

COVER SHEET

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S.E.C. Registration Number

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(Company's Full Name)

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(Business Address : No. Street/City/Province)

Alain Charles J. Veloso
Contact Person

8819-4700
Company Telephone Number

1	2	3	1
<i>Month</i>		<i>Day</i>	
Fiscal Year			

SEC Form 20-IS
FORM TYPE

<i>Month</i>
Annual Meeting

Secondary License Type, If Applicable

M	S	R	D
Dept. Requiring this Doc.			

Amended Articles Number/Section

Total No. of Stockholders

Total Amount of Borrowings	
Domestic	

To be accomplished by SEC Personnel concerned

File Number	LCU
Document I.D.	Cashier

STAMPS

Remarks = pls. Use black ink for scanning purposes

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 20-IS

INFORMATION STATEMENT PURSUANT TO SECTION 20
OF THE SECURITIES REGULATION CODE (“Code”)

1. Check the appropriate box:

Preliminary Information Statement

Definitive Information Statement

2. Name of Registrant as specified in its charter **GRAND PLAZA HOTEL CORPORATION**

3. **City of Pasay, Philippines**
Province, country or other jurisdiction of incorporation or organization

4. SEC Identification Number **166878**

5. BIR Tax Identification Code **000-460-602-000**

6. **10/F, The Heritage Hotel Manila, Roxas Blvd. cor. EDSA Ext., Pasay City 1300**
Address of principal office Postal Code

7. **(632) 8854-8838** Fax : **(632) 8854-8825**
Registrant’s telephone number, including area code

8. **10 July 2023, 11:30 a.m., at The Heritage Ballroom of The Heritage Hotel Manila, located at the Second Floor, The Heritage Hotel Manila, Roxas Blvd. cor. EDSA Extension, Pasay City, Philippines**
Date, time and place of the meeting of security holders

9. **16 June 2023** date on which the electronic copies of the Information Statement will be uploaded to the Company website (<http://www.grandplazahotelcorp.com>) and the PSE EDGE and may be accessed by the security holders¹.

10. In case of Proxy Solicitations: Not applicable

Name of Person Filing the

¹ In accordance with SEC Notice dated 13 March 2023 (Alternative Mode for Distributing and Providing Copies of the Notice of Meeting, Information Sheet, and other Documents in connection with the holding of Annual Stockholders' Meeting ("ASM") for 2023).

Statement/Solicitor: Not applicable

Address and Telephone

No.: Not applicable

11. Securities registered pursuant to Sections 8 and 12 of the Code or Section 4 and 8 of the Revised Securities Act (information on number of shares and amount of debt is applicable only to corporate registrants):

Title of Each Class	Number of Shares of Common Stock Outstanding Or Amount of Debt Outstanding
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Common Stock	87,318,270 (inclusive of 33,600,901 treasury shares)
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12. Are any or all of Registrant's security listed on a Stock Exchange?

Yes x No

If yes, disclose the name of such Stock Exchange and the class of securities listed therein:

Stock Exchange	:	Philippine Stock Exchange
Securities	:	Common Shares

GRAND PLAZA HOTEL CORPORATION

NOTICE OF ANNUAL STOCKHOLDERS' MEETING

To All Stockholders:

Notice is hereby given that the annual stockholders' meeting of Grand Plaza Hotel Corporation (“**Company**”) will be held on **10 July 2023**, Monday, at 11:30 a.m., at the Heritage Ballroom of The Heritage Hotel Manila, located at the Second Floor, The Heritage Hotel Manila, Roxas Blvd. cor. EDSA Extension, Pasay City, Philippines.

The agenda for the meeting are as follows:

1. Certification of quorum.
2. Presentation of the Annual Report for the year ended 31 December 2022.
3. Approval of the Minutes of the Stockholders' Meeting of 16 May 2022.
4. Ratification of all acts and proceedings of the Board of Directors, acting within the scope of their delegated authority, during the year 2022-2023.
5. Amendment of the Articles of Incorporation and by-laws to change the business or trade name of the Corporation.
6. Election of the Board of Directors, including the two (2) Independent Directors.
7. Appointment of the Independent Auditor and the authority of the Directors to fix the Independent Auditors' remuneration.
8. Remuneration/ per diem of the Directors.
9. Consideration of such other business as may properly come before the meeting.
10. Adjournment.

Minutes of the various meetings of the Corporation's Board of Directors and of the stockholders (including those held during the year 2022 to present date) will be available for inspection during office hours (9:00 a.m. to 5:00 p.m.) on business days at the office of the Corporate Secretary at the 16th Floor, One/NEO Building, 26th Street corner 3rd Avenue, Crescent Park West, Bonifacio Global City, Taguig, Metro Manila, from 1 June 2023 to 7 July 2023.

All proxies must be in the hands of the Corporate Secretary for validation before 11:00 a.m. of 10 July 2023. Proxies may be submitted to the office of the Corporate Secretary at the address indicated above during business days and at office hours on or before 5:00 p.m. of 7 July 2023.

All proxies submitted after 11:00 a.m. of 10 July 2023 shall not be honored and shall not be deemed as a valid proxy for the 10 July 2023 annual stockholders' meeting. For your convenience in registering your attendance, please have available some form of identification such as driver's license, community tax certificate, passport, etc.

Only stockholders of record at the close of business on 13 June 2023 are entitled to notice of, and to vote at, the annual stockholders' meeting.

The Company's Definitive SEC Form 20-IS will be uploaded to the Company website (<http://www.grandplazahotelcorp.com>) and the PSE EDGE, for your reference. Hard copies of this notice, Definitive SEC Form 20-IS, and its attachments, shall be provided upon request.

Taguig City, Philippines, 19 May 2023.

FOR THE BOARD OF DIRECTORS



Alain Charles J. Veloso
Corporate Secretary

PART I. INFORMATION REQUIRED IN INFORMATION STATEMENT

A. GENERAL INFORMATION

Item 1. Date, time and place of meeting of security holders

1. Date : 10 July 2023
Time : 11:30 a.m.
Place : at the Heritage Ballroom, of The Heritage Hotel Manila, located at the Second Floor, The Heritage Hotel Manila, Roxas Blvd. cor. EDSA Extension, Pasay City, Philippines

Complete mailing address of Grand Plaza Hotel Corporation (the “**Company**”):

10F, The Heritage Hotel Manila, Roxas Blvd. cor. EDSA Extension, Pasay City

The approximate date on which electronic copies of the Information Statement will be uploaded to the Company website (<http://www.grandplazahotelcorp.com>) and the PSE EDGE and may be accessed by the security holders is on or before 16 June 2023.

WE ARE NOT ASKING FOR A PROXY AND YOU ARE REQUESTED NOT TO SEND US A PROXY.

Item 2. Dissenter’s Right of Appraisal

There are no matters or proposed corporate actions included in the agenda of the meeting which may give rise to a possible exercise by security holders of their appraisal rights.

As a rule, in the instances mentioned under Section 6.1.6 of the Company’s Revised Manual on Corporate Governance (based on Section 80 of the Revised Corporation Code of the Philippines or the “**RCC**”²), the stockholders of the Company have the right of appraisal provided that the procedure and the requirements of Title X of the RCC, governing the exercise of the right is complied with and/or followed. The instances when the right of appraisal may be exercised by dissenting stockholders of the Company are, as follows:

1. An amendment to the articles of incorporation that has the effect of changing or restricting the rights of shareholders or of authorizing preferences over those of outstanding shares, or of changing the term of corporate existence;
2. Sale, lease, exchange, transfer, mortgage, pledge or other disposition of all or substantially all of the corporate property and assets as provided under the RCC;
3. Mergers or consolidations; and
4. Investment of corporate funds for any purpose other than the primary purpose of the corporation.

Please note that a stockholder must have voted against the above-mentioned corporate actions in order to avail of the appraisal right.

² Republic Act No. 11232

Based on Section 81 of the Revised Corporation Code, the dissenting stockholder/s who votes against a proposed corporate action may exercise the right of appraisal by making a written demand on the corporation for the payment for the fair value of shares held within thirty (30) days from the date on which the vote was taken. The failure to make a demand within such period shall be deemed a waiver of the appraisal right. If the proposed corporate action is implemented, the Company shall pay the stockholder, upon surrender of the certificate or certificates of stock representing the stockholders' shares, the fair value thereof as the day before the vote was taken, excluding any appreciation or depreciation in anticipation of such corporate action.

If within sixty (60) days from the approval of the corporate action by the stockholders, the withdrawing stockholder and the Company cannot agree on the fair value of the shares, it shall be determined and appraised by three (3) disinterested persons, one of whom shall be named by the stockholder, another by the corporation, and the third by the two (2) thus chosen. The findings of the majority of the appraisers shall be final, and their award shall be paid by the Company within thirty (30) days after such award was made: Provided, that no payment shall be made to any dissenting shareholder unless the Company has unrestricted retained earnings in its books to cover such payment. Upon payment by the Company of the agreed or awarded price, the stockholder shall forthwith transfer the shares to the Company.

Item 3. Interest of Certain Persons in or Opposition to Matters to be Acted Upon

Except for the election of the directors of the Company, the agenda for the annual stockholders' meeting does not include any matter to be acted upon in which the following persons may have any substantial interest, direct or indirect, by security holdings or otherwise:

1. The directors or officers of the Company who acted as such director or officer during the last fiscal year;
2. The nominees for directors of the Company; and
3. Any association of the foregoing persons.

The Company has no knowledge/or information on whether a director or a security holder of the Company intends to oppose any action to be taken by the Company during the meeting.

B. CONTROL AND COMPENSATION INFORMATION

Item 4. Voting Securities and Principal Holders Thereof.

1. As of 31 March 2023, the Company has 53,717,369 common shares outstanding³, all of which are entitled to vote. The Company has 33,600,901 treasury shares.
2. The record date with respect to this Information Statement and for the annual stockholders' meeting is 13 June 2023.
3. With respect to the election of the seven (7) directors, each stockholder may vote such number of shares for as many as seven (7) directors he may choose to elect from the list of nominees, or he may cumulate said shares and give one candidate as many votes as the number of his shares multiplied by seven (7) shall equal, or he may distribute them on the same principle among as many candidates as he shall see fit, provided that the total number of votes cast by him shall not exceed the number of shares owned by him as shown in the books of the Company multiplied by seven (7). Out of the seven (7) directors to be elected, two (2) seats shall be allocated for the position of the independent directors. Only the candidates for independent directors selected by the Corporate Governance Committee are eligible to be elected as independent director. No other nominations for independent director shall be accepted during the annual stockholders' meeting. Please refer to the discussion under "Directors and Executive Officers of the Company".

³ This amount excludes Treasury Shares, which are not considered outstanding shares. As at 31 March 2023, 46,856,081 shares are owned by foreign shareholders and this is 87.23% of total issued and outstanding shares.

Security Ownership of Certain Record and Beneficial Owners and Management

The following entities are directly or indirectly the beneficial owners of more than 5% of the Company's voting shares (common), as of 31 March 2023.

Security Ownership of Certain Record and Beneficial Owners of More than 5%

Title of Class	Name and Address of Record Owner, and Relationship with Issuer	Name of Beneficial Owner and Relationship with Record Owner	Citizenship	No. of Shares Held	Percentage of Shareholding (inclusive of treasury shares)
Common	The Philippine Fund Limited ("TPFL") Milner House, 18 Parliament Street, Hamilton, Bermuda; shareholder of issuer	Please refer to footnote two below ⁴	Bermuda	29,128,932	33.36%
Common	Zatrio Pte Ltd 36 Robinson Road 04-01 City House Singapore 068877; shareholder of issuer	Please refer to footnote three below ⁵	Singapore	17,727,149	20.30%

Traditionally, the shares held by TPFL and Zatrio Pte. Ltd. are voted by the Company's Chairman and President, or the Company's General Manager, Chief Financial Officer and Compliance Officer, Mr. Yam Kit Sung, or in their absence, the Chairman of the stockholders' meeting, by virtue of a proxy validly issued for the scheduled annual stockholders' meeting

Security Ownership of Management

The following table shows the shareholdings beneficially held by the directors and officers of the Company as of 31 March 2023.

⁴The Philippine Fund Limited is owned by:

Shareholder's Name	Class of Shares Owned	% Held
1. Hong Leong Hotels Pte. Ltd. P.O. Box 309 Grand Cayman British West Indies, Cayman Islands	Ordinary	60%
2. Pathfinder Asia Limited No. 6 Bosham Close, Campredown Heights P.O. Box SP 63801, Nassau, Bahamas		
3. Robina Manila Hotel Limited 8/F BangkokBankBuilding 28 Des Voeux Road, Central Hong Kong	Ordinary	20%

⁵Zatrio Pte Ltd is wholly owned with ordinary shares of stock by Republic Hotels & Resorts Limited, with address at 36 Robinson Road, #04-01 City House, Singapore 068877.

Shares Beneficially Held By Officers

Title of Class	Name of Beneficial Owner	Amount and Nature of beneficial ownership	Citizenship	Percent of class
Common shares	Yam Kit Sung	3,000 shares (direct)	Singaporean	Less than 1%
Common shares	Arlene de Guzman	1,000 shares (direct)	Filipino	Less than 1%
		Total: 4,000 shares beneficial		Less than 1%

Shares Held by Current Directors

Title of Class	Name of Beneficial Owner	Amount and Nature of beneficial ownership	Citizenship	Percent of class
Common shares	Kwek Eik Sheng	1 share (direct)	Singaporean	Less than 1%
Common shares	Bryan Cockrell	1 share (direct)	American	Less than 1%
Common shares	Yam Kit Sung	3,000 shares (direct)	Singaporean	Less than 1%
Common shares	Wong Kok Ho	1,001 shares (direct)	Hong Kong	Less than 1%
Common shares	Natividad Alejo	1 share (direct)	Filipino	Less than 1%
Common shares	Simeon Ken R. Ferrer	1 share (direct)	Filipino	Less than 1%
Common shares	Ricardo Pio Castro, Jr.	1 share (direct)	Filipino	Less than 1%
		Total: 4,006 shares		Less than 1%

Aggregate number of shares held by the current directors and officers of the Company is 5,006 shares.

The aggregate beneficial shareholdings of the directors and the officers of the Company is less than 1% of the outstanding capital stock of the Company. The seven (7) shares of the seven (7) current directors are held to qualify them to be elected as members of the Board of Directors of the Company. Five (5) directors are nominees of TPFL and Zatrio Pte Ltd and two (2) are independent directors. Each independent director, Ms. Natividad Alejo and Simeon Ken R. Ferrer, directly owns one (1) share of the Company.

