws and regulations. The Group currently does not believe these tax assessments and claims could materially reduce its profitability. It is possible, however, that future financial performance could be materially affected by the changes in judgment and estimate or in the effectiveness of strategies relating to these tax assessments and claims (see Note 20).

4. Cash and Cash Equivalents

	2018	2017
Cash on hand and in banks	₱78,622,637	₱87,316,598
Cash equivalents	—	44,669,211
	<u>₱78,622,637</u>	<u>₱131,985,809</u>

Cash in banks earn interest at the respective bank deposit rates. Cash equivalents are short-term cash investments that are made for varying periods of up to three months depending on the immediate cash requirements of the Group and earn interest at the respective short-term investment rates.

Interest income earned on cash in banks and cash equivalents amounted to ₱0.84 million in 2018, ₱1.96 million in 2017 and ₱2.42 million in 2016.



5. Receivables

	2018	2017
Trade receivables from related parties (see Note 23)	P701,920,592	P704,138,925
Rent receivables from:		
Third parties	7,527,455	4,437,625
Related parties (see Note 23)	364,561	122,088
Receivable from a broker	4,433,308	30,630,995
Advances to officers and employees (see Note 23)	846,346	948,906
Loan receivable	-	12,500,000
Others (see Note 23)	12,552,364	11,415,105
	727,644,626	764,193,644
Less allowance for expected credit losses	1,098,921	1,098,921
	P726,545,705	P763,094,723

Trade receivables arise from sale of flour and mill feeds. These are noninterest-bearing with average credit terms of 120 days.

Rent receivables arise from leasing the Group's investment properties. These are noninterest-bearing with average credit terms of 30 days.

Receivable from a broker represents the Group's deposit to its agent of marketable securities, which are liquidated through acquisition of additional investments in financial instruments for the Group.

Advances to officers and employees are noninterest-bearing and are normally liquidated through salary deductions within one month from availment date.

Loan receivable are interest-bearing loans to third parties which are due and demandable.

Others include the Parent Company's receivable from its retirement plan (see Note 23).

Interest income on these loans amounted to P0.32 million in 2018, P1.29 million in 2017 and P2.12 million in 2016.

Total intercompany receivables eliminated upon consolidation amounted to P0.01 million as at December 31, 2018 and 2017.

The Group did not recognize additional provision for ECL in 2018 and 2017.

6. Financial Assets at Fair Value Through Profit or Loss

Financial assets at FVTPL pertain to quoted equity securities held for trading purposes and are composed of the following:

	2018	2017
Balance at beginning of the year	P167,359,493	P51,148,926
Acquisitions during the year	8,115,454	165,556,484
Disposal during the year	(4,559,433)	(43,994,833)
Changes in fair value of financial assets at FVTPL (see Note 18)	(13,462,361)	(5,351,084)
	P157,453,153	P167,359,493



Dividend income earned on financial assets at FVTPL amounted to ₱12.73 million in 2018, ₱8.33 million in 2017 and ₱1.21 million in 2016.

7. Inventories

	2018	2017
At cost:		
Flour and mill feeds	₱5,486,023	₱10,913,023
Wheat grains	226,402,199	185,345,549
Supplies	10,135,274	9,002,244
	₱242,023,496	₱205,260,816

Costs of inventories recognized as expenses presented under “Cost of sales” in the consolidated statements of comprehensive income amounted to ₱540.65 million in 2018 and ₱457.16 million in 2017 (see Note 15).

Under the terms of agreements covering trust receipts, certain inventories have been released to the Group during the year in trust for the banks. The outstanding liabilities under such trust receipts amounted to ₱98.01 million and ₱59.18 million as at December 31, 2018 and 2017, respectively (see Note 13). Interest expense recognized on liabilities under trust receipts amounted to ₱1.46 million in 2018 (based on annual interest of 3% to 6.50%), ₱1.16 million in 2017 (based on annual interest of 2.5% to 3.50%) and ₱1.86 million in 2016 (based on annual interest of 2.00% to 2.50%).

There are no inventories in-transit as at December 31, 2018 and 2017.

8. Prepaid Expenses and Other Current Assets

	2018	2017
Input VAT	₱29,130,922	₱22,522,680
Store supplies	23,270,753	22,503,832
Prepayments	21,608,546	14,664,817
Advances to suppliers	1,878,053	5,767,443
	₱75,888,274	₱65,458,772

Prepayments include direct costs from importation which eventually form part of inventory cost of wheat grains, taxes and licenses, insurance for amortization, and other supplies for issuance.

9. Financial Assets at FVOCI and AFS Investments

	2018	2017
Financial assets at FVOCI (see Note 2):		
Debt securities	₱516,873,188	₱-
Equity securities:		
Quoted	639,137,586	-
Unquoted	12,845,677	-

(Forward)



	2018	2017
AFS investments (see Note 2):		
Debt securities	₱-	₱571,359,070
Equity securities:		
Quoted	-	687,045,754
Unquoted	-	11,815,708
	₱1,168,856,451	₱1,270,220,532

The Group assessed that the debt securities are not impaired as at December 31, 2018. Equity securities classified as financial asset at FVOCI are not subject to impairment assessment (see Note 2).

The Group recognized impairment loss on AFS investments in 2016 amounting to ₱29.60 million (nil in 2017). AFS investments as at December 31, 2017 include unquoted equity securities with a cost of ₱40.60 million that have been fully impaired.

Interest income earned on debt securities amounted to ₱25.18 million in 2018, ₱24.62 million in 2017 and ₱25.00 million in 2016. Dividend income earned on equity securities amounted to ₱29.35 million in 2018, ₱27.71 million in 2017 and ₱22.68 million in 2016.

In 2018, the Group sold financial assets at FVOCI with a fair value amounting to ₱1.14 million. In 2017 and 2016, the Group sold AFS investments with a carrying value of ₱27.14 million and ₱20.00 million for total proceeds of ₱27.91 million and ₱24.19 million, respectively. Accordingly, the fair value gain of ₱1.51 million in 2017 and ₱4.19 million in 2016 previously recognized on these investments, were realized and recognized as gain on sale of AFS investments (see Note 18).

Fair value changes on financial assets at FVOCI (2018) and AFS investments (2017) follow:

	2018	2017
Balance at beginning of year	₱18,350,529	₱42,734,379
Transition to PFRS 9 adjustments (see Note 2)	(42,279,507)	-
Balance at beginning of the year, as adjusted	(23,928,978)	42,734,379
Movement during the year:		
Fair value loss recognized as other comprehensive income	(98,545,324)	(22,869,400)
Fair value gains realized during the year through sale of AFS investments	-	(1,514,450)
	(98,545,324)	(24,383,850)
Balance at end of year	(₱122,474,302)	₱18,350,529

10. Investment Properties

	2018				Total
	Land (see Note 12)	Building and Improvements (see Note 12)	Condominium Unit	Construction in Progress	
Cost					
Balance at beginning of year	₱492,651,788	₱416,927,902	₱10,399,120	₱359,448,643	₱1,279,427,453
Additions	-	3,571,428	520,536	216,386,512	220,478,476
Disposal (see Note 18)	(374,163)	-	-	-	(374,163)
Balance at end of year	492,277,625	420,499,330	10,919,656	575,835,155	1,499,531,766

(Forward)



2018					
	Land (see Note 12)	Building and Improvements (see Note 12)	Condominium Unit	Construction in Progress	Total
Accumulated Depreciation					
Balance at beginning of year	P-	P271,659,798	P10,399,120	P-	P282,058,918
Depreciation	-	15,329,474	17,712	-	15,347,186
Balance at end of year	-	286,989,272	10,416,832	-	297,406,104
Net book values	P492,277,625	P133,510,058	P502,824	P575,835,155	P1,202,125,662

2017					
	Land (see Note 12)	Building and Improvements (see Note 12)	Condominium Unit	Construction in Progress	Total
Cost					
Balance at beginning of year	P492,651,788	P398,615,076	P10,399,120	P115,499,384	P1,017,165,368
Additions	-	18,312,826	-	243,949,259	262,262,085
Balance at end of year	492,651,788	416,927,902	10,399,120	359,448,643	1,279,427,453
Accumulated Depreciation					
Balance at beginning of year	-	257,091,853	10,399,120	-	267,490,973
Depreciation	-	14,567,945	-	-	14,567,945
Balance at end of year	-	271,659,798	10,399,120	-	282,058,918
Net book values	P492,651,788	P145,268,104	P-	P359,448,643	P997,368,535

In 2018, the Group sold a parcel of land with a cost of P0.37 million for a consideration of P76.53 million to an affiliate. (see Notes 18 and 23).