Voting Trust Holders of 5% or More

There is no party holding any voting trust or any similar agreement for 5% or more of the Company's voting securities.

Change in Control

There are no arrangements, which may result in a change of control of the Company. No change in control in the Company occurred since the beginning of the last fiscal year.

Item 5. Directors and Executive Officers of the Company

Meeting Attendance of the Company's Board of Directors for year 2022 to date:

Date of Board of Directors' meetings	Name of Directors							
	Kwek Eik Sheng	Bryan Cockrell	Wong Kok Ho	Mia Gentugaya	Simeon Ferrer	Yam Kit Sung	Ricardo Pio Castro, Jr.	Natividad Alejo
15 February 2022	Present	Present	Present	Present	Present	Present	Present	N/A (not yet elected)
4 May 2022	Present	Present	Present	Present	Present	Present	Present	N/A (not yet elected)
16 May 2022 (10:30 am)	Present	Present	Present	Absent	Present	Present	Present	N/A (not yet elected)
16 May 2022 (12:28 pm)	Present	Present	Present	N/A (no longer a director)	Present	Present	Present	Absent
5 August 2022	Present	Present	Present	N/A (no longer a director)	Present	Present	Present	Present
4 November 2022	Present	Present	Present	N/A (no longer a director)	Absent	Present	Present	Present
5 April 2023	Present	Present	Present	N/A (no longer a director)	Present	Present	Present	Present
10 May 2023	Present	Present	Present	N/A (no longer a director)	Present	Present	Present	Present

Total	8/8	8/8	8/8	2/3	7/8	8/8	8/8	4/5
Percentage of Attendance	100%	100%	100%	66.67%	87.5%	100%	100%	80%

Meeting Attendance of the Company's Audit Committee in 2022 to date:

Date of the Audit Committee meetings	Name of Directors			
	Bryan Cockrell	Mia Gentugaya	Ricardo Pio Castro, Jr.	Natividad Alejo
15 February 2022	Present	Present	Present	N/A (not yet elected)
4 May 2022	Present	Present	Present	N/A (not yet elected)
5 August 2022	Present	N/A (no longer a director / member)	Present	Present
4 November 2022	Present	N/A (no longer a director / member)	Present	Present
5 April 2023	Present	N/A (no longer a director / member)	Present	Present

10 May 2023	Present	N/A (no longer a director / member)	Present	Present

Total	6/6	2/2	6/6	4/4
Percentage of Attendance	100%	100%	100%	100%

Meeting Attendance of the Company's Corporate Governance Committee in 2022 to date:

Date of the Corporate Governance Committee meetings	Name of Directors					
	Kwek Eik Sheng	Simeon Ken R. Ferrer	Bryan Cockrell	Ricardo Castro, Jr.	Mia Gentugaya	Natividad Alejo
15 February 2022	Present	Present	Present	Present	Present	N/A (not yet elected; elected on 16 May 2022)
15 March 2022	Present	Present	Present	Present	Present	N/A (not yet elected; elected on 16 May 2022)
5 April 2023	Present	Present	Present	Present	N/A (no longer an independent director)	Present
5 May 2023	Present	Present	Present	Present	N/A (no longer an independent director)	Present

Total	4/4	4/4	4/4	4/4	2/2	2/2
Percentage of Attendance	100%	100%	100%	100%	100%	100%

The incumbent directors and executive officers and relevant data about them are listed below:

NAME	OFFICE	CITIZENSHIP	FAMILY RELATION (*)	AGE
Kwek Eik Sheng)	Chairman & President	Singapore	No relation	41
Bryan Cockrell	Vice Chairman/Director	American	No relation	75

Wong Kok Ho	Director	Chinese	No relation	74
Ricardo Pio Castro, Jr. (first appointed on 17 May 2021)	Director	Filipino	No relation	70
Natividad Alejo (first appointed on 16 May 2022)	Independent Director	Filipino	No relation	66
Simeon Ken R. Ferrer (first appointed on 17 May 2021)	Independent Director	Filipino	No relation	66
Yam Kit Sung	Director, General Manager of the Company / Chief Finance Officer / Compliance Officer / Chief Audit Executive	Singaporean	No relation	52
Farid Schoucair	General Manager The Heritage Hotel Manila Management Executive Committee	Swiss	No relation	66
Maria Lee Flores	Director of Marketing / Member The Heritage Hotel Manila Management Executive Committee	Filipino	No relation	48
Juancho Baltazar	Director of Human Resources/ Member The Heritage Hotel Manila Management	Filipino	No relation	62

	Executive Committee			
Alain Charles J. Veloso	Corporate Secretary	Filipino	No relation	43
Lesley Anne C. Mondez	Assistant Corporate Secretary	Filipino	No relation	36
Arlene De Guzman	Treasurer	Filipino	No relation	62
Jeffrey Villablanca	Director Of Finance / Member The Heritage Hotel Manila Management Executive Committee	Filipino	No relation	38
Ramon Perez Jr., PME (employed on 26 Aug 2021)	Director of Engineering, Member - Heritage Hotel Manila Management Executive Committee	Filipino	No relation	63

Ms. Natividad and Mr. Simeon Ken R. Ferrer are the incumbent independent directors.

One of the grounds for the temporary disqualification of a director under the Revised Manual on Corporate Governance of the Company is absence in more than fifty (50) percent of all regular and special meetings of the Board during his incumbency, or any twelve (12) month period during the said incumbency, unless the absence is due to illness, death in the immediate family or serious accident. The disqualification shall apply for purposes of the succeeding election.

Final List of Nominees for Election

The Corporate Governance Committee prepared the final list of candidates for independent directors based on the recommendations and information submitted by the nominating stockholders:

- Procedure for the Nomination and Election of Independent Directors

Under the Company's By-Laws, the Company shall elect such number of independent director/(s) as the relevant laws or regulations may require. At least three (3) months before the annual stockholders' meeting in which an independent director/(s) shall be elected, or at such time as the relevant law or regulation may from time to time prescribe, the incumbent Board of Directors shall meet to appoint a Corporate Governance Committee. The Corporate

Governance Committee shall consist of at least five (5) members, two of whom shall be an incumbent independent director.

The Corporate Governance Committee shall prepare the list of candidates for independent director/(s) based upon qualified candidates nominated by the stockholders. The Corporate Governance Committee, subject to the approval by the Board of Directors, shall promulgate the rules, guidelines and criteria to govern the conduct of the nomination. Only the candidates whose nominations are confirmed by the Corporate Governance Committee to be in accordance with such rules, guidelines and criteria to govern the conduct of the nomination. No other nomination shall be entertained after the list of candidates has been finalized and submitted to the Chairman. No further nomination shall be entertained or allowed on the floor during the stockholders' meeting.

The Chairman of the Board, or in his or her absence, the designated chairman of the stockholders' meeting, shall inform the stockholders attending the stockholders' meeting of the mandatory requirement of electing independent director/(s). In case of failure to elect an independent director, the Chairman shall call a separate election during the same meeting to fill the vacancy.

In case of a vacancy in the position of independent director, the vacancy shall be filled by a vote of at least a majority of the directors, if still constituting a quorum, based upon the nomination of the Corporate Governance Committee. In the absence of such quorum, the vacancy shall be filled in a meeting of the stockholders duly called for that purpose. An independent director so elected to fill a vacancy shall serve only for the unexpired term of his predecessor in office.

In its organizational meeting held on 16 May 2022, the Board of Directors appointed the members of the Company's Corporate Governance Committee.

On 5 April 2023, the Board of Directors and the Corporate Governance Committee approved the materials and timetable for the selection of nominees for the Company's independent directors, for election in the annual stockholders' meeting to be held on 10 July 2023.

For 2023, the Board of Directors and the Corporate Governance Committee approved the following timetable:

- a. 14 April 2023 – sending out of notices to stockholders that the Corporate Governance Committee is accepting nominations for independent directors;
- b. 5:00 pm of 3 May 2023 – deadline for the submission of the recommendation and acceptance of recommendation forms;
- c. 5 May 2023 - deliberations of the Corporate Governance Committee and preparation of final list of candidates.

• Final List of Candidates for Independent Directors

On 5 May 2023, the Corporate Governance Committee approved the final candidates for independent directors, consisting of the following individuals:

- a. Natividad N. Alejo

Ms. Alejo was nominated by The Philippine Fund Limited. She is not related to The Philippine Fund Limited. She is 65 years old, Filipino, and a Philippine resident. Please refer to the description of her business experience below.

b. Simeon K. Ferrer

Atty. Ferrer was nominated by Zatrio Pte Ltd. He is not related to Zatrio Pte Ltd. He is 65 years old, Filipino, and a Philippine resident.

Atty. Ferrer heads the Corporate Services Department of SyCip Salazar Hernandez & Gatmaitan. He was admitted to the Philippine Bar in 1982 after completing his legal education at the University of the Philippines (LL.B.). He also graduated with a Master of Laws degree (L.L.M) from the University of Michigan in 1985. He also serves in Board of Directors of various companies.

c. Rodulfo F. Besinga

Mr. Besinga was nominated by Ma. Isabelita M. Besinga, his spouse and a stockholder of the Company. He is 73 years old.

Mr. Besinga was previously the President / CEO of the Philippine Business Bank and an independent director of Cocolife Fixed Income Fund Inc. and Cocolife Dollar Fund Inc. He graduated with a Master's Degree in Business Management in Asian Institute of Management in 1975.

We attach as Annexes "A", "B", and "C" the Certification of Qualification of Independent Directors signed by Ms. Alejo, Atty. Ferrer, and Mr. Besinga, respectively.

Under the By-Laws of the Company, each director elected during the annual stockholders' meeting shall hold office until the next annual stockholders' meeting and until his or her successor has been elected and has qualified.

None of the directors has resigned or has refused to stand for re-election because of a disagreement with the Company regarding the Company's operations.

Except for the nominees selected by the Corporate Governance Committee for the position of independent directors, there are no named nominees for the position of regular directors yet. The actual nominations for the position of regular directors will be made during the annual stockholders' meeting.

Business Experience of Directors and Officers (covering at least the past five (5) years):

A brief description of the business experience of the incumbent directors and officers for the past five years, including the nominees of the Company for independent director position, is provided below:

KWEK EIK SHENG
CHAIRMAN & PRESIDENT

Mr. Kwek served as Chairman and President of the Board of Grand Plaza Hotel Corporation since his appointment on 1 January 2020. Mr. Kwek is currently the Group Chief Operating Officer of City Developments Limited (“CDL”), an appointment he has held since 1 January 2022.

Mr. Kwek joined CDL in 2009, covering Business Development for overseas projects before being appointed as Head of Corporate Development. In 2014, he assumed the role of Chief Strategy Officer and undertook an added portfolio as Head of Asset Management in April 2016. Prior to joining CDL, he was with the Hong Leong Group of companies in Singapore specializing in corporate finance roles from 2006 to 2008.

He currently also holds the position of Executive Director in Millennium & Copthorne Hotels Limited, previously listed on the London Stock Exchange under the name “Millennium & Copthorne Hotels plc”. He is also a Non-Executive Director of Millennium & Copthorne Hotels New Zealand Limited and CDL Investments New Zealand Limited, both of which are listed on New Zealand’s Exchange.

He holds a Bachelor of Engineering in Electrical and Electronics Engineering from Imperial College of Science, Technology and Medicine and a Master of Philosophy in Finance from Judge Business School, Cambridge University.

BRYAN K. COCKRELL
DIRECTOR

Mr. Bryan Cockrell, an American national, has been a Director of the Company since 15 May 1997. Mr. Cockrell is the Chairman of the Pathfinder Group in the Philippines which has interests in tourism-related ventures, properties and other joint ventures undertakings of the Group. Before his stint in the Philippines, he held numerous positions in Singapore, Indonesia and Saudi Arabia.

SIMEON K. FERRER
INDEPENDENT DIRECTOR

Simeon Ken Ferrer is currently Of Counsel at SyCipLaw, having recently retired as a Senior Partner and Head of the Corporate Services Department. His practice areas include corporate governance, banking, finance and securities, foreign investments, mergers and acquisitions. He was listed in Euromoney Legal Group’s Guide to the World’s Leading Capital Market Lawyers for several years. He was cited in the area of capital market in IFLR’s The Guide to the World’s Leading International Law Firms and in Legal 500. He has also been listed as a leading lawyer in the Philippines in the area of commercial and corporate law in AsiaLaw Profiles. More recently, he received the IFLR Asia Best Lawyers award in 2020. Finally, as a Corporate Secretary of Meralco, the largest public utility in the Philippines, he has been consistently recognized as an Asian Company Secretary of the Year by Corporate Governance Asia. He is an SEC-accredited lecturer on corporate governance and is a member of the faculty of the Ateneo Law School. Mr. Ferrer is a member of the Integrated Bar of the Philippines and the Philippine Bar Association and a Fellow of the Institute of Corporate Directors. He is also the

International Alumni Contact for the Philippines of the University of Michigan Alumni Association. He was first appointed as an independent director of Grand Plaza on 17 May 2021.

RICARDO P.C. CASTRO JR.

DIRECTOR

Ricardo P.C. Castro Jr. is a retired International Partner of Baker McKenzie law firm where he was a member of its Policy Committee and of its Manila member firm, Quisumbing Torres, where he was the Managing Partner for eight years. His practice areas included Dispute Resolution and Litigation, Global Mobility, and Corporate Compliance. At present, he is a member of the Advisory Board of Southwestern Institute for International and Comparative Law based in Texas, U.S.A. and of the Board of Trustees of the University of San Agustin. He is involved with Christoffel Blindenmission (CBM), a foundation based in Germany extending assistance to the disabled in the world's 80 poorest countries, where he was a member of its International Board for eight years. He is a lecturer in the Mandatory Continuing Legal Education program for lawyers. He has been a law professor, bar reviewer, and was a Bar Examiner in the 2004 bar examinations. After his retirement from active law practice in 2015, Mr. Castro has been elected and is presently an officer or a director of more than 30 corporations involved in property development, business process outsourcing, minerals, tourism, fashion, and manufacturing. He was first appointed as a director of Grand Plaza on 17 May 2021.

WONG KOK HO

DIRECTOR

Mr. Wong Kok Ho, a Chinese national, has been a director of the Company since 15 May 2018. Ms. Wong has also been an executive director of Asia Financial Holdings Limited, a public listed company in Hong Kong Stock Exchange, since 2nd May 2007 and has served the Group for over 40 years. Mr. Wong is an executive director of Asia Insurance and a director of several other subsidiaries of the Company. Mr. Wong was the Chief Executive Officer of Asia Insurance until October 2016 and has extensive experience in the insurance industry. He sits on the boards of AFH Charitable Foundation Limited, The People's Insurance Co. of China (Hong Kong), Limited, AR Consultant Service (HK) Limited, Professional Liability Underwriting Services Limited and Asia Insurance (Philippines) Corporation. Mr. Wong is also an independent non-executive director of Sampo Insurance (Hong Kong) Company Limited, and an adviser to both BE Reinsurance Limited and BC Reinsurance Limited. Mr. Wong was educated in Hong Kong and Deakin University, Melbourne, Australia and is a fellow member of The Chartered Insurance Institute, London.

YAM KIT SUNG

DIRECTOR, GENERAL MANAGER, CHIEF FINANCE OFFICER, COMPLIANCE OFFICER & CHIEF AUDIT EXECUTIVE

Mr. Yam Kit Sung has been appointed Director of the Corporation on 1 January 2020. He obtained his Bachelor of Accountancy (Honors) degree from Nanyang Technological University in Singapore. Upon graduation, he joined the international accounting firm, Price Waterhouse based in Singapore as an auditor and later joined CDL Hotels International Limited (now known as Millennium & Copthorne Hotels International Limited) as an Internal Auditor. In 1996, he joined The Heritage Hotel Manila as an Operations Analyst and was appointed General Manager of the Company in April 2000. In June 2006, Mr. Yam was appointed General

Manager –Asset Management (China) for HL Global Enterprises Limited, a company listed on the Singapore Stock Exchange and he stepped down from this position on 15 January 2020.

He was appointed Vice President of Operational Finance (Asia & North America) for Millennium Hotels and Resorts, which is the parent company of the Corporation, in September 2019. He also sits on the Board of several companies in Millennium Hotels and Resorts.

NATIVIDAD N. ALEJO
INDEPENDENT DIRECTOR

Ms. Natividad N. Alejo was appointed as an independent director of the Corporation on 16 May 2022. Ms. Alejo is currently a co-founder and managing director of AlphaPrimus Advisors, Inc., a boutique house that draws on the collective wealth of experience and track record of its incorporators in various fields of banking, with focus on providing advice on mergers and acquisitions, capital raising and strategy. She also currently serves as a director of BPI Direct Banko Inc., a savings bank that focuses on providing banking and finance to self-employed micro-entrepreneurs (SEMEs). Ms. Alejo is an experienced senior banker with more than 30 years of key leadership roles in retail banking, microfinance, investment banking and corporate finance, and strategic planning.

ARLENE DE GUZMAN
TREASURER

Ms. Arlene de Guzman has been the Company's Treasurer since August 1997. She is also a former director and president of the Company. She graduated with a B.S. Business Economics (cum laude) degree from the University of the Philippines in 1981. Her business experience includes: Senior Project Evaluation Officer, National Development Company, Head, Financial Risk Management, Philippine Associated Smelting and Refining Corporation (PASAR) and currently Senior Vice President of the Pathfinder Group. She is presently a director and/or officer of the various companies under the Pathfinder Group and Grand Plaza Hotel Corporation.

ALAIN CHARLES J. VELOSO
CORPORATE SECRETARY

Mr. Alain Charles Veloso is a partner of Quisumbing Torres' Corporate & Commercial/M&A Practice Group. He heads the Firm's Capital Markets Practice, and the Financial Institutions Industry Group. He is also a member of the Firm's Technology, Media & Telecommunications and Industrials, Manufacturing and Transportation groups. He participates in the initiatives of Baker McKenzie International of which Quisumbing Torres is a member firm. He is a member of Baker McKenzie's Asia Pacific Competition Steering Committee. He has 16 years of legal practice, advising clients with regard to their transactions in the Philippines, including private and public M&A transactions, debt, and equity capital markets transactions, and structuring and establishment of their Philippine presence. Mr. Veloso also heads the Firm's Inclusion & Diversity and B-Green Committees. Mr. Veloso currently serves as the Chairperson of the Diversity and Inclusion Committee of the Integrated Bar of the Philippines (IBP) Makati Chapter.

He joined Quisumbing Torres in 2006 after graduating class valedictorian and *cum laude* from the University of the Philippines College of Law in 2006. Mr. Veloso was admitted to the Philippine Bar in 2007 and ranked 10th in the 2006 Philippine Bar exams. Prior to obtaining his law degree, Mr. Veloso obtained his B.S. Accountancy from the University of the Philippines – Tacloban College in 2001, graduating *cum laude* and is a Certified Public Accountant. Mr. Veloso studied EU Competition Law at the London School of Economics and Political Science in 2017. He is one of the authors of The Philippine Competition Act Annotated 2021 edition.

Mr. Veloso has been recognized as External Counsel of the Year in Asia by The Asian-MENA In-House Community Counsels in 2019, and cited as a Next Generation Lawyer for Corporate and M&A by Legal 500 for 2017 and 2018. He was also a 2018 Bench and Bar Awardee of the Integrated Bar of the Philippines' Leyte Chapter. He was awarded Young Lawyer of the Year by Asian Legal Business Philippine Law Awards 2020 and as a Leading Individual in Capital Markets by The Legal 500 Asia Pacific from 2020 to 2023. . He was awarded Client Choice Awards for Competition by Lexology 2021 and 2022. More recently, he was cited as one of the leading competition lawyers by Who's Who Legal: Southeast Asia 2022 - Competition edition.

Mr. Veloso is also the corporate secretary of various private companies. He is not an officer or director of other public companies or companies that are grantees of secondary licenses from the SEC.

LESLEY ANNE C. MONDEZ
ASSISTANT CORPORATE SECRETARY

Ms. Lesley Anne C. Mondez is an associate of the law firm Quisumbing Torres. Ms. Mondez was previously appointed as the Assistant Corporate Secretary of Grand Plaza Hotel Corporation on 5 February 2018. Ms. Mondez has nine years of experience in the areas of mergers and acquisitions, capital markets, corporate reorganization and restructuring, commercial agreements, and general corporate and commercial work. She has participated in the conduct of legal due diligence on several target companies, including listed companies, and has drafted and assisted in the negotiations of transaction documents relating to mergers and acquisitions, commercial lending and project finance. Ms. Mondez's practice spans several industries, including banking, gaming, manufacturing, real estate, and energy mining and infrastructure. Ms. Mondez likewise previously handled disclosure and regulatory requirements of a company listed on the PSE, and acted as Corporate Secretary and Assistant Corporate Secretary for several companies, and performed various corporate secretarial work such as preparation of minutes of meetings, secretary's certificates, period reports submitted to the PSE and the SEC, preparation and issuance of stock certificates, and other general corporate housekeeping work. Ms. Mondez is not an officer or director of other public companies or companies that are grantees of secondary licenses from the SEC.

FARID SCHOUCAIR

GENERAL MANAGER – HERITAGE HOTEL MANILA MANAGEMENT EXECUTIVE COMMITTEE

Farid Schoucair joined The Heritage Hotel Manila, as General Manager, on December 17, 2019. Farid was transferred from the Grand Copthorne Waterfront Hotel in Singapore, back to Manila, to replace Eddie Yeo, who retired after some 14-years at the helm of THHM. Half Lebanese and half Swiss, Farid got his diploma in Hotel & Tourism Management, from the Centre International de Glion, in Montreux, Switzerland back in 1980. He then joined the Hyatt Regency Dubai, back in 1981 as a management trainee and climbed the ladder from banqueting department to various F&B management positions and then General Manager of the Hyatt Regency Jeju back in August 1996. Farid has spent 25-years with Hyatt International; moving from Macau to Saipan, Singapore, Kuala Lumpur, Manila, South Korea and back to Manila; where he was managing the Hyatt Regency Manila up to December 2006. In April 2007, he joined M&C, to renovate and rebrand the then-Regent Hotel in KL to the Grand Millennium KL. He then moved back to Manila to renovate and rebrand the Renaissance Hotel in Makati to the New World Makati Hotel, where he spent the last ten years; before moving back to Singapore at the helm of the Grand Copthorne Waterfront Hotel, back in March 2019.

JEFFREY VILLABLANCA

DIRECTOR OF FINANCE, MEMBER – HERITAGE HOTEL MANILA MANAGEMENT EXECUTIVE COMMITTEE

Mr. Jeffrey Villablanca joined the company in 2014 as Chief Accountant and worked his way up to Assistant Director of Finance and, eventually, Director of Finance in 2022. Prior to joining the Heritage Hotel, Jeffrey worked as a General Accountant and Income Auditor at the Mandarin Oriental Manila. He was a member of the closing team for Mandarin Oriental Manila, which temporarily closed its doors in the Manila market. He also worked as an accountant for The Daily Tribune.

Mr. Villablanca obtained his B.S. Accountancy from Eastern Visayas State University (EVSU-Tacloban) and is a Certified Public Accountant.

MARIA LEE FLORES

DIRECTOR OF SALES & MARKETING, MEMBER – HERITAGE HOTEL MANILA MANAGEMENT EXECUTIVE COMMITTEE

Lee Flores recently joined The Heritage Hotel Manila in November 2022. She started her career in the hotel industry as a Front Office Agent at the then Westin Philippine Plaza, now Sofitel in 1996 after graduating with a degree of Hotel and Restaurant Administration from the University of the Philippines. After a year she moved on to Manila Galleria Suites moving her way up in the Sales & Marketing Division starting as a Banquet Sales Coordinator for a year, then Public Relations & Marketing Coordinator after which she was promoted to Sales Manager for 5 five years. She was part of the rebranding of the hotel to Holiday Inn Galleria in 2003 and opening team of Crowne Plaza Galleria in 2005, selling both properties. After year, she was tasked to handle the MICE & Travel Trade, overseeing 3 Sales Managers to drive both segments of the properties, working closely with the Crowne Meetings Team. She represented the hotels in various overseas trips spearheaded by IHG and by the Department of Tourism. In 2009, she decided to take a break from the hotel and did a short stint with Agoda as Market

Manager where she was part of the opening team in the Philippines. Lee decided to go back to the hotel industry and helped in the pre-opening of Microtel MOA as Assistant Director of Sales. The last decade she spent in San Diego, CA USA with her family and worked at various international chains such as Marriott, Hilton and IHG still driving and overseeing sales for the properties. She is currently taking up her Masters in Hotel, Restaurant and Institution Management at the University of the Philippines.

JUANCHO BALTAZAR

*DIRECTOR OF HUMAN RESOURCES , MEMBER – HERITAGE HOTEL MANILA
MANAGEMENT EXECUTIVE COMMITTEE*

An extensive background in the hospitality profession, Atty. Juancho Baltazar has exposure in almost all areas of hotel management and thus embedded in him the important aspect of the business which is “Customer Service”. His love for teaching has given him the ability to be an influence in the molding of the character of the people working in the organization. Through the years, he has acquired skills in the area of recruitment and selection, training and development, employee relations, coaching and counseling, motivation, public speaking, and strategy planning, among others. Rising from the ranks, Choy knows how people in the organization behave. As a lawyer, he has a good knowledge of Labor Law and Labor Relations. He has extensive experience in collective bargaining negotiations and dealing with the unions. He is a professional whose years of specialization in operation and human resource management and development have trained him to spot the right person for the right job and to consistently maintain and improve the quality of the workforce especially in the areas of work efficiency, training, and in the development of customer-oriented professionals. He is a graduate of the Philippine Christian University in 1983 with a degree in Business Administration and a Bachelor of Laws degree from the Lyceum of the Philippines University in 1988. He also has a diploma in Hotel Management from the Singapore Hotel and Tourism Education Centre (SHATEC) in 1996.

RAMON PEREZ JR., PME

*DIRECTOR OF ENGINEERING, MEMBER - HERITAGE HOTEL MANILA MANAGEMENT
EXECUTIVE COMMITTEE*

Mr. Ramon Perez, Jr. join the company on 26 August 2021. A seasoned engineer, Ramon has extensive background in the hospitality industry and exposure in opening hotels. Prior to joining the Heritage Hotel he held the position of Director of Engineering at Grand Hyatt Manila as part of the Pre-opening Team until 2020. He also held several senior positions in various hotels & resorts in Metro Manila, namely the Solaire Resort & Casino, Dusit Thani Manila, Hyatt Regency Manila and New World Hotel Makati.

He is a graduate of the Western Mindanao State University in 1980 with a degree in Bachelor of Science in Mechanical Engineering. He is a registered Professional Mechanical Engineer and a Certified Asean Energy Manager.

Based on the records of the Company and on the confirmation that we obtained from the directors and key executive officers of the Company as of 31 March 2023, no directors or key executive officers of the Company are currently connected with any government agencies or its instrumentalities. The Certification to this effect is attached hereto as Annex "D".

Members of the Corporate Governance Committee

1. Simeon Ken R. Ferrer - Chairman and Independent Director
2. Natividad Alejo - Independent Director
3. Kwek Eik Sheng - Member
4. Bryan Cockrell - Member
5. Ricardo Pio Castro, Jr. - Member

The Board of Directors appointed The Heritage Hotel Management Executive Committee to perform the functions of the Remuneration and Compensation Committee of the Company.

Significant Employees

The Company has no significant employees.

Family Relationships

There are no family relationships up to the fourth civil degree either by consanguinity or affinity among the Directors, Executive Officers or persons nominated.

Pending Legal Proceedings

- (1) *Grand Plaza Hotel Corporation versus Commissioner of Internal Revenue (“BIR”) – Court of Tax Appeal (“CTA”) Case No. 8992*

This case is a Petition for Review with the CTA to invalidate the tax deficiency assessment in relation to year 2008 ("Deficiency Tax Case").

On 20 February 2015, the Company filed a Petition for Review with the CTA to invalidate the collection proceedings of the BIR. The Petition is based on the Company's position, as advised by tax counsel, that the collection proceedings initiated by the Commissioner of Internal Revenue (“CIR”) is void because the assessment, from which the collection proceedings arose, did not comply with the requirements of law and lacked factual and legal bases.

The Deficiency Tax Case seeks to have the CTA review the Collection Letter that the Company received from the BIR on 12 December 2013. As far as the Company is aware, the Collection Letter was issued by the BIR in connection with a Formal Letter of Demand for alleged deficiency income tax, value added tax, expanded withholding tax, withholding tax on compensation and documentary stamp tax for the year 2008, in the aggregate amount of PhP508,101,387.12 consisting of PhP262,576,825.03 for basic tax, and interest of PhP245,524,562.09 from 20 January 2009 to 30 September 2013.

On 24 July 2015, the Company received a Warrant of Distraint and/or Levy dated 24 July 2015 from the BIR (“Warrant”). The Warrant relates to the tax case for year 2008. Considering that a Petition for Review has been earlier filed with the CTA on 20

February 2015 to question the validity of the collection proceedings initiated by the CIR and that the matter is currently being litigated at the CTA, the Company has taken appropriate legal measures to ensure that such Warrant is not implemented during the course of the trial proceedings.