Construction in progress pertains to costs incurred for the construction of Liberty Plaza. The amount of general borrowing costs capitalized in 2018 and 2017 amounted to P20.4 million and P8.12 million, respectively. The rate used to determine the amount of borrowing costs eligible for capitalization was 4.40% in 2018 and 3.43% in 2017 which were determined using the weighted effective interest rate of the general borrowings.

The Group leases out spaces in its building and condominium units under various operating leases (see Note 24).

Rental income and the related expenses (i.e., real property taxes, depreciation, utilities and insurance) recognized on the office spaces of the Group's building and condominium units that are under operating leases are as follows:

	2018	2017	2016
Rental income	P120,296,030	P110,618,692	P100,272,253
Direct operating expenses:			
Depreciation and amortization	15,347,186	14,567,945	15,469,038
Outside services	9,254,481	7,601,468	6,494,336
Real estate tax	6,924,466	6,924,466	6,924,466
Communication, light and water	5,817,088	5,927,674	6,455,808
Repairs and maintenance	1,580,584	4,467,680	2,711,684
Insurance and others	1,869,160	956,090	703,768
	40,792,965	40,445,323	38,759,100
	P79,503,065	P70,173,369	P61,513,153

Direct operating expenses incurred for non-income generating properties amounted to P1.59 million in 2018, P1.50 million in 2017 and P1.51 million in 2016.



The Group has refundable deposits for utilities installation on its investment properties amounting to ₱4.72 million and ₱1.87 million as at December 31, 2018 and 2017, respectively, presented as part of "Other noncurrent assets" in the consolidated statements of financial position.

The aggregate fair value of investment properties, excluding construction in progress, amounted to ₱3.52 billion and ₱3.54 billion as at December 31, 2018 and 2017, respectively. These have been determined based on valuation performed by a qualified and independent appraiser from 2018 and 2013 to 2016, respectively. The valuation undertaken considered the highest and best use and established estimated value by processes involving comparison (Level 3).

The following describes the valuation techniques used and key inputs to valuation on investment properties:

	Current use	Valuation technique	Significant unobservable input
Land	Commercial Parking space Capital appreciation	Sales Comparison Approach	Adjusted sales price of comparable properties
Building and building improvements	Commercial	Cost Approach and Sales Comparison Approach	Current market prices of similar materials, labor, contractors' overhead and manufactured equipment and Adjusted sales price of comparable properties
Condominium unit	Residential	Sales Comparison Approach	Adjusted sales price of comparable properties

Significant increases (decreases) in estimated inputs above would result in a significantly higher (lower) fair value of the properties.

The highest and best use of land and building is as commercial utility, which is their current use. The highest and best use of land held for capital appreciation at measurement date would be for residential utility or development. For strategic reasons, the land is not being used in this manner.

Land and building owned by the Group with an aggregate carrying value of ₱115.0 million as at December 31, 2018 and 2017 served as collateral to secure the loans obtain from banks (see Note 12).

11. Property, Plant and Equipment

	2018						
	Land improvements	Mill Machinery and Equipment	Building and Building Equipment	Transportation Equipment	Leasehold Improvements	Other Equipment	Total
Cost							
Beginning balances	₱25,019,725	₱214,275,604	₱114,267,930	₱47,428,932	₱839,842	₱33,434,689	₱435,266,722
Additions	315,847	5,568,556	-	147,321	-	2,392,363	8,424,087
Ending balances	25,335,572	219,844,160	114,267,930	47,576,253	839,842	35,827,052	443,690,809
Accumulated Depreciation							
Beginning balances	13,393,515	199,790,315	85,687,034	41,821,554	839,842	27,147,787	368,680,047
Depreciation and amortization (see Notes 15 and 16)	1,094,288	4,835,674	3,199,011	2,491,785	-	1,369,789	12,990,547
Ending balances	14,487,803	204,625,989	88,886,045	44,313,339	839,842	28,517,576	381,670,594
Net Book Values	₱10,847,769	₱15,218,171	₱25,381,885	₱3,262,914	₱-	₱7,309,476	₱62,020,215



	2017						Total
	Land Improvements	Mill Machinery and Equipment	Building and Building Equipment	Transportation Equipment	Leasehold Improvements	Other Equipment	
Cost							
Beginning balances	₱25,019,725	₱210,777,884	₱114,267,930	₱49,014,646	₱839,842	₱32,712,268	₱432,632,295
Additions	-	3,497,720	-	-	-	722,421	4,220,141
Disposals	-	-	-	(1,585,714)	-	-	(350,000)
Ending balances	25,019,725	214,275,604	114,267,930	47,428,932	839,842	33,434,689	435,266,722
Accumulated Depreciation							
Beginning balances	12,296,550	192,984,113	81,911,367	40,552,648	839,842	25,690,170	354,274,690
Depreciation and amortization (see Notes 15 and 16)	1,096,965	6,806,202	3,775,667	2,504,620	-	1,457,617	15,641,071
Disposals	-	-	-	(1,235,714)	-	-	(1,235,714)
Ending balances	13,393,515	199,790,315	85,687,034	41,821,554	839,842	27,147,787	368,680,047
Net Book Values	₱11,626,210	₱14,485,289	₱28,580,896	₱5,607,378	₱-	₱6,286,902	₱66,586,675

The aggregate cost of fully depreciated property, plant and equipment that are still being used in operations amounted to ₱72.04 million and ₱52.79 million as at December 31, 2018 and 2017, respectively.

Included under "Other noncurrent assets" are computer software with net book value of ₱0.66 million and ₱0.17 million as at December 31, 2018 and 2017, respectively. Amortization of computer software amounted to ₱0.22 million in 2018, ₱0.24 million in 2017 and 2016 (see Note 16).

12. Notes Payable

On various dates in 2018, the Parent Company rolled over certain short-term notes payable and obtained short-term notes totaling ₱174.50 million (with interest rate ranging from 3.50 % to 6.50%), of which notes totaling ₱74.56 million were paid during the same year. On various dates in 2017, the Parent Company obtained short-term notes totaling ₱302.90 million (with interest rate ranging from 3.00% to 4.13%), of which notes totaling ₱23.35 million were paid during the same year.

All loans amounting to ₱770.40 million are secured by a real estate mortgage on certain parcels of land and building owned by the Group amounting to ₱115.0 million as at December 31, 2018 and 2017 (see Note 10).

Total interest expense on notes amounted to ₱11.60 million in 2018, ₱11.40 million in 2017 and ₱7.67 million in 2016.

13. Accounts Payable and Other Current Liabilities

	2018	2017
Trade payables	₱31,552,123	₱21,580,913
Liabilities under trust receipts (see Note 7)	98,013,049	59,178,815
Dividends payable	37,254,472	28,720,661
Retention payable	15,000,000	12,343,684
Customers and tenants' deposits	11,837,668	11,910,165
Withholding tax, HDMF and SSS payable	5,808,254	2,943,058
Output VAT - net	5,063,883	6,509,975
Accrued selling, freight and outside services	3,132,809	3,467,359
Construction bond	1,668,216	1,448,216
Accrued other expenses	9,566,996	7,587,599
	₱218,897,470	₱155,690,445



Trade payables are noninterest-bearing and normally have payment of 30 to 60 days.

Liabilities under trust receipts are short-term loan with the banks, with terms of 90 days at 3% to 6.5% per annum, for importation of wheat grains.

Dividends payable consist of dividends declared but not yet paid.

Retention payable are non-interest bearing and fully recoverable upon completion of the contractor's construction services.

Customers and tenants' deposits represent advances and deposits that will be applied against subsequent deliveries and rentals and are generally outstanding within 30 days from receipt of payment. The deposit shall not be applied to the monthly rentals but shall be refunded within 15 days after the tenant vacates the leased premises, less deductions, if any.

Accrued selling and freight expenses represents unbilled freight cost incurred for deliveries made by third party service providers.

Accrued other expenses are unbilled services that will be settled within the next financial year.