During the CTA hearing on 21 September 2015, the Company presented 2 witnesses and they were able to finish their testimonies on the same day. The BIR, on the other hand, did not present any witnesses and opted to submit the case for the resolution of the CTA.

On 6 November 2015, the Company filed its Formal Offer of Documentary Evidence. In two Resolutions dated 04 January 2016 and 11 March 2016 respectively, the CTA admitted in evidence the Company's documentary exhibits.

On 15 April 2016, the Company filed its Memorandum with the CTA.

Meanwhile, on 8 June 2016, management of the Company was informed by Metropolitan Bank & Trust Company ("Metrobank") via email, that the BIR has issued a Warrant of Garnishment with Warrant No. 125-2015-011 dated 2 June 2016 against the Company in connection with the Deficiency Tax Case. Pursuant to the Warrant, the BIR seeks to garnish the Company's deposits with Metrobank, which are currently in the amount of PhP499,049.64, as may be necessary to satisfy the alleged tax deficiency of the Company.

In addition, on 10 June 2016, management of the Company was also informed by the Lank Bank of the Philippines ("Land Bank"), that the BIR has issued a Warrant of Garnishment with Warrant No. 125-2015-011 against the Company in connection with the Deficiency Tax Case. To date, the Company has not received the original Warrant from the BIR. Pursuant to the Warrant, the BIR seeks to garnish the Company's deposits with the Land Bank, which are currently in the amount of PhP71,718.54 as may be necessary to satisfy the alleged tax deficiency of the Company.

In a Manifestation dated 01 September 2016, the CIR informed the CTA that it will adopt its arguments in its Answer as its Memorandum.

Thus, on 6 September 2016, the Company's tax counsel received a Resolution from the CTA stating that the case has been submitted for decision.

On 7 March 2017, the Company filed an Urgent Motion to Allow Payment of Taxes with the CTA. This is with respect to the Warrant of Garnishment with Land Bank. The Company uses this bank account for its tax payments.

On 24 August 2017, the Company withdrew its "Urgent Motion to Allow Payment of Taxes" with CTA and instead requested the CTA to submit the case for decision. On 31 August 2017, CTA granted the withdrawal of the Motion and submitted the case for decision.

On 4 July 2018, the CTA rendered its Decision.

In the Decision, the CTA held that it does not have jurisdiction to entertain the Petition. It explained that the CTA only has jurisdiction to review decisions of the CIR involving disputed assessments, and not those assessments which have become final and executory. The CTA held that due to the Company's failure to file a protest within the reglementary period, the assessment became final, executory, and demandable. In light of the foregoing, the CTA held that it had no jurisdiction to entertain the Petition.

The Company filed a Motion for Reconsideration ("MR") on 19 July 2018. In its MR, the Company argued that: (i) the CTA has jurisdiction to review collection proceedings initiated by the CIR pursuant to its powers under Section 7(A)(1) of the National Internal Revenue Code; and (ii) the tax deficiency assessment of the CIR is void for failure to indicate a due date for payment and thus, the absence of a protest does not render the assessment final and executory because no rights can emanate from a void assessment.

Amended Decision

On 30 October 2018, the Company received the CTA's Amended Decision granting the Company's MR. Thus, the CTA annulled and set aside the CIR's assessment against the Company for deficiency income tax, withholding tax on compensation, expanded withholding tax, documentary stamp taxes, and value-added tax, in the total amount of PhP508,101,387.12 for taxable year 2008.

In its Amended Decision, the CTA held that it had jurisdiction to review collection proceedings by the CIR pursuant to its powers under Section 7(a)(1) of the Tax Code, and in particular, "other matters" arising under the National Internal Revenue Code. The CTA held that while there is no disputed assessment, it can assume jurisdiction over the Petition under "other matters".

After a careful scrutiny of the Formal Letter of Demand and Final Assessment Notice, the CTA held that the same was not valid for failure to indicate a definite due date for payment by the taxpayer, which negates the CIR's demand for payment.

MR filed by CIR

On 20 November 2018, the MR filed by the CIR seeks to pray for a reconsideration of the Amended Decision and to uphold the Decision dated 4 June 2018 on the following grounds:

- (1) The "other matters" clause of Section 7 of Republic Act No. 9282 does not include assessment cases.
- (2) A challenge to the collection procedure under "other matters" cannot reach back and examine an undisputed assessment.
- (3) Even assuming that the present case falls under the scope of "other matters", the Petition was filed out of time.

The Corporation filed its Comment to the CIR's MR on 12 December 2018 and prayed that the same be denied for lack of merit. On 14 March 2019, the CTA issued a decision

denying the CIR Motion for Reconsideration as the Court finds no cogent reasons to reverse or modify the Amended Decision.

On 21 March 2019, the CIR filed an appeal to the CTA En Banc to set aside the Amended Decision. On 19 June 2019, the Corporation received a notice from the CTA En Banc to file its comments to Petition of CIR. The corporation filed its comment on 20 June 2019.

On 2 December 2019, the CTA En Banc issued a Notice of Resolution that since both CIR and the Corporation decided not to have the case mediated by Philippine Mediation Center – Court of Tax Appeals, the mediation proceedings are terminated and the case is submitted for decision by the CTA En Banc.

On 29 September 2020, CTA En Banc promulgated a decision affirming the CTA decision and denied the Petition of CIR for lack of merit. CIR, dissatisfied with the decision, filed a Motion for Reconsideration on 20 October 2020 and the Corporation has filed its Response to CIR's Motion for Reconsideration on 11 November 2020. As at 4 January 2021, there is no decision yet from CTA En Banc.

On 26 January 2021, the Corporation received from its counsel the Decision of CTA En Banc denying again the Motion for Reconsideration of CIR for lack of merit.

Petition for Review filed by the CIR

On 23 March 2021, Management of the Corporation was advised by the Corporation's tax counsel that it had received a copy of the Petition for Review dated 8 March 2021 filed by the CIR with the Philippine Supreme Court which seeks to set aside the CTA En Banc Decision dated 29 September 2020 (Decision) and CTA En Banc Resolution.

The Petition for Review seeks to (i) reverse and set aside the CTA En Banc Decision dated 29 September 2020 and Resolution dated 19 January 2021 and (ii) render a decision ordering the Corporation to pay the total amount of PhP 37,394,321.84, PhP 142,281,715.20, and PhP 326,352,191.20 representing withholding tax on compensation, value-added tax, and income tax assessment, respectively, or an aggregate amount of PhP 506,028,228.24 for taxable year 2008 as well as 25% and 50% surcharge, 20% deficiency and delinquency interest and 12% interest until full payment pursuant to the Tax Reform for Acceleration and Inclusion (TRAIN) law.

The Corporation has filed its Position Paper to the Supreme Court and awaiting the court's decision. No further update on the tax case as at 3 February 2023.

Other than the above tax cases, to the best knowledge and/or information of the Company, neither itself nor any of its affiliates and subsidiaries have been involved during the past five (5) years in any material legal proceedings affecting/involving the Company, its affiliates or subsidiaries, or any material or substantial portion of their property before any court of law or administrative body in the Philippines or elsewhere.

To the best knowledge and/or information of the Company, none of its directors, nominees for election as director, executive officers, underwriters, or controlled persons, have been involved

during the past five (5) years, up to 31 March 2022, in any of the following events that are material to an evaluation of their ability or integrity:

- (a) Any bankruptcy petition filed by or against any business of which such person was a general partner or executive officer either at the time of the bankruptcy or within two years prior to that time;
- (b) Any conviction by final judgment, including the nature of the offense, in a criminal proceeding, domestic or foreign, or being subject to a pending criminal proceeding, domestic or foreign, excluding traffic violations and other minor offenses;
- (c) Being subject to any order, judgment, or decree, not subsequently reversed, suspended or vacated, of any court of competent jurisdiction, domestic or foreign, permanently or temporarily enjoining, barring, suspending or otherwise limiting his involvement in any type of business, securities, commodities or banking activities; and
- (d) Being found by a domestic or foreign court of competent jurisdiction (in a civil action), the Securities and Exchange Commission or comparable foreign body, or a domestic or foreign Exchange or other organized trading market or self regulatory organization, to have violated a securities or commodities law or regulation, and the judgment has not been reversed, suspended, or vacated.

Certain Relationships and Related Transactions

In the last two years, there were no material transactions or proposed transactions between the Company and any director in which the director had a material interest.

Aside from the related party transactions disclosed in Note 14 of the Notes to Financial Statements of the Company, the Company has no other relationships and related transactions.

Item 6. Compensation of Directors and Officers

Aggregate Compensation of Directors and Officers (i.e., President / CEO and 4 most highly compensated officers– in Pesos)

Year 2023*

NAME	POSITION	YEAR	SALARY	BONUS	OTHERS/ DIRECTOR ALLOWA NCES
Farid Alain Schoucair	General Manager of Hotel	2023			
Jeffrey Villablanca	Director of Finance	2023			
Lee Flores	Director of Sales	2023			
	Director of Sales & Marketing	2023			

Juancho Baltazar	Director of Human Resources	2023			
Total		2023	15.5m	2m	
Directors allowances		2023			0.9m
All officers & Directors as a group		2023	15.5m	2m	0.9m

*the figures for year 2023 are estimated amounts.

Year 2022

NAME	POSITION	YEAR	SALARY	BONUS	OTHERS/ DIRECTOR ALLOWAN CES
Farid Alain Schoucair	General Manager of Hotel	2022			
Jeffrey Villablanca	Director of Finance	2022			
Lee Flores	Director of Sales and Marketing	2022			
Juancho Baltazar	Director of Human Resources	2022			
Total		2022	15,475,100	2,162,661	144,290
Directors' allowances		2022			799,599
All officers & Directors as a group		2022	15,475,100	2,162,661	943,889

Year 2021

NAME	POSITION	YEAR	SALARY	BONUS	OTHERS/ DIRECTOR ALLOWA NCES
Farid Alain Schoucair	General Manager of Hotel	2021			
Josie Malpas	Director of Finance	2021			
Angelica Vicencio	Director of Sales	2021			
Gigi Gaw	Director of Sales & Marketing	2021			
Juancho Baltazar	Director of Human Resources	2021			
Total		2021	13,515,787	180,999	0
Directors allowances		2021			799,600
All officers & Directors as a group		2021	13,515,787	180,999	799,600

Year 2020

NAME	POSITION	YEAR	SALARY	BONUS	OTHERS/ DIRECTOR ALLOWAN CES
Farid Schoucair	General Manager of Hotel	2020			
Yam Kit Sung	General Manager of the Company	2020			
Ederlinda F. Decano	Director of Finance	2020			
Gigi Gaw	Director of Sales & Marketing	2020			
Juancho Baltazar	Director of Human Resources	2020			
Total		2020	14,399,659	1,258,778	
Directors allowances		2020			826,133
All officers & Directors as a group		2020	14,399,659	1,258,778	826,133

The proposed remuneration of the officers named above shall be fixed and approved in a special meeting of the Board of Directors of the Company, to be held prior to the annual stockholders' meeting, as provided in the Company's By-Laws.

The proposed per diem of the directors for 2023 above will be presented to the Board of Directors for approval and will be disclosed to the stockholders at the 2023 annual stockholders' meeting. Please note that the per diem of the directors do not involve any other form of remuneration. There are no arrangements, such as compensatory plan or arrangement or consulting contracts, pursuant to which any director of the Company was compensated, or is to be compensated, directly or indirectly, during the Company's last completed fiscal year, and the ensuing year, for any service provided as director.

Description of the Terms and Conditions of each Employment Contract between the Company and Executive Officers

All the key officers who are foreigners are on one-year to two-year employment contracts that may be renewed for another term upon mutual agreement of the parties. The local officers following the Philippine Labor Code are on permanent contract of employment upon confirmation of their 6-months probation.

The employment contracts of the executive officers do not require such executive officers of the Company to be paid a total amount exceeding PhP2,500,000 as a result of their resignation or termination from the Company, or if there is a change in control of the Company.

Description of the Terms and Conditions of the Compensatory Plan or Arrangement for the Company's Executive Officers

The foreign executive officers of the Company are paid a monthly fixed salary with variable bonus depending on performance. They are also on fixed employment period between 1-2 years and renewable depending on performance.

Warrants and Options Outstanding

There are no outstanding warrants or options held by the President, the named executive officers, and all officers and directors as a group.

Item 7. Independent Public Accountants

Election, Approval or Ratification

R. G. Manabat & Co. is the Company's current independent public accountant. The handling partner for year 2022 is Ms. Alicia Columbres, replacing Mr. Enrico Baluyut.

In compliance with the Securities Regulation Code Rule 68, paragraph 3(b)(ix), the independent auditor or in the case of an audit firm, the signing partner, shall be rotated after every five (5) years of engagement, subject to the observance of the two-year cooling off period in the re-engagement of the same signing partner or individual auditor.

In view of the foregoing, the Company's Audit Committee has recommended R. G. Manabat & Co. for re-appointment at the annual stockholders' meeting, with Ms. Alicia Columbres as the new handling partner. Under the Revised Manual on Corporate Governance of the Company, the Audit Committee shall recommend the nominees for the independent public accountants of the Company.

The appointment of the external auditor of the Company, as well as the grant of authority from the stockholders for the Board of Directors to fix the remuneration of the Company's external auditor, will be discussed for approval the annual stockholders' meeting.

The Members of the Audit Committee of the Company are as follows:

1. Natividad Alejo – Independent Director
2. Bryan Cockrell
3. Ricardo Pio Castro, Jr.

The Chairperson of the Audit Committee is Ms. Natividad Alejo.

Representatives of R. G. Manabat & Co are expected to be present at the annual stockholders' meeting and will be given the opportunity to make a statement if they desire to do so. Likewise, they are expected to be available to respond to any appropriate questions that may be raised during the meeting.

Compliance with SRC Rule 68 par. 3 (b) (iv)

In compliance with SRC Rule 68, par, 3(b)(iv), the independent auditor shall be rotated every five (5) years of engagement. In case of a firm, the signing partner shall be rotated every five (5) years. On 15 May 2019, Mr. Enrico Baluyut was appointed as handling partner in place of Mr. Dindo Marco M. Dioso. The Company's Audit Committee has recommended R. G. Manabat & Co. for re-appointment at the annual stockholders' meeting, with Ms. Alicia Columbres as the handling partner, to replace Mr. Enrico Baluyut.

Item 8. Compensation Plans

There are no matters or actions to be taken up in the meeting with respect to any plan pursuant to which cash or non-cash compensation may be paid or distributed.

C. ISSUANCE AND EXCHANGE OF SECURITIES

Item 9. Authorization or Issuance of Securities Other than for Exchange

There are no matters or actions to be taken up in the meeting with respect to the authorization or issuance of any securities of the Company.

Item 10. Modification or Exchange of Securities

There are no matters or actions to be taken up in the meeting with respect to the modification of any class of securities of the Company, or the issuance or authorization for issuance of one class of securities of the Company in exchange for outstanding securities of another class.

Item 11. Financial and Other Information

The Company's audited financial statements for the year ended 31 December 2022 (attached hereto as Annex "F") and other information related to the Company's financial statements are contained in the Company's SEC Form 17-A for the year ended 31 December 2022 which is attached hereto as Annex "G". The management report required under paragraph (4) of SRC Rule 20 is attached hereto as Annex "E".

Item 12. Mergers, Consolidations, Acquisitions and Similar Matters

There are no matters or actions to be taken up in the meeting with respect to merger, consolidation, acquisition by, sale or liquidation of the Company.

Item 13. Acquisition or Disposition of Property

There are no matters or actions to be taken up in the meeting with respect to the acquisition or disposition of any property.

Item 14. Restatement of Accounts

There are no matters or actions to be taken up in the meeting with respect to the restatement of any asset, capital, or surplus account of the Company.

D. OTHER MATTERS

Item 15. Action with Respect to Reports

1. Approval of the Minutes of the Annual Meeting of the Stockholders of the Company held on 16 May 2022 (“**Minutes**”), attached hereto as Annex "H".
2. Approval of the Annual Report and the audited financial statements for the year ended 31 December 2022.

The Annual Report to be ratified by the stockholders during the annual stockholders’ meeting, has been disclosed to the stockholders in SEC Form 17-A. The Company’s audited financial statements for the year ended 31 December 2022 are attached hereto as Annex “F”. Action on the Minutes will not constitute approval or disapproval of any of the matters referred to in the Minutes.

Brief summary of the Minutes:

The Minutes provides for the stockholders' approval of the following matters:

1. Presentation and Approval of the 2021 Annual Report;
2. Approval and Ratification of the Minutes of the Stockholders’ Meeting of 17 May 2021;
3. Ratification of the Renewal of the Management Agreement between Elite Hotel Management Services Pte. Ltd. (as Manager) and the Company (as Owner) for a term of five years from 1 January 2022 to 31 December 2026.
4. Ratification of all acts and proceedings of the Board of Directors, acting within the scope of their delegated authority, during the year 2021-2022;
5. Election of the Board of Directors, including the two (2) Independent Directors for the year 2022-2023;
6. Appointment of the independent auditor and the grant of authority to the Directors to fix the independent auditors’ remuneration; and
7. Remuneration / per diem of the Directors.

Item 16. Matters Not Required to be Submitted

There are no matters or actions to be taken up in the meeting which does not require a vote of the stockholders.

Item 17. Other Proposed Action

1. Ratification of all acts and proceedings of the Board of Directors during the year 2022-2023, acting within the scope of their delegated authority and adopted in the ordinary course of business involving:
 - a. Approval of the quarterly reports of the Corporation for the year 2022.
 - b. Presentation by the Management of Grand Plaza’s financial statements and annual report on SEC Form 17-A for the fiscal year 2022; Review and approval

by the Board of Directors of Grand Plaza's audited financial statements and annual report on SEC Form 17-A for the fiscal year 2022.

- c. Approval of the *per diem* of the directors and the members of the Audit Committee of the Corporation for the period 16 May 2022 to 10 July 2023.
- d. approval of the Corporation's Integrated Annual Corporate Governance Report for year 2021 ("I-ACGR").
- e. Appointment of Mr. Farid Alain Schoucair, General Manager of The Heritage Hotel Manila ("Heritage Hotel") and Ms. Angelica Vicencio, Director of Sales and Marketing of the Heritage Hotel, as authorized signatories to transact business with Banco de Oro Unibank ("BDO") in relation to the partnership of the Heritage Hotel with BDO for promo activities exclusive to BDO cardholders.
- f. authority to enter into a Memorandum of Agreement with GoldwinnPhil, Inc.
- g. authority to enter into a Commission Agreement with Star Fuzion Management Corporation.
- h. update of authorized signatories of the Corporation with Rizal Commercial Banking Corporation ("RCBC") - EDSA Taft Branch.
- i. update of authorized signatories of the Corporation with Rizal Commercial Banking Corporation ("RCBC") - Roxas Blvd. Branch.
- j. update of authorized signatories of the Corporation with BDO Unibank, Inc.
- k. authority of the Corporation to open an account with MUFG and appointment of bank signatories.
- l. appointment of authorized signatories to transact business with government agencies and private entities in relation to the Hotel's day-to-day operations.
- m. Authority of Mr. Kwek Eik Sheng, Mr. Bryan Cockrell, Mr. Yam Kit Sung, Mr. Charles Veloso, and Lesley Mondez to sign the SEC Form 17-A and the Statement of Management's Responsibility for Financial Statements on behalf of the Corporation; Authority of Mr. Bryan Cockrell and/or Mr. Yam Kit Sung, to sign the SEC Form 17-A and the Statement of Management's Responsibility for Financial Statements on behalf of the Corporation's President, Mr. Kwek Eik Sheng.
- n. Removal of Mr. Rojo Sanchez, former IT manager of the Heritage Hotel as the authorized representative to access the safety deposit box of the corporation in Metrobank Seafront branch and appointment of Mr. Mars Lim, income auditor of the Heritage Hotel as an authorized representative to access the safety deposit box of the corporation in view of the resignation of Mr. Rojo Sanchez.

- o. Removal of Maria Belen Palaganas as security administrator of the payment facility with RCBC, and the appointment of Jeffrey Villablanca as replacement.
 - p. Removal of Maria Belen Palaganas as the authorized representative of Grand Plaza to apply for the issuance of a tax clearance with the Bureau of Internal Revenue ("BIR"), and the appointment of Azucena Osi or Jeffrey Villablanca as the new authorized representatives of Grand Plaza.
 - q. Removal of Ederlinda Decano, Robert Visaya and Maria Belen Palaganas as the authorized representatives of Grand Plaza to transact business with the BIR in relation to the Computerized Accounting System application of Grand Plaza with the BIR, and the appointment of Jeffrey Villablanca, Jovy Macalalad or Azucena Osi as the new authorized representatives of Grand Plaza.
 - r. Approval of the Integrated Annual Corporate Governance Report of Grand Plaza for year 2022.
 - s. Approval of the Amendment of the Articles of Incorporation and by-laws of the Corporation to change its business or trade name.
 - t. Approval of the Postponement of the Annual Stockholders' Meeting ("ASM") originally scheduled on 15 May 2023.
 - u. Approval of the re-scheduled date of the ASM of Grand Plaza and the record date in connection with the ASM.
 - v. Approval of the documents relating to the nomination of candidates for the two independent directors of Grand Plaza ("Nomination Materials") and the proposed timetable for the nomination process for the two independent directors ("Nomination Timetable").
2. Election of the Board of Directors, including the election of the two (2) Independent Directors.
 3. Election of the independent auditor and the grant of authority to the Board of Directors to fix the independent auditor's remuneration.
 4. Approval of the remuneration / per diem of the Directors.

With respect to the proposal to ratify the amendments to the Articles of Incorporation and by-laws to change the business or trade name of the Company, the Company intends to change the business or trade name from ""The Heritage Hotel Manila" to "The Millennium Hotel Manila".

Item 18. Voting Procedures

1. The actions to be taken at the annual stockholders' meeting shall require the vote of the stockholders representing at least a majority of the Company's outstanding capital stock, except for (i) the election of directors, which shall be determined by cumulative

voting under the RCC, and (ii) the ratification of the amendment of the Articles of Incorporation and by-laws to change the Company's business or trade name, which must be approved by the stockholders of the Company owning at least two-thirds (2/3) of the total outstanding capital stock entitled to vote.

2. Each stockholder shall be entitled to vote in person and by proxy and, unless otherwise provided by law, he shall have one (1) vote for each share of stock entitled to vote and recorded in his name in the books of the Company.
3. Voting and counting of votes will be done by viva voce.
4. The Corporate Secretary shall be responsible to count and validate the votes.

SIGNATURE PAGE

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this report is true, complete and correct. This report is signed in Singapore on 15 May 2023.

By:



YAM KIT SUNG
General Manager / Chief Financial Officer /
Compliance Officer
Grand Plaza Hotel Corporation

SIGNATURE PAGE

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this report is true, complete and correct. This report is signed in the City of Taguig, Philippines, on 19 May 2023.

By:



ALAIN CHARLES J. VELOSO
Corporate Secretary
Grand Plaza Hotel Corporation

CERTIFICATION OF INDEPENDENT DIRECTOR

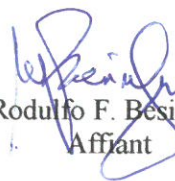
I, Rodulfo F. Besinga, of legal age, Filipino, with address at 82 Atis St. Mapayapa Village I, Quezon City, Philippines, after having been duly sworn to in accordance with law do hereby declare that:

1. I am a nominee for independent director of Grand Plaza Hotel Corporation.
2. I am affiliated with the following companies or organizations (including Government-Owned and Controlled Corporations):

Company/Organization	Position/Relationship	Period of Service
Philippine Business Bank	President / CEO	1999-2009
Corabes Towers Corp.	Chairman / President	2012-Present
Cocolife Fixed Income Fund, Inc.	Independent Director	2015-2020
Cocolife Dollar Fund, Inc.	Independent Director	2015-2020


3. I possess all the qualifications and none of the disqualifications to serve as an Independent Director of Grand Plaza Hotel Corporation, as provided for in Section 38 of the Securities Regulation Code, its Implementing Rules and Regulations and other SEC issuances.
4. I am not related to the any director/officer/substantial shareholder of Grand Plaza Hotel Corporation and its subsidiaries and affiliates.
5. To the best of my knowledge, I am not the subject of any pending criminal or administrative investigation or proceeding.
6. I shall faithfully and diligently comply with my duties and responsibilities as independent director under the Securities Regulation Code and its Implementing Rules and Regulations, Code of Corporate Governance and other SEC issuances.
7. I shall inform the Corporate Secretary of Grand Plaza Hotel Corporation of any changes in the abovementioned information within five days from its occurrence.

Done, this 18th day of May, at 2023.


Rodulfo F. Besinga
Affiant

SUBSCRIBED AND SWORN to before me this MAY 17 2023 day of _____ at Quezon City, affiant personally appeared before me and exhibited to me _____ issued at _____ on _____ and expiring on _____.

Doc. No. 478 ;
Page No. 97 ;
Book No. 17 ;
Series of 2023.


ATTY. ROSALINDA MONTENEGRO
NOTARY PUBLIC
My Commission Expires on Dec. 31, 2023
PTR No. 4028249/01/03/2023; Q.C.
IBP No. 263982/01/03/2023; Q.C.
Roll No. 68465
MCLE Compliance No. V47-0021672, April 14, 2023


REPUBLIC OF THE PHILIPPINES)
CITY OF TAGUIG) S.S.

SECRETARY'S CERTIFICATE

I, ALAIN CHARLES J. VELOSO, Filipino, of legal age, with office address at the 16th Floor, One/NEO Building, 26th Street corner 3rd Avenue, Crescent Park West, Bonifacio Global City, Taguig City, Philippines, after having duly sworn, hereby certify that:

1. I am the duly elected and qualified Corporate Secretary of **GRAND PLAZA HOTEL CORPORATION ("Corporation")**, a corporation duly organized and existing under the laws of the Republic of the Philippines.
2. Based on the corporate records of the Corporation and confirmation obtained from the directors or key officers of the Corporation identified under Item 5 of the Corporation's 20-IS for year 2023, no directors or key officers of the Corporation are connected with any government agencies or its instrumentalities as of 15 May 2023.
3. I execute this Secretary's Certificate to comply with the requirements of the SEC, in connection with the Corporation's SEC Form 20-IS.

IN WITNESS WHEREOF, I have hereunto set my hand this 16 May 2023 at Taguig City, Philippines.


Alain Charles J. Veloso
Corporate Secretary

SUBSCRIBED AND SWORN to before me by Alain Charles J. Veloso, this 16 May 2023, at Taguig City, Philippines, affiant exhibiting to me his Passport No. P0173706B issued on 09 January 2019 at DFA NCR West, expiry date on 08 January 2029.

Doc. No. 359 ;
Page No. 73 ;
Book No. XV;
Series of 2023.




LARA CAMILLE LEE
Notary Public for Taguig City
Appointment No. 12 valid until 31 December 2024
16th Floor, One/NEO Building, 26th Street corner 3rd Avenue
Crescent Park West, Bonifacio Global City, Taguig City 1634
Roll of Attorneys No. 63225
PTR No. A-5727224; Taguig City; 7 January 2023
IBP Lifetime No. 013207; O.R. No. 0991523; 13 January 2015; RSM
MCLE Compliance No. VII-0006894; valid until 14 April 2025

Annex “E”

MANAGEMENT REPORT

BUSINESS AND GENERAL INFORMATION

General

The Company was registered as a corporation with the Securities and Exchange Commission on 9 August 1989 primarily to own, lease or manage one or more hotels, inns or resorts, all adjuncts and accessories thereto and all other tourist oriented businesses as may be necessary in connection therewith.

The Company owns The Heritage Hotel Manila, a deluxe class hotel which offers 467 rooms and deluxe facilities such as restaurants, ballrooms, and a casino.

The Company leases the land occupied by the Hotel from Harbour Land Corp. (HLC), for a period of twenty five years up to 1 January 2015. On 1 August 2004, the Company, as Lessee, and HLC, as Lessor, agreed to amend the Contract of Lease with Option to Purchase executed by the parties on November 12, 1991 covering the lease of the land. The Company leases certain portions of the Hotel premises to third parties with options for extension/renewal upon mutual agreement of the parties. The leases include provisions for rental increment of 5% upon renewal of the contracts subject to renegotiations of both parties.

Information on the property and equipment of the Company, as well as its lease arrangements, are described further in Item nos. 10 and 20 of the Company's audited financial statements, which form part of Annex "F" to the Information Statement.

The hotel opened on 2 August 1994 and the Company has continued to own and operate the hotel since then.

For the fiscal year ended 31 December 2022, the Company reported a net profit after tax of about PhP5.99 million as against a net profit after tax of PhP33.66 million in 2021 and profit after tax of PhP12.06 million in 2020.