Total intercompany payables eliminated upon consolidation amounted to ₱0.01 million and ₱0.08 million as at December 31, 2018 and 2017, respectively.

14. Equity

Capital Stock

The Parent Company's capital stock as at December 31, 2018 and 2017 follows:

	No. of Shares	Amount
Authorized capital stock - ₱10 par value	200,000,000	₱2.00 billion
Issued and outstanding	150,000,000	₱1.50 billion

Issued and outstanding shares as at December 31, 2018 and 2017 are held by 442 and 451 equity holders, respectively.

The Parent Company's incorporation papers were filed with the SEC on December 18, 1958. The corporation was capitalized at ₱4.00 million divided into 240,000 common shares with par value at ₱10.00 each and 160,000 preferred shares also with a par value of ₱10.00 each.

The BOD has placed in the market the total share of stock provided in the incorporation, and made the following calls:

	Original Stockholders	New Subscription	Amount Due
December 31, 1958	25% common shares		₱600,000
November 30, 1959	4% common shares		100,000
December 31, 1959		17% common shares	400,000
February 29, 1960		25% preferred shares	400,000
April 30, 1960		25% preferred shares	400,000
June 30, 1960		25% preferred shares	400,000
August 31, 1960	4% common shares	25% preferred shares	500,000
October 31, 1960		25% common shares	600,000
December 31, 1960		25% common shares	600,000
			₱4,000,000



In 1962, the Parent Company issued 20% common stock dividend. Consequently, the Parent Company increased the authorized capital stock with the approval of the SEC to ₱4.40 million of common shares and ₱2.00 million of preferred shares.

On September 24, 1965, the stockholders authorized the increase in the common stock of the corporation from ₱4.40 million divided into 440,000 common shares with par value of ₱10.00 per share to ₱7.6 million divided into 760,000 common shares with par value of ₱10.00 each. In the same meeting, the stockholders resolved to declare and issue a 20% stock dividend to common stockholders of record as at September 1, 1965. This stock dividend declaration involved the issuance of 83,951 common shares, with a total par value of ₱839,510, under the following terms:

- a) that the 19,951 shares with a par value of ₱199,510 are to be issued out of the remaining unissued common stock presently authorized; and
- b) that 64,000 shares with a par value of ₱640,000 are to be issued out of the increase in the common stock of 320,000 common shares.

In April 1966, the Parent Company paid out 20% stock dividends and in November 1966, the Parent Company paid out again 10% stock dividends.

On March 17, 1966, the SEC approved the increase in the common stock to ₱9.6 million divided in 960,000 common shares from ₱9.6 million divided into 760,000 common shares as authorized by the stockholders last September 24, 1965.

On March 19, 1968, the stockholders approved the increase of authorized capital stock from ₱9.6 million to ₱12.00 million to be divided into 1.20 million shares with a par value of ₱10.00 each to wit:

	No. of shares	Amount
Common stock	1,000,000 shares	₱10,000,000
Preferred stock	200,000 shares	2,000,000

The application for the proposed increase in the Parent Company's capitalization was approved by the SEC in November 1968.

In 1970, the Parent Company declared 17.64% stock dividends on common shares amounting to ₱1,499,620 (149,833 shares and ₱1,290 in cash for fractional shares).

In 1971, the Parent Company redeemed the outstanding preferred shares represented by 160,049 preferred shares.

On May 4, 1972, the stockholders approved to eliminate and retire all the 200,000 preferred shares with a par value of ₱10.00 each, thereby, decreasing its capital stock from ₱12.00 million to ₱10.00 million and to create 1,000,000 more common shares at a par value of ₱10.00 each thereby increasing the capital stock of the corporation from ₱10.00 million to ₱20.00 million to be divided into 2.00 million common shares at a par value of ₱10.00 per share. In relation to such an increase, the stockholders declared stock dividend of 20% on the issued and outstanding shares of ₱10.00 million. On October 6, 1972, the SEC approved the application for the retirement of its preferred shares and the increase of its common shares.

On May 6, 1977, the stockholders approved a resolution to increase the capital stock from ₱20.00 million (2.00 million shares at ₱10.00 par value) to ₱30.00 million (3.00 million shares at ₱10.00 par value) and that subscription to the capital stock increase in the amount of ₱2.00 million



shall be paid through stock dividend. In December 1977, the SEC approved the registration of the capital stock increase and stock dividend declaration.

On February 9, 1981, the SEC approved the Parent Company's application for the registration of its increase in authorized capital stock from ₱30.00 million (3.00 million shares at ₱10.00 par value) to ₱50.00 million (5.00 million shares at ₱10.00 par value). Capital base went up from ₱30.00 million to ₱40.25 million due to the ₱10.25 million given as stock dividend.

In 1982, the Parent Company distributed ₱9.75 million stock dividend to complete the outstanding capital stock to the full ₱50.00 million which is also the authorized capitalization.

On November 9, 1983, the stockholders approved the increase in authorized capital stock from ₱50.00 million (5.00 million shares at ₱10.00 par value) to ₱100.00 million (10.00 million shares at ₱10.00 par value) and the declaration of a 25% stock dividend or an equivalent sum of ₱12.50 million on such increase to stockholders of record as at November 9, 1983. The increase in authorized capital stock and stock dividend declaration was approved by the SEC on May 4, 1984.

On June 10, 1985, a 10% stock dividend was declared to stockholders of record as at May 10, 1985. The weighted average shares outstanding and all per share amounts included in the financial statements are based on the increased number of shares giving retroactive effect to these stock dividends.

On February 21, 1985, the Makati Stock Exchange approved the listing of 10.00 million common shares of the Parent Company's capital stock which are duly registered with the SEC.

On May 9, 1986, a stock dividend of 21.212% was declared to stockholders of record as at May 28, 1986. The weighted average shares outstanding and all per share amounts included in the financial statements are based on the increased number of shares giving retroactive effect to these stocks dividend.

On January 12, 1987, the stockholders approved to increase the authorized capital stock from ₱100.00 million to ₱200.00 million; and the declaration of 25% stock dividend to stockholders of record as at February 11, 1987 to cover subscription to the said capital stock increase. On June 30, 1987, the SEC approved the application for such increase.

In February 1988, the SEC, for registration and licensing purposes with the PSE, issued to the Parent Company a Certificate of permit to sell securities which authorizes the sale of the said capital stock increase of 10.00 million common shares worth ₱100.00 million to the public.

On April 12, 1988, a stock dividend of 40% was declared to stockholders of record as at May 26, 1988.

On May 10, 1989, the stockholders declared a stock dividend of 14.2857% to stockholders of record as at May 29, 1989. On the same date, the stockholders subsequently approved to increase the authorized capital stock from ₱200.00 million to ₱500.00 million which was approved by the SEC on September 4, 1989.

On May 10, 1991, a 10% stock dividend was declared to stockholders of record as at July 26, 1991.

On May 14, 1993, a 20% stock dividend was declared to stockholders of record as at June 12, 1993.



On May 9, 1997, the BOD approved the declaration of stock dividends of 3.70 million common shares equivalent to 10.1928% to stockholders of record as at June 6, 1997. Consequently, the number of common shares outstanding was increased from 36.30 million shares to 40.00 million common shares.

On July 27, 2011, the BOD declared a 25% stock dividend equivalent to 10.00 million shares amounting to ₱100.00 million with ₱10.00 par value to stockholders of record as at September 15, 2011. The stock certificates were issued and distributed on February 20, 2012.

On January 13, 2015, the SEC approved the issuance of the stock dividend to stockholders of record as at January 30, 2015. The stock certificates were issued and distributed to the stockholders on February 23, 2015. Accordingly, stock dividends distributable amounting to ₱375.00 million recognized as at December 31, 2014 was derecognized in 2015.

On November 16, 2015, the BOD declared 71.42% stock dividend or 62.50 million shares to be taken from the reversal of ₱1.82 billion appropriated retained earnings as at December 31, 2014. On December 15, 2015, the SEC approved the issuance of the stock dividend. The stock certificates were issued and distributed to the stockholders on December 21, 2015.