There is no bankruptcy, receivership or similar proceedings involving the Company. There are no material reclassifications, mergers, and consolidation involving the Company, nor purchases or sales of a significant amount of assets not in the ordinary course of business of the Company.

The Company's main source of income is revenue from the hotel operations. The market for the hotel services varied. The bulk of the room guests are corporate clients from various countries. The majority of the room guests are Americans, Japanese, Koreans, Filipinos and guests from Southeast Asian nations, while food and beverage guests are mainly Filipinos.

Competitive Position

The main competitors of The Heritage Hotel Manila are, Midas Casino and Hotel, Belmont Hotel, Golden Phoenix Hotel and Citadines Bay Manila Hotel.

Based on information made available to us, for the year 2022, our Heritage Hotel occupancy was 46.5% versus competitor's occupancy of 56.4%. Our Average Room Rate was PhP2,870 while competitor rate was PhP3,216. The resultant Revenue Per Available Room (Revpar) of our Hotel was PhP1,334 versus competitor of PhP1,813.

Raw Materials and Services

The Hotel purchases its raw material for food and beverage ("F&B") from both local and foreign suppliers. The top 3 suppliers for raw materials are JC Seafood Supplies, Agathon Trading and RGL 33 Fruits & Vegetables

Dependence on Single Customer

The Company's main source of income is revenue from the operations of the Heritage Hotel. The operations of the hotel are not dependent on a single or a few customers.

Related Party Transactions

The Company in the normal course of business has entered into transactions with its related parties, principally consisting of cash advances. These advances are shown as "Due to related company", "Due to immediate holding company", and "Due to intermediate holding company" in the balance sheets.

The Company also leases its hotel site from a related company. The lease contract on the hotel site requires the Company to deposit PhP78 million to answer for any and all unpaid obligations that the Company may have under said contract.

On 11 August 2014, the Company and the related company, Harbour Land Corp. ("HLC"), agreed to amend the Lease Contract to increase the rent from PhP10,678,560 to PhP17,797,608 effective 1 January 2014 and to extend the lease contract from 2015 to 2040 for a period of another 25 years with no escalation of rent for the first 5 years but on the 6th year, HLC will propose a revision depending on the market condition.

The Company has entered into a Management Contract with Elite Hotel Management Services Pte. Ltd.'s Philippines Branch for the latter to act as the hotel's administrator. Under the terms of the agreement, the Company is required to pay monthly basic management and incentive fees based on a certain percentage of revenue and gross operating profit.

Policy on Related Party Transactions

In compliance with SEC Memorandum Circular No. 10, Series of 2019 on the Rules on Material Related Party Transactions for Publicly-Listed Companies which took effect on 27 April 2019, the Company adopted its Material Related Party Transactions Policy ("**Material RPT Policy**") on 24 October 2019.

Under the Company's Material RPT Policy, the term "related parties" is defined as "the reporting Company's directors, officers, substantial shareholders and their spouses and relatives within the fourth civil degree of consanguinity or affinity, legitimate or common-law, if these persons have control, joint control or significant influence over the reporting Company. It also covers the reporting Company's parent, subsidiary, fellow subsidiary, associate, affiliate, joint venture or an entity that is controlled, jointly controlled or significantly influenced or managed by a person who is a related party". Any related party transaction/s, either individually, or in aggregate over a 12-month period with the same related party, amounting to 10% or higher of the Company's total assets based on the Company's latest audited financial statement shall be deemed as a Material Related Party Transaction ("**Material RPT**") which is covered by the Material RPT Policy.

Under the Company's Material RPT Policy, the following approvals shall be required for transactions deemed as Material RPTs:

a. Approval of individual Material RPTs

All individual Material RPTs shall be approved by at least two-thirds (2/3) vote of the Board of Directors, with at least a majority of the independent directors voting to approve the Material RPT. In case that a majority of the independent directors' vote is not secured, the Material RPT may be ratified by the vote of the stockholders representing at least two-thirds (2/3) of the outstanding capital stock.

b. Approval of aggregate RPT transactions

For aggregate RPT transactions within a twelve (12)-month period that breaches the materiality threshold of ten percent (10%) of the Company's total assets, the same board approval would be required for the transaction/s that meets and exceeds the materiality threshold covering the same related party.

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

In accordance with the Company's Material RPT Policy and the relevant rules and regulations of the SEC on Material RPTs, the Company is required to submit the following reports and disclosures to the SEC:

- a. A summary of material related party transactions entered into during the reporting year which shall be disclosed in the Company's Integrated Annual Corporate Governance Report (I-ACGR) to be submitted annually every May 30.
- b. Advisement Report in the form prescribed by the SEC of any Material RPT filed within three calendar days from the execution date of the transaction. The Advisement Report shall be signed by the Company's Corporate Secretary or authorized representative.
- c. At a minimum, the disclosures in both (a) and (b) above shall include the following information:
 - i. complete name of the related party;
 - ii. relationship of the parties;

- iii. execution date of the Material RPT;
- iv. financial or non-financial interest of the related parties;
- v. type and nature of transaction as well as a description of the assets involved;
- vi. total assets (consolidated assets, if the reporting company is a parent company);
- vii. amount or contract price;
- viii. percentage of the contract price to the total assets of the reporting Company;
- ix. carrying amount of collateral, if any;
- x. terms and conditions;
- xi. rationale for entering into the transaction; and
- xii. the approval obtained (i.e., names of directors present, name of directors who approved the Material RPT and the corresponding voting percentage obtained).

Section 5.2 of the Company's Revised Manual on Corporate Governance requires all material information to be publicly and timely disclosed through the appropriate mechanisms of the PSE and submitted to the SEC. Such information includes, among others, related party transactions. All such information should be disclosed.

In compliance with the 2015 Implementing Rules and Regulations of the Securities Regulation Code ("**SRC Rules**"), the Company must disclose the following details for a related party contract:

- a. the nature of the related party relationship;
- b. the type of transaction (e.g. supply or services contract, loans, guarantees);
- c. the total amounts payable and receivable in the transaction from or to the related party; and
- d. the elements of the transaction necessary to understand the listed company's financial statements.

The Company must also disclose its transactions in which related persons, such as directors, officers, substantial shareholders or any of their immediate families have a direct material interest, such as the related person's beneficial ownership of the counterparty or share in the profits, bonus, or commissions out of the transaction.

No disclosure is needed for any transaction where:

- a. The transaction involves services at rates or charges fixed by law or governmental authority;
- b. The transaction involves services as a bank depository of funds, transfer agent, registrar, trustee under a trust indenture, or similar services;
- c. The amount involved in the transaction or a series of similar transactions has an aggregate value of less than PhP2,500,000; or

- d. The interest of the person arises solely from the ownership of securities of the registrant and the person receives no extra or special benefit that was not shared equally (pro rata) by all holders of securities of the class.

In compliance with the provisions of the Corporation Code, a contract of the Company with one or more of its directors or officers must be ratified by the vote of the stockholders representing at least two-thirds (2/3) of the outstanding capital stock if any of the following conditions are absent:

- a. The presence of such director in the board meeting in which the contract was approved was not necessary to constitute a quorum for such meeting.
- b. The vote of such director was not necessary for the approval of the contract.

Full disclosure of the adverse interest of the directors or officers involved must be made at the stockholders' meeting and the contract must be fair and reasonable under the circumstances.

Furthermore, the Company must comply with the provision of the Corporation Code which requires a contract between two or more corporations having interlocking directors, where (i) the interest of the interlocking director in one corporation is substantial and his interest in the other corporation is merely nominal, and (ii) any of the following conditions are absent:

- a. The presence of such director in the board meeting in which the contract was approved was not necessary to constitute a quorum for such meeting.
- b. The vote of such director was not necessary for the approval of the contract.

to be ratified by the vote of the stockholders representing at least two-thirds (2/3) of the outstanding capital stock of the corporation where the interlocking director's interest is nominal. Similarly, full disclosure of the adverse interest of the interlocking director/s involved must be made at the stockholders' meeting and the contract must be fair and reasonable under the circumstances. Stockholdings exceeding twenty (20%) percent of the outstanding capital stock shall be considered substantial for purposes of interlocking directors.

Patents, Trademarks, Etc.

The Company registered the tradename "The Heritage Hotel Manila" with the Intellectual Property Office on 12 July 2000 under registration number 41995105127. Under current laws, the registration is valid for a term of 20 years, or up to 12 July 2020. This has been renewed and it is now valid until 12 July 2030.

The Company is also authorized to use "The Heritage Hotel Manila" as its business name under its Articles of Incorporation.

The Company does not hold any other patent, trademark, copyright, license, franchise, concession or royalty agreement.

Government Approval and Regulation

The Hotel applies for Department of Tourism (“DOT”) accreditation annually. The accreditation is based on the 2012 Rules and Regulations to Govern the Accreditation of Accommodation Establishments of the DOT. The DOT inspects the Hotel to determine whether the Hotel meets the criteria of the DOT. The DOT certificate of accreditation has been renewed in 2022 and valid until 2024.

The Company is not aware of any new government regulation that may have a material impact on the operations of the Company during the fiscal year covered by this report.

Development Activities

The Company did not undertake any development activities during the last three fiscal years.

Number of Employees

The Hotel employed a total of 222 employees for the year ended 31 December 2022. Out of the 167 employees, 145 are regular employees and 77 are casual employees.

The number of employees per type of employment is, as follows:

	REGULAR	CASUAL	TOTAL
Hotel Operating Staff (All operating dept)	95	55	150
Management/Admin/Security (A&G Dept)	24	14	38
Sales & Marketing	9	0	9
Repairs & Maintenance	17	8	25
Total	145	77	222

Barring any unforeseen circumstance, for the year 2023, the Company will maintain more or less the same number of employees as in year 2022.

There are no existing collective bargaining agreements between the Company and its employees.

Risks

The Company has exposure to various risks, including liquidity risk, credit risk and market risk. For discussions of these risks, see *Note 25 – Financial Risks and Capital Management* to the accompanying audited financial statements in Item 7.

OPERATIONAL AND FINANCIAL INFORMATION

Market for Company's Common Equity and Related Stockholder Matters

The common shares of the Company are listed on the Philippine Stock Exchange. As of 31 March 2022, the Company has 16,257 stockholders.

The following are the high and low share prices of the Company for the first quarter of 2022, and for the years 2021 and 2020 (Amount in Philippine Peso):

	HIGH	LOW	HIGH	LOW	HIGH	LOW
	2022	2022	2021	2021	2020	2020
First Quarter	19.00	10.36	11.20	10.06	13.48	9.12
Second Quarter			16.50	9.62	18.98	9.11
Third Quarter			16.00	11.00	13.16	10.26
Fourth Quarter			16.48	10.38	12.70	10.1

The last recorded trade of the shares of the Company during the fiscal year covered by this report occurred on 28 March 2022. The share price was PhP 13.46.

Top Twenty (20) Stockholders

The top twenty (20) stockholders of record of the Company as of 31 March 2023 are as follows:

	NAME OF SHAREHOLDER	NO. OF SHARES	% OF SHAREHOLDING (EXCLUSIVE OF TREASURY SHARES)
01	The Philippine Fund Limited	29,128,932	54.23%
02	Zatrio Pte Ltd	17,727,149	33.00%
03	PCD Nominee Filipino	3,757,333	6.99%
04	PCD Nominee Non-Filipino	240,172	0.45%
05	Alexander Sy Wong	34,505	0.06%
06	Cabanatuan Electric Corporation	11,084	0.02%
07	Asia Overseas Transport Co. Inc.	7,614	<0.01%
08	Fee Luna Naquines	6,869	<0.01%
09	Cabanatuan Electric Corporation	6,608	<0.01%
10	Zenaida Teo Lua	6,559	<0.01%
11	Yam Kum Cheong	6,000	<0.01%
12	Yam Poh Choo	6,000	<0.01%
13	Mui Phoon Lin	6,000	<0.01%
14	Yam Kit Seng	6,000	<0.01%
15	Rogelio Roleda Lim	5,361	<0.01%
16	Mary Dee Chinjen	4,878	<0.01%
17	Herbert Gochan Uy	4,801	<0.01%

18	Lucas M. Nunag	4,713	<0.01%
19	Vicente Bernardo Amador	4,093	<0.01%
20	Palawan Pawn Shop Inc.	4,002	<0.01%
	TOTAL TOP 20 SHAREHOLDERS	51,021,594	94.98%

The Company holds 33,600,901 shares as Treasury Stock, which comprises 38.48% of the Company's outstanding capital stock (inclusive of Treasury Stock).

Dividends

No dividends were declared for FY2022 and FY2021.

Except for the restrictions provided by law (e.g., the availability of unrestricted retained earnings), there are no restrictions that limit the payment of dividends on the common shares.

Dividend Policy

The nature of the dividend, the dividend payment date and the amount of the dividend are determined and approved by the Company's Board of Directors.

Recent Sales of Unregistered or Exempt Securities

There were no recent sales of unregistered or exempt securities of the Company. All of the outstanding common shares of the Company are registered with the Securities and Exchange Commission pursuant to the Revised Securities Act (now Securities Regulation Code).

MANAGEMENT'S DISCUSSION AND ANALYSIS OR PLAN OF OPERATION

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

Top 5 Key Performance Indicators of the Company for the last 3 years:

	2022	2021	2020
Current ratio (Solvency ratio)	2.33	3.25	2.97
Debt/Equity	0.53	0.41	0.41
Assets/Equity	1.53	1.41	1.41
Profit/(Loss) before tax margin ratio	4.1%	14.1%	2.65%
Earnings before interest, tax, depreciation & amortization (EBITDA) Peso	9.18 million	87.84 million	70.28 million

Note: The Company has no loans due to third party or related parties.

Current ratio is derived by dividing the current assets with the current liabilities. This indicator measures the liquidity of the Company in the short-term. The current ratio fell by

0.92 (28.3%) compared to the same period of last year. This is mainly due to higher current assets and is a result of higher cash balance and offset by lower receivables and higher accounts payable and refundable deposits.

Debt to equity ratio measures a company's financial leverage. It is derived by dividing total liabilities over equity. There is an increase of 0.12 (29.2%) as compared to 2021 due to higher total liabilities.

Assets/Equity ratio measures the proportion of equity used to finance assets of the company and it is derived by dividing total assets to equity. There an increase of 0.12 (29.2%) as compared to 2021 due to higher total assets.

Profit before tax margin ratio is computed by dividing the profit before tax against the total revenue. This ratio measures whether the Company is able to contain its expenses in relation to the revenue. The Company reported a profit before tax of Ph12.3 million this year as compared to 2021 of PhP47.1 million.

EBITDA is a measure of the company profitability without interest, depreciation and, taxes. This ratio fell by PhP78.6 million (89.5%) as compared to last year. This is due to lower trading profit.

Below is a summary of room revenue contributed by foreign nationals for the last three fiscal years:

	Foreign room revenue	Total room revenue
FY2022	PhP20.3m (10%)	PhP201.1 million
FY2021	PhP1.1 million (<1%)	PhP284.6 million
FY2020	PhP11.7 million (5%)	PhP257.3 million

Rooms are distributed through direct sales by local sales staff, overseas representation and through internet like online travel agents. Food and Beverage are distributed through local sales staffs.

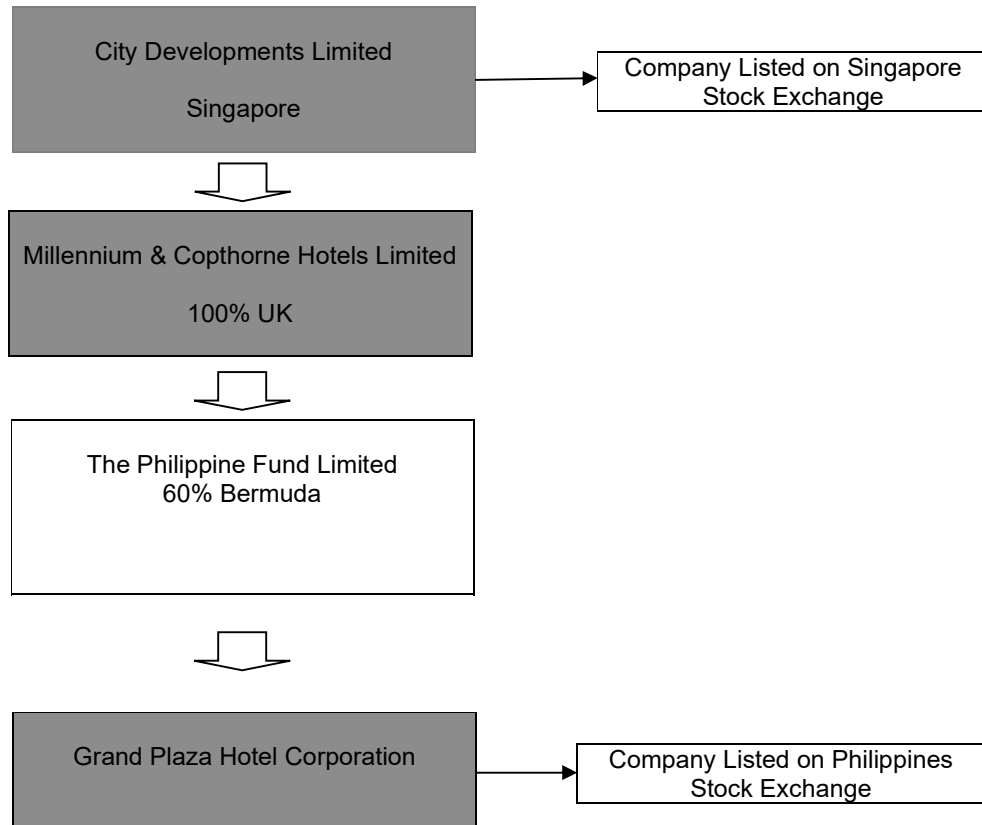
Management is not aware of:

- a. Any known trends or any known demands, commitments, events or uncertainties that will result in or that are reasonably likely to result in the Company's liquidity increasing or decreasing in any material way. The Company is not having or anticipate having within the next 12 months any cash flow or liquidity problems; and the Company is not in default or breach of any note, loan, lease or other indebtedness or financing arrangement requiring it to make payments. There is no significant amount of the Company's trade payables that have not been paid within the stated trade terms.
- b. Any events that will trigger direct or contingent financial obligations that is material to the Company, including any default or novation of an obligation.
- c. All material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of the Company with unconsolidated entities or other persons created during the reporting period.

- d. There are no material commitments for capital expenditures.
- e. Any known trends, events or uncertainties that have had or that are reasonably expected to have a material favorable or unfavorable impact on net sales or revenues or income from continuing operations should be described.

Please see below chart for the relationship between the Company and its ultimate parent company.

The Philippine Fund Limited Group Structure



As at 31 December 2022

Financial Conditions:

The total assets and liabilities of the Company for the last 3 years are as follows:

YEAR	ASSETS - PHP'000	LIABILITIES – PHP'000
2022	1,399,729	485,793
2021	1,269,060	367,693
2020	1,225,861	359,027

2022 Financial Conditions

Total assets for the year 2022 increased by PhP131.2 million (10.3%) as compared to 2021 while total liabilities also increased by PhP118.0 million (32.1%).

Assets/Liabilities and Equity:

- Cash and cash equivalents: This balance consists of cash and fixed deposits placed with banks. Cash increased by PhP103.8 million (26.8%) versus end of last fiscal year. Hotel was able collect the outstanding from a major client in early 2022 and in addition, hotel has received about PhP90 million in security deposit from a new tenant.
- Accounts receivables – net: This balance decreased from PhP106.4 million to PhP92.2 million or 13.3% lower than prior year. In early 2022, hotel was able to work closely with OWWA for them to pay the remaining outstanding balance and due to lower revenue, this balance also reduced.
- Due from related parties: This balance increased by PhP8.7 million (378%) relative to last year as related parties have not settled its outstanding liabilities to the Company.
- Inventories: Inventories consist mainly of F&B, general supplies and engineering supplies. There is an increase in this balance by PhP1.7 million (36.9%) and this is due to improvement in F&B revenue and Hotel has to stock up more inventories.
- Prepaid expenses and other current assets: This consist mainly of prepaid insurance, prepaid income tax and input tax. This balance increased from PhP37.9 million to PhP82.2 million. The increase is mainly due to the increase in higher creditable withholding tax and prepaid insurance.
- Property and equipment net: This balance fell by PhP0.13 million (<1%) as compared to prior year. This is mainly due to depreciation charges for the year offset by reversal of impairment loss amounting to PhP34.7 million recognized in prior year.
- Deferred tax assets –net: Deferred tax assets are due to retirement benefits, impairment loss, exchange gain/loss and actuarial gain on defined benefit plan. This year, the balance decreased by PhP6.1 million (28.4%) as a result of recognition of higher deferred tax liabilities from unrealized foreign exchange gain.

- Other noncurrent assets: This balance mainly consists of lease deposit, advances to suppliers/contractors and miscellaneous investment and deposits. The balance as compared to last year decreased by PhP6.9 million (7.3%) as a result of decrease in advances to suppliers/contractors.
- Accounts payable and accrued expenses: There is an increase of PhP1.6 million or 2.5% versus prior year. As business recovered slowly with higher occupancy, the hotel's trade payable also increased.
- Lease liability – current portion and non-current portion: Lease liability arose due to the adoption of IFRS 16 on accounting of lease in January 2019. The decrease is due to the amortization during the year.

2021 Financial Conditions

Total assets for the year 2021 increased by PhP43.2 million (3.5%) as compared to 2020 while total liabilities also increased by PhP8.6 million (2.4%).

Assets/Liabilities and Equity:

- Cash and cash equivalents: This balance consists of cash and fixed deposits placed with banks. Cash increased by PhP102.1 million (36%) versus end of last fiscal year. With better profitability and improved collection from OWWA, the hotel is able to increase the cash balance.
- Accounts receivables – net: This balance decreased from PhP127.1 million to PhP 106.3 million. In 2021, hotel was able to work closely with OWWA for them to pay more promptly and this improved the accounts receivables.
- Due from related parties: This balance decreased to PhP2.4 million from PhP7.05 million in 2020.
- Inventories: Inventories consist mainly of F&B, general supplies and engineering supplies. There is a drop in this balance by PhP0.6 million (11.5%) and this is due to lower inventories in food and beverage and general supplies.
- Prepaid expenses and other current assets: This consist mainly of prepaid insurance, prepaid income tax and input tax. This balance increased from PhP27.6 million to PhP37.9 million. The increase is mainly due to the increase in prepaid tax by PhP14 million.
- Property and equipment net: This balance fell by PhP33.7 million (5.7%) as compared to prior year. This is mainly due to depreciation charges for the year offset by acquisitions of new property and equipment.
- Deferred tax assets –net: Deferred tax assets are due to retirement benefits, impairment loss, exchange gain/loss and actuarial gain on defined benefit plan. This year, the

balance decreased by PhP11.8 million (36%) as a result of recognition of higher deferred tax liabilities from unrealized foreign exchange gain.

- Other noncurrent assets: This balance mainly consists of lease deposit, advances to suppliers/contractors and miscellaneous investment and deposits. The balance as compared to last year increased marginally by PhP2.1 million (2.2%) as a result of higher advances to suppliers/contractors. This pertains to reduction in some capital expenditures that are still work in progress and had not been capitalized yet.
- Accounts payable and accrued expenses: There is an increase of PhP3.3 million or 25.9% versus prior year. As business recovered slowly with higher occupancy, the hotel's trade payable also increased.
- Due to related parties: As at end of year 2021, this balance has increased by PhP4.1 million (9.7%) as the Company has not settled its outstanding liability with related companies of which the majority pertains to rental expense to an associate.
- Lease liability – current portion and non-current portion: Lease liability arose due to the adoption of IFRS 16 on accounting of lease in January 2019. The decrease is due to the amortization during the year.

2020 Financial Conditions

Total assets for the year 2020 decreased by PhP14.6 million (1.18%) as compared to 2019 while total liabilities also decreased by PhP23.7 million (6.19%).

Assets/Liabilities and Equity:

- Cash and cash equivalents: This balance consists of cash and fixed deposits placed with banks. Cash decreased by PhP30.3 million (9.6%) versus end of last fiscal year. With a lower revenue versus 2019 and slower in collection due to the restricted movements in the Philippines, cash balance has decreased.
- Accounts receivables – net: This balance increased from PhP88.3 million to PhP127.1 million or 43.9% higher than prior year. As explained in previous paragraph, due to the restricted movements mandated by government in Philippines, collection has slow down and this caused accounts receivables to increase.
- Due from related parties: This balance increased from PhP0.075 million to PhP7.0 million as related parties have not settled its outstanding liabilities to the Company.
- Inventories: Inventories consist mainly of F&B, general supplies and engineering supplies. There is a drop in this balance by PhP2.3 million (30.6%) and this is due to lower inventories in food and beverage and general supplies which is consistent with the lower revenue.
- Prepaid expenses and other current assets: This consist mainly of prepaid insurance, prepaid income tax and input tax. This balance increased marginally from PhP26.6

million to PhP27.6 million. The increase is mainly due to the net variance between Creditable Withholding Tax and Prepaid Income Tax.

- **Deferred tax assets –net:** Deferred tax assets are due to retirement benefits, impairment loss, exchange gain/loss and actuarial gain on defined benefit plan. This year, the balance increased by PhP6.7 million (25.6%) as a result of higher retirement benefit and actuarial loss.
- **Other noncurrent assets:** This balance mainly consists of lease deposit, advances to suppliers/contractors and miscellaneous investment and deposits. The balance as compared to last year decreased marginally by PhP1.1 million (1.2%) as a result of higher advances to suppliers/contractors. This pertains to reduction in some capital expenditures that are still work in progress and had not been capitalized yet.
- **Accounts payable and accrued expenses:** There is a decrease of PhP35.3 million 38.8% versus prior year. As business has slowed down significantly during the year, trade payables also fell by PhP22.7 million (42.83%) versus 2019. Similarly, accruals for payroll and others also reduced by PhP12.62 million (22.86%).
- **Due to related parties:** As at end of year 2020, this balance has increased by PhP15.5 million (42.9%) as the Company has not settled its outstanding liability with related companies of which the majority pertains to rental expense to an associate.
- **Lease liability – current portion and non-current portion:** Lease liability arose due to the adoption of IFRS 16 on accounting of lease in January 2019. As a result, we have to recognize lease liability amounting to PhP3.9 million in current portion and PhP167.7 million for non-current portion.
- **Accrued retirement benefits liability:** This balance increased by PhP5.0 million or 17.3% from prior year. The increment is mainly due to actuarial loss of PhP3.4 million.

Results of Operations:

Revenue and Net Income After Tax (“NIAT”) of the Company during the last 3 years are as follows:

YEAR	REVENUE – PHP’000	NIAT – PHP’000
2022	295,403	5,998
2021	334,990	33,669
2020	329,900	12,065

2022 Results of Operations

For the year under review 2022, the Company reported a net income after tax of PhP5.9 million as compared to PhP33.6 million in 2021. This is a fall of PhP27.7 million or 82.4% over the prior year.

Revenue:

Total revenue fell from PhP334.9 million to PhP295.4 million or PhP39.5 million (13.3%). The decrease in total revenue is mainly due to significant drop in room revenue as the hotel was out of quarantine business in January 2022.

With the cessation of quarantine business, the hotel occupancy fell from 78.1% to 46.4% in 2022. Average Daily Rate (ADR) meanwhile improved by PhP419 or 18.8% over 2021. However, due to the significant fall in occupancy, the resultant Revpar decreased by 29.4%.

Food and Beverage (“F&B”) business benefited from the lifting of quarantine business. Total F&B revenue improved by PhP39.7 million (83.2%) over prior year. Riviera café revenue improved by 5.5% over last year while Banquet registered a growth in revenue from PhP3.6 million to PhP36.3 million or 908%) as in 2021, hotel was not able to accept banquet business.

Cost of sales and services:

F&B cost of sales increased by 59.5% relative to 2021 due to the higher F&B revenue.

Administrative Expenses:

Selling and Administrative expenses mainly consist of management and incentive fees, salaries, credit card commission, dues and subscription, property operation, maintenance, depreciation, insurance and impairment loss. This balance decreased from PhP219.4 million to PhP199.6 million or 9.1% versus the prior year. With the drop in total revenue, the Hotel worked to manage cost and the other significant contributor is the reversal of impairment loss amounting to PhP34.7 million.

Other income/(expenses):

This balance reported an income of PhP19.6 million in 2022 as compared to an income of PhP2.2 million in prior year as in 2021. The Company recognized a foreign exchange gain of PhP22.4 million in 2022 while it recognized a gain of PhP9.3 million in 2021.

2021 Results of Operations

For the year under review 2021, the Company reported a net income after tax of PhP33.6 million as compared to PhP12.0 million in 2020. This is an improvement of PhP21.6 million or 180% over the prior year. This is achieved through a combination of higher revenue and managing cost.

Revenue:

Total revenue improved from PhP329.9 million to PhP334.9 million or PhP5 million (1.5%). This is mainly due to 10% rise in room revenue but offset by the 25% drop in F&B revenue.