Cash Dividend Declarations

Below is the summary of dividends declared for the years ended 2018 and 2017 and 2016:

Date of Declaration	Date of Record	Date of payment	Dividend per share	Total amount
February 24, 2016	March 11, 2016	March 21, 2016	₱1.50	₱225.0 million
March 22, 2017	April 07, 2017	April 21, 2017	₱0.75	112.5 million
March 21, 2018	April 06, 2018	April 30, 2018	₱0.50	75.0 million
October 24, 2018	November 12, 2018	December 7, 2018	₱0.50	75.0 million

Retained Earnings

As at December 31, 2018 and 2017, retained earnings include net accumulated earnings of subsidiaries amounting to ₱34.29 million and ₱2.46 million, respectively. This amount is also not available for dividend distribution.

15. Cost of Sales

	2018	2017	2016
Materials used	₱540,654,610	₱457,162,790	₱542,175,063
Direct labor (see Note 17)	50,184,861	52,099,199	55,309,149
Overhead:			
Utilities	25,253,104	29,410,360	34,914,421
Depreciation (see Note 11)	7,080,196	8,665,901	7,875,933
Repairs and maintenance	3,440,569	3,614,695	6,255,180
Other factory overhead	5,865,015	6,403,539	6,123,171
	₱632,478,355	₱557,356,484	₱652,652,917



16. Expenses

Administrative Expenses

	2018	2017	2016
Employee benefits and bonuses (see Notes 17, 19 and 23)	₱38,528,602	₱46,707,429	₱56,762,776
Salaries and wages (see Notes 17 and 23)	31,093,623	30,711,457	28,401,260
Taxes and licenses	22,495,259	11,578,529	6,889,706
Outside services	14,786,244	9,660,545	9,782,107
Security fees	8,553,085	7,299,597	7,375,572
Membership and subscription	5,366,921	6,930,619	11,311,812
Depreciation and amortization (see Note 11)	4,524,352	5,492,494	7,109,089
Port leasing fees	2,296,336	3,085,415	2,890,190
Donations and contribution	1,717,425	1,807,466	1,683,003
Communication, light and water	1,710,601	1,476,932	1,377,445
Insurance	1,633,809	1,678,522	1,573,549
Representation	1,430,512	2,687,292	3,153,102
Office supplies	1,167,113	1,186,447	1,059,805
Per diem	770,000	765,000	601,436
Repairs and maintenance	253,564	286,185	352,294
Others	7,246,396	4,052,062	2,327,574
	₱143,573,842	₱135,405,991	₱142,650,720

Selling Expenses

	2018	2017	2016
Promotional and marketing expenses (see Note 23)	₱35,046,083	₱33,022,900	₱36,039,400
Depreciation and amortization (see Note 11)	1,603,583	1,719,012	1,839,389
Freight and handling fees	1,068,548	1,156,755	2,035,013
Others	10,109	-	198,214
	₱37,728,323	₱35,898,667	₱40,112,016

17. Personnel Costs

	2018	2017	2016
Direct labor (see Note 15)	₱50,184,861	₱52,099,199	₱55,309,149
Salaries and wages (see Notes 16 and 23)	31,093,623	30,711,457	28,401,260
Bonus and allowances (see Note 16)	25,174,182	29,656,621	36,933,595
Retirement benefits costs (see Notes 16 and 19)	9,376,921	13,499,265	15,889,558
Other employee benefits (see Notes 16 and 23)	3,977,499	3,551,543	3,939,623
	₱119,807,086	₱129,518,085	₱140,473,185



18. Other Income (Charges) - Net

	2018	2017	2016
Gain on sale of investment property (see Note 10)	₱76,154,837	₱-	₱-
Fair value gain (loss) on financial assets at FVTPL (see Note 6)	(13,462,361)	(5,351,084)	1,858,139
Utilities charges	791,990	1,208,718	1,035,124
Gain on sale of available-for-sale investments (see Note 9)	-	1,514,450	4,186,517
Impairment loss on AFS investments (see Note 9)	-	-	(29,600,000)
Loss on retirement of investment properties	-	-	(10,197,731)
Other income (charges) - net	7,951,810	(3,656,165)	1,289,717
	₱71,436,276	(₱6,284,081)	(₱31,428,234)

Utilities charges include water and electricity consumption charge to tenants.

Others include provision for losses and other income and expenses.



19. Retirement Benefits Costs

The Parent Company has a non-contributory defined benefit retirement plan covering its regular employees. Under the terms of the Collective Bargaining Agreement, the Parent Group is required to pay its regular employees retirement benefits of 30 days for every year of credited service upon reaching the compulsory retirement age of 65. Optional retirement is allowed for an employee who reaches the age of 50 and has completed 20 years of credited service to the Parent Company.

LPC also has a non-contributory defined benefit retirement plan which provides a retirement benefit equal to 22.5 days for every year of credited service.

The Retirement Plan Committee is responsible for the general admission of the Retirement Plan and the management of the retirement fund. The Retirement Plan Committee may seek the advice of counsel and appoint an investment manager or managers to the retirement fund, an independent accountant to audit the fund and an actuary to value the fund.

Changes in net retirement liability as at December 31, 2018 and 2017 follow:

	Balance at Beginning of Year	Net Retirement Cost in Statements of Comprehensive Income			Benefits Directly Paid by the Group	Remeasurements in Other Comprehensive Income				Subtotal	Balance at End of Year
		Current Service Cost	Net Interest	Subtotal		Actuarial Loss Excluding Amount included in Net Interest	Actuarial Changes Arising from Financial Assumptions	Actuarial Changes Arising from Experience	Actuarial Changes Arising from Demographic Assumptions		
December 31, 2018											
Present value of defined benefit obligation	₱127,310,328	₱3,759,422	₱7,174,476	₱10,933,898	(₱15,737,776)	₱-	(₱504,539)	(₱15,763,596)	₱1,659,556	(₱14,608,579)	₱107,897,871
Fair value of plan assets	27,541,446	-	1,556,977	(1,556,977)	-	(986,037)	(4,903,529)	-	-	(5,889,566)	23,208,857
Net defined benefit liability (asset)	₱99,768,882	₱3,759,422	₱5,617,499	₱9,376,921	(₱15,737,776)	₱986,037	₱4,398,990	(₱15,763,596)	₱1,659,556	(₱8,719,013)	₱84,689,014
December 31, 2017											
Present value of defined benefit obligation	₱144,208,687	₱7,575,274	₱7,582,221	₱15,157,495	(₱17,631,472)	₱-	(₱3,788,126)	(₱10,636,256)	₱-	(₱14,424,382)	₱127,310,328
Fair value of plan assets	33,345,898	-	1,658,230	1,658,230	-	(7,462,682)	-	-	-	(7,462,682)	27,541,446
Net defined benefit liability (asset)	₱110,862,789	₱7,575,274	₱5,923,991	₱13,499,265	(₱17,631,472)	₱7,462,682	(₱3,788,126)	(₱10,636,256)	₱-	(₱6,961,700)	₱99,768,882



The breakdown of net retirement plan liability per entity follows:

	2018	2017
Parent Company	₱78,730,080	₱95,573,486
LPC	5,958,934	4,195,396
	₱84,689,014	₱99,768,882

The Parent Company is expected to contribute ₱20.0 million to its defined benefit pension plan in 2019.

The overall expected rate of return used to determine present value of defined benefit obligation and fair value of plan assets is based on the prevailing rate of return on government securities applicable to the period over which the obligation is to be settled.

The composition of the plan assets follows:

	2018	2017
Cash in banks	₱7,248,225	₱6,452,401
Receivables	752,112	711,554
Investments in equity securities:		
Industrial	18,766,269	19,647,246
Services	1,608,000	1,704,000
Mining and oil	1,116,150	1,782,113
Others	945,191	4,471,222
Liabilities (see Note 23)	(7,227,090)	(7,227,090)
	₱23,208,857	₱27,541,446

Investments in equity securities can be transacted through the PSE. The plan assets include shares of stock of the Parent Company with fair value of ₱10.01 million and ₱14.03 million as at December 31, 2018 and 2017, respectively. Fair value loss recognized by the retirement plan assets for the changes in market values of the shares of stock of the Parent Company amounted to ₱4.0 million in 2018 and ₱3.79 million in 2017. With respect to the plan's investment in the Parent Company's shares of stock:

- a. There are no restrictions or limitations on the shares provided in the plan,
- b. The Board of Trustees of the plan exercises voting rights over the shares, and
- c. There was no material gain or loss over the shares in 2018, 2017 and 2016.

The carrying amount of the Group's plan assets represents their fair values as at December 31, 2018 and 2017.

The latest actuarial valuation of the Group's plan is as at December 31, 2018. The principal actuarial assumptions used to determine retirement benefits costs as at January 1 are as follows:

	2018	2017
Discount rate	7.18%–7.59%	5.62%–5.87%
Future salary increases	5.00%	5.00%

The Retirement Plan Committee has no specific matching strategy between the plan assets and the plan liabilities.



Movements in the principal actuarial assumptions may result in an increase or decrease in the year-end defined benefit obligation (DBO). As such, the following sensitivity analysis shows the effects of 100 basis points (bps) movement in the discount and salary increase rates as at December 31, 2018 and 2017:

			2018	2017
		Increase (decrease) in rate	Increase (decrease) in DBO	Increase (decrease) in DBO
Discount rate	+100 bps	(3.5%)	(₱3,497,550)	(₱1,479,548)
	- 100 bps	3.8%	3,738,312	1,637,574
Salary increase rate	+100 bps	7.9%	7,863,550	3,336,324
	-100 bps	(7.1%)	(6,992,512)	(2,786,299)

In 2018, the average duration of the defined benefit obligation at the end of the period is 7.3 years for the Parent Group and 4.9 years for LPC. In 2017, the average duration of the defined benefit obligation at the end of the period is 17.0 years for the Parent Group and 4.9 years for LPC.

The table below shows the payments that are to be made in the future years out of the defined benefit obligation as at December 31:

	2018	2017
One year and less	₱21,027,113	₱26,029,852
More than one year to five years	24,367,091	18,968,616
More than five years to 10 years	60,889,585	58,504,434
More than 10 years to 15 years	77,862,129	80,681,425
More than 15 years to 20 years	49,984,125	71,944,832
More than 20 years	196,423,607	199,785,090

Other Comprehensive Income

Movements in remeasurement losses (gains) on retirement benefits recognized in "other components of equity" under the equity section of the consolidated statements of financial position follows:

	2018	2017
Beginning balance	₱3,183,501	₱8,056,691
Remeasurement gains in other comprehensive income:		
Actuarial gain on defined benefit obligation	(14,608,579)	(14,424,382)
Remeasurement loss on plan assets	5,889,566	7,462,682
Total	(8,719,013)	(6,961,700)
Income tax effect	2,615,704	2,088,510
	(6,103,309)	(4,873,190)
Ending balance	(₱2,919,808)	₱3,183,501

20. Provisions and Contingencies

a. Application for Exemption of Properties from Republic Act (R.A.) 6657

In 2015, the Group submitted with the Department of Agrarian Reform (DAR) its Application for Exemption from Comprehensive Agrarian Reform Program (CARP), also known as R.A. 6657, for its land property. The Application for Exemption was partially granted in 2016. In August



2016, the Group filed a Motion for Partial Reconsideration on the remaining hectares of the said land property with a carrying value of ₱1.03 million. As at December 31, 2018, the appeal is still under review of the DAR.

b. Tax Assessments

As discussed in Note 3, the Group is currently involved in certain tax assessments and claims occurring in the ordinary course of business.

In consultation with the Group's external legal counsels, management believes that the ultimate disposition of the above matters will not have any material adverse effect on the Group's operations or its financial condition.

No further details were provided as allowed under PAS 37, *Provisions, Contingent Liabilities and Contingent Assets*, because these may prejudice the Group's position in relation to these ongoing claims and assessments.

21. Income Taxes

Current Income Tax

In 2018 and 2017, the Parent Company availed of the itemized deduction in computing the taxable income. In 2016, the Parent Company used optional standard deduction (OSD) in computing the taxable income.

The reconciliation of the provision for income tax computed at the statutory income tax rate with the provision for income tax as shown in the consolidated statements of comprehensive income follows:

	2018	2017	2016
Income tax at statutory income tax rate	₱34,498,389	₱37,211,165	₱47,903,424
Additions to (reductions in) income tax resulting from:			
Sale of investment property subjected to capital gains tax	(22,846,451)	-	-
Movement in unrecognized deferred tax assets	14,413,707	(1,033,470)	(23,432,635)
Dividend income exempt from tax	(12,624,393)	(10,813,075)	(7,166,208)
Interest income subjected to final tax	(7,806,052)	(7,976,072)	(8,224,185)
Fair value changes on financial assets at FVTPL	4,038,708	1,605,325	(557,442)
Nondeductible expenses	2,846,394	2,355,581	4,116,177
Expired NOLCO	458,673	-	-
Difference between OSD and itemized deductions	-	-	14,130,920
	₱12,978,975	₱21,349,454	₱26,770,051



Deferred Tax

The Group's deferred tax assets (liabilities), presented in the consolidated statements of financial position follow:

	2018	2017
Net deferred tax assets (liabilities):		
Net retirement plan liability	P25,406,705	P29,930,665
Advance rental	3,326,130	-
Accrued rent	(2,534,482)	-
Allowance for doubtful accounts	329,676	329,676
Others	-	(1,287,133)
	P26,528,029	P28,973,208
Net deferred tax liability -		
Accrued rent	P-	P2,594,009

The details of the deductible temporary differences for which no deferred tax assets were recognized as management assessed that there will be no sufficient future taxable profits will be available to allow all or part of the deferred tax assets to be utilized follow:

	2018	2017
Provision for:		
Impairment losses	P40,600,000	P40,600,000
Probable losses	5,594,337	5,594,337
NOLCO	48,414,168	5,041,276
Past service cost	12,116,348	15,180,103
MCIT	2,320,966	-
	P109,045,819	P66,415,716

The Group did not recognize deferred tax assets on such deductible temporary differences as management assessed that there will be no sufficient future taxable profits will be available to allow all or part of the deferred income tax assets to be utilized.

As at December 31, 2018, the Group's NOLCO and MCIT that can be claimed as deduction against taxable income and regular income tax payable, respectively, are as follows:

Dates Incurred	Expiry Dates	NOLCO	MCIT
December 31, 2015	December 31, 2018	P1,528,910	P-
December 31, 2016	December 31, 2019	2,690,668	-
December 31, 2017	December 31, 2020	821,698	-
December 31, 2018	December 31, 2021	44,901,802	2,320,966
		49,943,078	2,320,966
Less expired portion		1,528,910	-
		P48,414,168	P2,320,966



22. Basic/Diluted Earnings Per Share

The computation of basic/diluted earnings per share is as follows:

	2018	2017	2016
Consolidated net income	₱102,015,654	₱102,687,764	₱130,217,971
Divided by weighted average number of shares (see Note 14)	150,000,000	150,000,000	150,000,000
Basic/diluted earnings per share	₱0.68	₱0.68	₱0.87

The Group does not have potentially dilutive common shares as at December 31, 2018, 2017 and 2016. Therefore, the basic and diluted earnings per share are the same.

23. Related Party Transactions

Related party relationship exists when the party has the ability to control directly or indirectly, through one or more intermediaries or exercise significant influence over the other party in making financial and operating decisions. Such relationships also exist between and/or among entities which are under common control with the reporting entity and its key management personnel, directors or stockholders. In considering each possible related party relationship, attention is directed to the substance of the relationships, and not merely to the legal form.

a. The transactions with its related parties for each of the years and their account balances As at December 31 follow:

	Amount/Volume Income (Expense)			Outstanding Receivable Balance		Terms	Conditions
	2018	2017	2016	2018	2017		
<i>Stockholder</i>							
<i>Parity Values, Inc.</i>							
Sales	₱445,864,781	₱457,689,094	₱580,241,068	₱397,331,822	₱431,213,267	120 days	Unsecured, not impaired
Rent income	2,015,497	2,073,185	1,690,413	233,946	21,692	30 days	Unsecured, not impaired
Promotional and marketing expenses	(30,600,000)	(30,600,000)	(30,600,000)	-	-	On demand	-
Rent expense	1,009,290	1,607,143	1,607,143	-	-	30 days	Unsecured, not impaired
<i>Under Common Control</i>							
<i>Liberty Commodities Corporation</i>							
Sales	149,817,998	142,641,002	178,499,909	128,863,955	97,911,411	120 days	Unsecured, not impaired
Rent income	2,499,124	2,669,836	2,282,320	130,615	100,396	30 days	Unsecured, not impaired
Promotional and marketing expenses	(5,400,000)	(5,400,000)	(5,400,000)	-	-	On demand	-
Sale of land	76,529,000	-	-	765,290	-	On demand	-
<i>Trade Demands Corporation</i>							
Sales	127,196,936	137,152,257	160,186,529	175,724,815	175,014,247	120 days	Unsecured; not impaired
<i>Other related parties</i>							
<i>Officers and employees</i>							
Advances	846,346	1,057,599	6,343,839	846,346	948,906	On demand	Unsecured; not impaired
<i>Retirement Plan</i>							
<i>Others</i>							
Trade receivables from related parties (see Note 5)	-	-	-	7,227,090	7,227,090	-	-
Rent receivables from related parties (see Note 5)	-	-	-	364,561	122,088	-	-
Advances to officers and employees (see Note 5)	-	-	-	846,346	948,006	-	-
Others (see Note 5)	-	-	-	7,992,380	7,227,090	-	-



Promotional and marketing expenses are amounts paid outright in cash to related party distributors for the Group's support in their advertising and promotional activities.

Outstanding balances of the intercompany receivables at year-end are unsecured, interest-free and settlement occurs in cash. There have been no guarantees received for any related party receivables. There is no impairment on receivables relating to amounts owed by related parties for both years.

- b. The Parent Company also has a receivable from its retirement plan amounting to ₱7.23 million as at December 31, 2018 and 2017 which is recorded under "Receivables - others" account in the consolidated statements of financial position. The members of the Retirement Plan Committee are directors or officers of the Parent Group.
- c. The key management personnel compensation is as follows:

	2018	2017	2016
Short-term employee benefits	₱19,239,645	₱19,713,404	₱14,435,061
Post-employment benefits and others	29,314,432	35,825,407	23,967,778
	₱48,554,077	₱55,538,811	₱38,402,839

Short-term employee benefits include management bonus given to the Group's directors and officers (see Notes 16 and 17).

24. Operating Leases

The Group leases out office spaces on its investment properties under various operating leases. The leases are for a term of one to ten years, and may be renewed upon mutual agreement of the parties.

Under the lease contracts, the lessees are required to pay security deposits and advance rental. These are shown under "Deposits on long-term leases" account in the consolidated statements of financial position, and are recorded at their accreted values which amounted to ₱26.31 million and ₱15.26 million as at December 31, 2018 and 2017, respectively. Accretion of interest, included in interest expense in profit or loss, amounted to ₱0.40 million in 2018, ₱0.03 million in 2017 and ₱0.50 million in 2016.

The difference between the present value and the nominal amount of deposits on long-term leases, shown under "Unearned rental income" account in the consolidated statements of financial position, amounted to ₱24.01 million and ₱4.25 million as at December 31, 2018 and 2017, respectively.

The "Accrued rent" account in the consolidated statements of financial position, which represents the excess of rental income recognized using the straight-line method over the rental income based on the terms of the lease agreements, amounted to ₱6.62 million and ₱4.72 million as at December 31, 2018 and 2017, respectively.

The future minimum lease receivables under non-cancellable leases on its investment properties are as follows:

	2018	2017
Within one year	₱88,969,841	₱88,343,803
After one year but not more than five years	122,640,326	168,663,495
	₱211,610,167	₱257,007,298



25. Financial Instruments and Financial Risk Management Objectives and Policies

The Group's principal financial instruments consist of cash and cash equivalents, financial assets at FVTPL, financial assets at FVOCI (2018) and AFS investments (2017), and notes payable. The main purpose of these financial instruments is to fund the Group's operations. The other financial assets and financial liabilities arising directly from its operations are trade receivables, liabilities under trust receipts, accounts payable and accrued expenses.

The main risks arising from the Group's financial instruments are credit risk, equity price risk, and liquidity risk. The Group's exposure to foreign currency risk is minimal as this only relates to the Group's foreign currency-denominated cash in banks. The Group's exposure to interest rate risk is minimal as the interest of notes payable are stated at fixed rate. The BOD reviews and approves policies for managing each of these risks.

Credit Risk

Credit risk represents the loss that the Group would incur if the counterparty failed to perform under its contractual obligations. The Group has established controls and procedures in its credit policy to determine and monitor the credit worthiness of customers and counterparties. The Group is operating under a sound credit-granting process over its distributors. Credit monitoring process involves a weekly check over collections based on a benchmark.

The Group is also potentially subject to concentrations of credit risk in its accounts receivable. Approximately all of the Group's entire trade receivables and revenues are concentrated with its three distributors as at December 31, 2018 and 2017. The Group has been transacting business with these distributors for a long time and has not encountered any credit issue with them. While there is delay in collection of some trade receivables (those classified under "Past due but not impaired") the Group is in close coordination with the distributor to bring their accounts to current. With respect to credit risk arising from the other financial assets of the Group, which comprise cash and cash equivalents, financial assets at FVTPL, debt instruments classified as financial assets at FVOCI (2018) and debt instruments classified as AFS investments (2017), the Group's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments. There are no collaterals or other credit enhancements held over these assets.

Credit Risk Exposures. The table below shows the maximum exposure to on- and off-balance sheet credit risk exposures of the Group, without considering the effects of collateral, credit enhancements and other credit risk mitigation techniques as at December 31:

	2018	2017
Financial assets at amortized cost		
Cash and cash equivalents*	P78,589,161	P-
Trade and other receivables**	726,798,280	-
Financial assets at FVTPL	157,453,153	167,359,493
Financial assets at FVOCI	1,168,856,451	-
Loans and receivables:		
Cash and cash equivalents	-	131,900,303
Trade and other receivables**	-	763,244,738
AFS investments	-	1,270,220,532
	P2,131,697,045	P2,332,725,066

*excluding petty cash fund, revolving fund and undeposited collections, amounting to P33,476.

** before considering provision for doubtful accounts P1,098,921 for past due and impaired accounts and excluding advances to officers and employees amounting to P846,346 and 948,906 as at December 31, 2018 and 2017.



The following table summarizes the credit quality of the Group's financial assets per category as at December 31:

	2018					Total
	Neither past due nor impaired			Past due but not impaired	Past due and impaired	
	High Grade	Standard Grade	Substandard Grade			
Financial assets at amortized cost						
Cash in banks and cash equivalents:						
Cash in banks	₱78,589,161	₱-	₱-	₱-	₱-	₱78,589,161
Receivables:						
Trade receivables from related parties	310,165,810	-	-	390,655,861	1,098,921	701,920,592
Rent receivables:						
Third parties	7,527,455	-	-	-	-	7,527,455
Related parties	364,561	-	-	-	-	364,561
Advances to a broker	4,433,308	-	-	-	-	4,433,308
Other receivables	1,099,180	-	-	11,453,184	-	12,552,364
Financial assets at FVTPL	157,453,153	-	-	-	-	157,453,153
Financial assets at FVOCI:						
Equity securities	639,137,586	12,845,677	-	-	-	651,983,263
Debt securities	516,873,188	-	-	-	-	516,873,188
Total	₱1,715,643,402	₱12,845,677	₱-	₱402,109,045	₱1,098,921	₱2,131,697,045

	2017					Total
	Neither past due nor impaired			Past due but not impaired	Past due and impaired	
	High Grade	Standard Grade	Substandard Grade			
Loans and receivables:						
Cash in banks and cash equivalents:						
Cash in banks	₱92,816,928	₱-	₱-	₱-	₱-	₱92,816,928
Cash equivalents	39,083,375	-	-	-	-	39,083,375
Receivables:						
Trade receivables from related parties	324,845,724	-	-	378,194,280	1,098,921	704,138,925
Rent receivables:						
Third parties	3,376,716	-	-	1,060,909	-	4,437,625
Related parties	122,088	-	-	-	-	122,088
Advances to a broker	30,630,995	-	-	-	-	30,630,995
Other receivables	13,598,921	-	-	10,316,184	-	23,915,105
Financial assets at FVTPL	167,359,493	-	-	-	-	167,359,493
AFS investments:						
Equity securities	666,145,755	32,715,708	-	-	-	698,861,462
Debt securities	571,359,070	-	-	-	-	571,359,070
Total	₱1,909,339,065	₱32,715,708	₱-	₱389,571,373	₱1,098,921	₱2,332,725,066

The credit quality of the financial assets was determined as follows:

High Grade - This includes cash and cash equivalents and financial assets at FVTPL with counterparties with good credit or bank standing, thus credit risk is minimal. This normally includes large prime financial institutions, companies and government agencies. For receivables, this consists of accounts with counterparties with no history of default on the agreed contract terms.

Standard Grade - This includes financial assets at FVTPL and AFS investments that are not classified as "High Grade". For receivables, this consists of accounts with counterparties with little history of default on the agreed contract terms.

Substandard Grade - This includes receivables that consist of accounts with counterparties with history of default on the agreed contract terms.



The aging analysis of “past due but not impaired” financial assets follow:

	2018					Total
	<30 days	31-60 days	61-90 days	91-120 days	Over 120 days	
Trade receivable from related parties	₱68,535,789	₱69,034,310	₱63,393,889	₱65,868,217	₱123,823,656	₱390,655,861
Rent receivable	-	-	-	-	-	-
Other receivables	-	-	-	-	11,453,184	11,453,184
	₱68,535,789	₱69,034,310	₱63,393,889	₱65,868,217	₱136,568,897	₱402,109,045

	2017					Total
	<30 days	31-60 days	61-90 days	91-120 days	Over 120 days	
Trade receivable from related parties	₱66,994,557	₱67,068,599	₱69,098,113	₱60,988,710	₱114,044,301	₱378,194,280
Rent receivable	216,142	23,535	22,303	-	798,929	1,060,909
Other receivables	-	-	-	-	10,316,184	10,316,184
	₱67,210,699	₱67,092,134	₱69,120,416	₱60,988,710	₱126,258,335	₱389,571,373

Equity Price Risk

Equity price risk is the risk that the value of a financial instrument will fluctuate because of changes in market prices. The Group is exposed to equity price risk because of investments in quoted equity securities, which are classified in the consolidated statements of financial position as financial assets at FVTPL and AFS investments.

The Group’s policy is to maintain the risk to an acceptable level. Movement of share price is monitored regularly to determine impact on its financial position. The Group has determined that a decrease on the PSEi index could have an impact on the profit or loss or equity, depending on whether the decline is significant or prolonged. An increase on the PSEi index would only impact equity, but would not have an effect on profit or loss.

As at December 31, 2018 and 2017, the effect on profit or loss and equity as a result of an increase (decrease) in fair value of equity securities classified as financial assets at FVTPL and in fair value of financial assets classified at FVOCI (2018) and AFS equity securities (2017) follows:

	2018	
	Increase (decrease) in rate	Increase (decrease) in profit or loss/equity
Financial assets at FVTPL	26% (26%)	₱3,067,548 (3,067,548)
Financial assets at FVOCI	5% (5%)	8,367,975 (8,367,975)

	2017	
	Increase (decrease) in rate	Increase (decrease) in profit or loss/equity
Financial assets at FVTPL	7% (7%)	₱11,715,164 (11,715,164)
AFS Investments	5% (5%)	8,367,975 (8,367,975)



Liquidity Risk

Liquidity risk is the risk that the Group will be unable to pay its obligations when they fall due under normal and stress circumstances. The Group manages liquidity risk by maintaining a balance between continuity of funding and flexibility. Treasury controls and procedures are in place to ensure that sufficient cash is maintained to cover daily operational and working capital requirements. Management closely monitors the Group's future and contingent obligations and sets up required cash reserves as necessary in accordance with internal policies.

The tables below summarize the maturity profile of financial assets that can be used by the Group to manage its liquidity risks and the maturity profile of the Group's other financial liabilities as at December 31:

	2018				Total
	On Demand	Less than 3 Months	3 to 12 Months	More than 12 Months	
Financial Assets					
Financial assets at amortized cost:					
Cash and cash equivalents:					
Cash in banks	P78,589,161	P-	P-	P-	P78,589,161
Trade receivables from related parties	308,874,012	391,947,659	-	1,098,921	701,920,592
Rent receivables:					
Third parties	7,527,455	-	-	-	7,527,455
Related parties	364,561	-	-	-	364,561
Advances to a broker	4,433,308	-	-	-	4,433,308
Other receivables	1,099,180	11,453,184	-	-	12,552,364
Financial assets at FVTPL	157,453,153	-	-	-	157,453,153
Financial assets at FVOCI:					
Equity securities	181,105,302	-	451,117,961	19,760,000	651,983,263
Debt securities	-	-	-	516,873,188	516,873,188
Total financial assets	739,446,132	403,400,843	451,117,961	537,732,109	2,131,697,045
Financial Liabilities					
Notes payable, including interest	-	-	772,485,760	-	772,485,760
Accounts payable and other current liabilities:					
Trade payables	31,552,123	-	-	-	31,552,123
Liabilities under trust receipts	-	98,013,049	-	-	98,013,049
Dividends payable	37,254,472	-	-	-	37,254,472
Retention payable	-	-	-	15,000,000	15,000,000
Customers and tenants' deposits	-	-	11,837,668	-	11,837,668
Construction bond	1,668,216	-	-	-	1,668,216
Accrued selling, freight, outside services and other expenses	12,699,805	-	-	-	12,699,805
Deposits on long-term leases	-	-	11,330,855	27,805,179	39,136,034
Total financial liabilities	83,174,616	98,013,049	795,654,283	42,805,179	1,019,647,127
Net financial asset (liabilities)	P670,639,537	P305,387,794	(P344,536,322)	P494,926,930	P1,112,049,918

	2017				Total
	On Demand	Less than 3 Months	3 to 12 Months	More than 12 Months	
Financial Assets					
Loans and receivables:					
Cash and cash equivalents:					
Cash in banks	P92,816,928	P-	P-	P-	P92,816,928
Cash equivalents	39,083,375	-	-	-	39,083,375
Trade receivables from related parties	324,845,724	-	378,194,280	1,098,921	704,138,925
Rent receivables:					
Third parties	3,376,716	-	1,060,909	-	4,437,625
Related parties	122,088	-	-	-	122,088
Advances to a broker	30,630,995	-	-	-	30,630,995
Other receivables	13,598,921	-	10,316,184	-	23,915,105
Financial assets at FVTPL	167,359,493	-	-	-	167,359,493
AFS investments:					
Equity securities	-	-	-	698,861,462	698,861,462
Debt instruments	-	-	-	571,359,070	571,359,070
Total financial assets	671,834,240	-	389,571,373	1,271,319,453	2,332,725,066

(Forward)



	2017				Total
	On Demand	Less than 3 Months	3 to 12 Months	More than 12 Months	
Financial Liabilities					
Notes payable, including interest	-	393,696,302	-	-	393,696,302
Trade payables and accrued expenses:					
Trade payables	21,580,914	-	-	-	21,580,914
Liabilities under trust receipts	59,178,815	-	-	-	59,178,815
Dividends payable	28,720,661	-	-	-	28,720,661
Retention payable	-	-	-	12,343,684	12,343,684
Customers and tenants' deposits	-	-	11,910,165	-	11,910,165
Construction bond	1,448,216	-	-	-	1,448,216
Accrued selling, freight, outside services and other expenses	11,054,958	-	-	-	11,054,958
Deposits on long-term leases	-	-	6,994,302	6,046,569	13,040,871
Total financial liabilities	121,983,564	393,696,302	18,904,467	18,390,253	552,974,586
Net financial assets (liabilities)	₱549,850,676	(₱393,696,302)	₱370,666,906	₱1,252,929,200	₱1,779,750,480

Fair Value

The carrying values of cash and cash equivalents, receivables, notes payable, accounts payable and other current liabilities approximate their fair values due to their short-term nature. The carrying value of unquoted equity securities approximate their fair values based on the adjusted net asset method. The carrying values deposits on long-term leases were not materially different from their calculated fair values estimated by discounting future cash flows using rates currently available for debt on similar terms and remaining maturities.

The following are the Group's financial instruments whose carrying amounts are measured at fair value:

	Carrying Value		Fair Value	
	December 31, 2018	December 31, 2017	December 31, 2018	December 31, 2017
Financial Assets				
Financial assets at FVTPL	₱157,453,153	₱167,359,493	₱157,453,153	₱167,359,493
Financial assets at FVOCI	1,168,856,451	-	1,168,856,451	-
AFS investments	-	1,270,220,532	-	1,270,220,532

Financial assets at FVTPL and financial assets at FVOCI (2018) and AFS investments (2017) are carried at their fair values based on quoted market prices.

Fair Value Hierarchy

Below table presents the fair value measurement hierarchy of the Group's financial assets carried at fair value and financial asset and liability whose fair values are disclosed as at December 31:

	2018			
	Total	Level 1	Level 2	Level 3
Financial assets measured at fair value				
Financial assets at FVTPL	₱157,453,153	₱157,453,153	₱-	₱-
Financial assets at FVOCI:				
Quoted debt securities	516,873,188	516,873,188	-	-
Quoted equity securities	639,137,586	639,137,586	-	-
Unquoted equity securities	12,845,677	-	-	12,845,677
Nonfinancial assets for which fair values are disclosed				
Investment properties	626,290,513	-	-	626,290,513



	2017			
	Total	Level 1	Level 2	Level 3
Financial assets measured at fair value				
Financial assets at FVTPL	P167,359,493	P167,359,493	P-	P-
AFS investments:				
Quoted debt securities	571,359,070	571,359,070	-	-
Quoted equity securities	687,045,754	687,045,754	-	-
Nonfinancial assets for which fair values are disclosed				
Investment properties	637,919,892	-	-	11,815,708

The disclosures on the fair value measurement hierarchy for investment properties carried at cost are disclosed in Note 10.

In 2018 and 2017, there were no transfers between the fair value measurement hierarchy levels.

Changes in liabilities arising from financing activities

The changes in the Group's liabilities arising from financing activities in 2018 and 2017 follows:

	2018			
	January 1	Cash flows	Noncash charges	December 31
Notes payable	P670,459,530	P99,940,470	P-	P770,400,000
Interest payable	-	(13,465,488)	13,465,488	-
Dividends payable (see Note 13)	28,720,661	(141,466,189)	150,000,000	37,254,472
Total liabilities	P699,180,191	P(54,991,207)	P163,465,488	P807,654,472

	2017			
	January 1	Cash flows	Noncash charges	December 31
Notes payable	P390,913,000	P279,546,530	P-	P670,459,530
Interest payable	-	(12,593,839)	12,593,839	-
Dividends payable (see Note 13)	9,884,260	(93,663,599)	112,500,000	28,720,661
Total liabilities	P400,797,260	P173,289,092	P125,093,839	P699,180,191

Noncash charges pertain to declaration of dividends and accrual of interests on note payable.

26. Capital Management Policies

The primary objective of the Group's capital management is to ensure that it maintains a strong credit rating and healthy capital ratios in order to support its business and maximize shareholder value.

The Group manages its capital structure and makes adjustments to it, in light of changes in economic conditions. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. No changes were made in the objectives, policies or processes during the years ended December 31, 2018 and 2017.

The Group monitors capital by having a daily monitoring of receipts and collections, regular release of disbursements to suppliers, monthly cash flow report preparation and monthly review of capital expenditure requirements. The Group at this point, with its healthy cash flow, is not looking for any bank loans to finance its operations and renovations. The Group strives to earn a minimum return double the annual inflation rate.



The following table summarizes the total capital considered by the Group as at December 31:

	2018	2017
Capital stock	P1,500,000,000	P1,500,000,000
Retained earnings	1,242,137,371	1,249,521,717
	P2,742,137,371	P2,749,521,717

The Group is not subject to any externally imposed capital requirements.

27. Notes to Statements of Cash Flows

For the year ended December 31, 2018, the Group's noncash investing activity pertains to purchase of investment properties on account amounting to P7.04 million.

28. Segment Information

The Group's operating business are organized and managed separately according to industry. The industry segments where the Group operates are as follows:

- a. Bakery flour - manufacturing of flour and distribution/sales of its produce.
- b. Mill feed - utilization of its by-products and distribution/sales of its produce; and
- c. Real estate and investment - leasing of office and commercial units and investment in securities.

The Group has only one geographical segment as its operations are solely based in the Philippines.

The Executive Committee, the Group's chief operating decision maker, monitors operating results of its business segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on gross margin and net income and is measured consistently with gross margin and net income in the consolidated financial statements.

On a consolidated basis, the Group's performance is evaluated based on revenue, income before tax and net income for the year.

The following tables on business segments present the revenue and profit information for each of the three years in the period ended December 31, 2018 and the segment assets as at December 31:

	2018			Consolidated
	Bakery Flour	Mill Feed	Real Estate and Investment	
Revenue				
Sales - related parties	P654,544,060	P68,335,655	P-	P722,879,715
Rental income	-	-	120,296,030	120,296,030
Interest income	-	-	26,340,270	26,340,270
Dividend income	-	-	42,081,311	42,081,311
	654,544,060	68,335,655	188,717,611	911,597,326
Cost of sales/services	572,688,570	59,789,785	40,792,965	673,271,320
Gross profit on sales/income	81,855,490	8,545,870	147,924,646	238,326,006
Selling and administrative expenses	(164,163,211)	(17,138,954)	-	(181,302,165)
Interest expense	-	-	(13,465,488)	(13,465,488)
Other charges - net	(2,683,039)	(280,114)	74,399,429	71,436,276
Provision for income tax	-	-	-	(12,978,975)
Net income	(P84,990,760)	(P8,873,198)	P208,858,587	P102,015,654



2018				
	Bakery Flour	Mill Feed	Real Estate and Investment	Consolidated
Property, plant and equipment	₱58,394,760	₱1,925,979	₱1,699,476	₱62,020,215
Depreciation and amortization	₱12,181,105	₱401,758	₱15,972,454	₱28,555,317
Additions to property, plant and equipment and investment properties	₱8,095,419	₱267,004	₱220,540,140	₱228,902,563
2017				
	Bakery Flour	Mill Feed	Real Estate and Investment	Consolidated
Revenue				
Sales – related parties	₱671,999,632	₱65,482,721	₱–	₱737,482,353
Rental income	–	–	110,618,692	110,618,692
Interest income	–	–	27,876,976	27,876,976
Dividend income	–	–	36,043,582	36,043,582
	671,999,632	65,482,721	174,539,250	912,021,603
Cost of sales/services	507,867,545	49,488,939	40,359,133	597,715,617
Gross profit on sales/income	164,132,087	15,993,782	134,180,117	314,305,986
Selling and administrative expenses	(156,172,668)	(15,218,180)	–	(171,390,848)
Interest expense	–	–	(12,593,839)	(12,593,839)
Other charges - net	(349,981)	(34,104)	(5,899,996)	(6,284,081)
Provision for income tax	–	–	–	(21,349,454)
Net income	₱7,609,438	₱741,498	₱115,686,282	₱102,687,764
Property, plant and equipment	₱62,694,283	₱2,067,786	₱1,824,606	₱66,586,675
Depreciation and amortization	₱15,386,353	₱491,054	₱14,567,945	₱30,445,352
Additions to property, plant and equipment and investment properties	₱4,089,621	₱130,520	₱262,262,085	₱266,482,226
2016				
	Bakery Flour	Mill Feed	Real Estate and Investment	Consolidated
Revenue				
Sales – related parties	₱822,527,092	₱96,400,414	₱–	₱918,927,506
Rental income	–	–	100,272,253	100,272,253
Interest income	–	–	29,537,071	29,537,071
Dividend income	–	–	23,887,361	23,887,361
	822,527,092	96,400,414	153,696,685	1,072,624,191
Cost of sales/services	584,186,133	68,466,784	39,218,376	691,871,293
Gross profit on sales/ income	238,340,959	27,933,630	114,478,309	380,752,898
Selling and administrative expenses	(163,178,851)	(19,124,609)	–	(182,303,460)
Interest expense	–	–	(10,033,182)	(10,033,182)
Other charges - net	2,154,120	170,721	(33,753,075)	(31,428,234)
Provision for income tax	–	–	–	(26,770,051)
Net income	₱77,316,228	₱8,979,742	₱70,692,052	₱130,217,971
Property, plant and equipment	₱73,555,082	₱2,425,998	₱2,140,690	₱78,121,770
Depreciation and amortization	₱14,989,978	₱1,756,829	₱15,546,642	₱32,293,449
Additions to property, plant and equipment and investment properties	₱3,763,148	₱120,100	₱84,519,709	₱88,402,957