In FY2021, Covid-19 continued to plague the world economy especially the hospitality industry. With most countries' borders closed and social distance restriction imposed on dining facilities, our business continued to be affected.

Room revenue improved through higher occupancy from 63% to 78% or 15 percentage points while Average Room Rate ("ARR") fell from PhP2,479 to PhP2,217 or 10%. In FY2021, hotel captured more Overseas Workers Welfare Administration ("OWWA") market which helped it to improve its occupancy though with a lower room rate.

With the intermittent restriction on movements imposed by government, Food and Beverage ("F&B") business is severely impacted. Both Riviera and Banquet revenue fell by 24% and 53% respectively which is offset by 54% rise in room service. Total F&B revenue decreased by PhP16.3 million or 25%.

Cost of sales and services:

F&B cost of sales fell by PhP12.7 million (15.2%) over last year which is consistent with the 25% drop in F&B revenue.

Administrative Expenses:

Selling and Administrative expenses mainly consist of management and incentive fees, salaries, credit card commission, dues and subscription, property operation, maintenance, depreciation, insurance and impairment loss. No major change in this balance even though revenue has increased as the Company continued to exercise prudence in spending. Non-essential expenses are deferred.

Other income/(expenses):

This balance reported an income of PhP2.2 million in 2021 as compared to an expense of PhP18.2 million in prior year as in 2020, the Company recognized a foreign exchange loss of PhP12 million while it recognized a gain of PhP9.3 million in 2021.

2020 Results of Operations

For the year under review 2020, the Company reported a net income after tax of PhP12.0 million as compared to PhP2.3 million in 2019.

Revenue:

Total revenue fell from PhP441.3 million in 2019 to PhP329.9 million or a decrease of 33.7%. The global Covid-19 pandemic has severely impacted the hospitality business. With international borders closed and restricted travelling or movements in the country, the Company's business is impacted.

Room revenue registered a drop in revenue from PhP292.2 million in 2019 to PhP258.8 million or a decrease of PhP33.4 million (11.4%). Philippines felt the impact of Covid-19 in February 2020 and occupancy started to plummet. The Hotel was able to remain open throughout the year by focusing on essential workers, quarantine and returning Filipinos businesses. This allowed the Hotel to maintain about the same occupancy of 63% as in 2019. However, Average Room Rate fell from PhP2,765 to PhP2,476. This resulted in a drop in Revpar of 11.7%.

Food and Beverage (“F&B”) business is more severely impacted than Rooms as government implemented restricted movements and social distancing. This resulted in Hotel closing its restaurant and reduced weddings and meetings in 2020. F&B revenue fell by PhP70.3 million (52.3%).

Other operated departments and others income are also impacted as there were lesser ancillary revenue.

Cost of sales and services:

F&B cost of sales decreased by PhP68.7 million or 45.1%. This is consistent with the drop in F&B revenue.

Selling and Administrative Expenses:

Selling and Administrative expenses mainly consist of management and incentive fees, salaries, credit card commission, dues and subscription, property operation, maintenance, depreciation, insurance and impairment loss. This balance fell by PhP57.2 million or 20.6% versus same period last year. At the onset of Covid-19, the Hotel embarked on various cost containment measures to reduce costs and cash burn. All non-essential capital expenditure and expenses were deferred.

Other income/(expenses):

This balance fell from a loss of PhP13.2 million in 2019 to a loss of PhP18.2 million in 2020. This is mainly due to foreign exchange loss of PhP12.0 million versus PhP7.8 million in 2019. During the year 2020, the Peso has strengthen against the US dollar so when the Company translates its US deposits to Peso, it suffer an unrealized exchange loss.

PROSPECTS FOR YEAR 2023

In the first 3 months of trading in 2023, Hotel’s Revpar is 22% higher than 2022. Management is cautiously optimistic for 2023 outlook. At the same time, hotel will be prudence in spending and conserve cash.

Risks

The Company has exposure to various risks, including liquidity risk, credit risk and market risk. For discussions of these risks, see *Note 25 – Financial Risks and Capital Management* to the Company’s audited financial statements.

Financial Statements

The Company’s audited financial statements for the year ended 31 December 2021 are attached hereto as Annex “F”. Please refer also to the accompanying notes to the audited financial statements.

External Audit Fees and Services

The Company paid PhP2.0 million and PhP1.9 million in 2022 and 2021 respectively, each year, for the audit of the Company's annual financial statements or services that are normally provided by the independent auditor in connection with statutory and regulatory filings or engagements for those fiscal years.

The Company has paid no other audit-related fees and other fees to its independent auditor in the previous years. For the year 2023, the Company estimates to pay audit fees in the amount of PhP2.0 million to its independent auditor.

Audit Committee's approval policy and procedure for the external audit fees and services

The Company's Management presents the proposed audit fees for the year of review and the previous year for deliberation by the Audit Committee before the Audit Committee approves it.

Change in and disagreements with accountants on accounting and financial disclosure

There are no changes and/or disagreements with the accountants of the Company or of the Hotel on any matter relating to accounting principles or practices, financial disclosures, auditing scope and procedure.

Compliance with leading practice on Corporate Governance

a) Evaluation system established by the Company

Under the Revised Manual of Corporate Governance of the Company, the Compliance Officer is responsible for monitoring compliance with the provisions and requirements, as well as violations of the Revised Manual of Corporate Governance and the Revised Code of Corporate Governance, and issues a certification regarding the level of compliance of the Company.

Section 7.2 of the Revised Manual of Corporate Governance of the Company provides that the Manual shall be reviewed quarterly unless the Board of Directors provides otherwise. Moreover, the Audit Committee of the Company reports regularly to the board of directors its quarterly review of the financial performance of the Company.

The Company also regularly updates its Annual Corporate Governance Report ("ACGR"), which it files with the SEC and is posted on the Company's website. The ACGR contains an extensive discussion on the Company's implementation and compliance with leading practices on corporate governance.

b) Measures being undertaken by the Company to fully comply with the adopted leading practices on good corporate governance

In compliance with Article 9 of the Philippine Securities and Exchange Commission Memorandum Circular No. 6, Series of 2009 or the Revised Code of Corporate Governance, the Board of Directors, in a meeting held on 29 October 2009, approved the amendment of the

Company's Manual on Corporate Governance. The amendment of the Company's Manual on Corporate Governance was made to establish and implement the Company's corporate governance rules in accordance with the Revised Code of Corporate Governance.

c) Deviations from the Company's Manual on Corporate Governance in 2019.

For the year 2019, the Company, its directors, officers and employees substantially complied, and has taken reasonable action towards complying, with the leading practices and principles on good corporate governance as embodied in the Company's Manual on Corporate Governance, and in the Revised Code of Corporate Governance. The Company is not aware of any material deviation from the Company's Manual on Corporate Governance in 2019.

d) Plan to improve corporate governance of the Company

The Company continues to comply with the rules, regulations, and issuances issued by government authorities pertaining to corporate governance and is committed to adhering to good corporate governance principles.

INTERIM FINANCIAL STATEMENTS

Please see attached **Annex "I"** on the unaudited financial statements (Balance Sheets, Statements of Income, Statements of Changes in Equity and Statements of Cash flows) for period ended 31 March 2023 (with comparative figures for the year ended 31 December 2022

Balance Sheets Analysis:

- Cash and investments in short-term notes: This balance consists mainly of cash and fixed deposits with banks. As compared to the end of last fiscal year, the balance fell marginally by less than 1%.
- Accounts receivable – trade: As compared to 31 December 2022, trade receivable has fallen by PhP8.9 million (22.4%) as the Hotel with improvement in collection effort.
- Prepaid expenses – This balance increased by about PhP3.0 million (8.9%) due to higher prepaid expenses during the 1st quarter of 2023.
- Property and equipment: As compared to the same period of last year, this balance fell by PhP9.1 million (2.4%) as a result of depreciation for the year.
- Accounts payable: As compared to the end of last fiscal year, this balance has fallen by PhP4.5 million (8.6%) due to lesser purchases which is consistent with the lower revenue.
- Rental payable: This is rental due to an associated company for the lease of the hotel land. Relative to the end of last fiscal year, the Company has not paid the outstanding rental and this resulted in an increase in rental payable by PhP4.7 million which will be paid in 2Q2023.

Income Statement Analysis for the 3 Months Ended 31 March 2023

Revenue:

Total revenue for 1Q2023 as compared to 1Q2022 improved by PhP19.4 million (28.2%). The improvement is mainly from Food & Beverage (F&B) department.

Rooms:

Occupancy fell from 60% to 47% in first quarter of 2023 while Average Room Rate improved by PhP533 or 22.5% due to sources of guests resulting in a drop of 2.9% in RevPAR. In January 2022, the hotel still have some quarantine business which contributed to higher occupancy while from February 2022, this segment of business has ceased.

F&B:

F&B revenue improved significantly by PhP18.8 million or 188% as during 1Q2022, Manila is just recovering from movement restriction so F&B business is muted. With the lifting of restrictions in 2022, F&B especially banquet business improved immensely. Banquet revenue improved from PhP2.5 million to PhP10.3 million in 1Q2023.

Cost of Sales:

Consistent with the increase in F&B revenue, cost of sales for F&B increase.

Operating Expenses:

This comprised of payroll cost, operating expenses and utilities. This balance increased by PhP20 million (28.5%). With the change in guests' profile, the operating expenses also increased. In F&B, with more banquet business, the payroll cost has increased by 79%.

Utilities cost has also increased by about PhP4.5 million (22%) as compared to the same period of last year. This is evident in the higher cost for gas and water.

Non-operating Income:

Interest income fell to a loss of PhP2.5 million as compared to an income of PhP7.9 million due to an exchange loss of PhP8.7m.

Net income before tax:

The Company reported a loss of PhP13.2 million versus profit before tax of PhP3.3 million in prior year.

The unaudited financial statements for period ended 31 March 2023 are subject to review by the Audit Committee and approval of Board of Directors in meetings that will be scheduled sometime in May 2023 before the ASM.

Upon written request of any shareholder of record entitled to notice of and vote at the meeting, the Company shall furnish such shareholder with a copy of the Company's Annual Report on SEC Form 17-A without charge. Any such written request shall be addressed to:

**GRAND PLAZA HOTEL CORPORATION
10/F, The Heritage Hotel Manila
Roxas Boulevard cor. EDSA Extension
Pasay City**

**Attention: Mr. Yam Kit Sung
General Manager / Chief Financial Officer / Compliance Officer**

SCHEDULES SUPPORTING FINANCIAL STATEMENTS

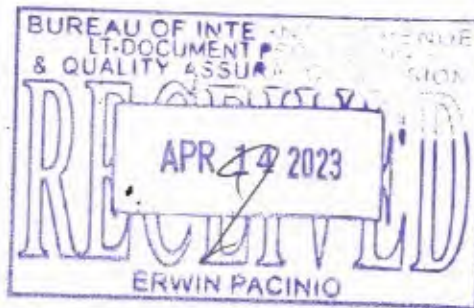
- a. Marketable Securities**
This is not applicable to the Company.
- b. Amounts Receivable from Directors, Officers, Employees, Related Parties and Principal Stockholders (Other than Affiliates)**
No significant amount is involved. No separate schedule is attached.
- c. Non-Current Marketable Equity Securities, Other Long Term Investments in Stock, and Other Investments.**
This is not applicable to the Company.
- d. Indebtedness of Unconsolidated Subsidiaries And Affiliates**
This is not applicable to the Company.
- e. Property, Plant and Equipment**
See Note 10 of the Financial Statements.
- f. Accumulated Depreciation**
See Note 10 of the Financial Statements.
- g. Intangible Assets - Other Assets**
This is not applicable to the Company.
- h. Long Term Debt**
This is not applicable to the Company.
- i. Indebtedness to Affiliates and Related Parties (Long Term loans from related companies)**
Attached is the Company's Audited Financial Statements for the fiscal year ended 31 December 2022, 2021, and 2020 reflecting under Note 9 the loan advanced to Rogo Realty Corporation ("RRC") collateralized by RRC's investment in shares of stock and Note 14 on Related Party Transactions.
- j. Guarantees of Securities of Other Issuers**
This is not applicable to the Company.
- k. Capital Stock**
Attached is the list of top 20 stockholders of the Company, comprising of 95.00% of the Company's total shares outstanding as at 31 March 2023.



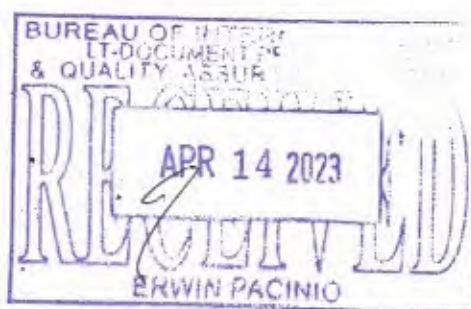
Republic of the Philippines
 Department of Finance
 Bureau of Internal Revenue

For BIR Use Only: BCS/Item:

BIR Form No. 1702-RT January 2018(ENCS) Page 1		Annual Income Tax Return For Corporation, Partnership and Other Non-Individual Taxpayer Subject Only to REGULAR Income Tax Rate Enter all required information in CAPITAL LETTERS. Mark applicable boxes with an "X". Two Copies MUST be filed with the BIR and one held by the taxpayer.				
1 For <input checked="" type="radio"/> Calendar <input type="radio"/> Fiscal 2 Year Ended (MM/20YY) 12/2022		3 Amended Return? <input type="radio"/> Yes <input checked="" type="radio"/> No	4 Short Period Return? <input type="radio"/> Yes <input checked="" type="radio"/> No	5 Alphanumeric Tax Code (ATC) IC055 Minimum Corporate Income Tax (MCIT) <input checked="" type="checkbox"/> IC010 DOMESTIC CORPORATION IN GENERAL <input checked="" type="checkbox"/>		
Part I - Background Information						
6 Taxpayer Identification Number (TIN) 000 - 1460 - 1602 - 1000			7 RDO Code 125			
8 Registered Name (Enter only 1 letter per box using CAPITAL LETTERS) GRAND PLAZA HOTEL CORPORATION						
9A Registered Address (Indicate complete registered address) THE HERITAGE HOTEL, MANILA ROXAS BOULEVARD COR. EDSA EXTE BARANGAY 76 PASAY CITY						
9B Zipcode 1300						
10 Date of Incorporation/Organization (MM/DD/YYYY) 08/19/1989						
11 Contact Number 8548825			12 Email Address kitsung.yam@milleriniuhotels.com			
13 Method of Deductions <input checked="" type="radio"/> Itemized Deductions [Section 34 (A-J), NIRC] <input type="radio"/> Optional Standard Deduction (OSD) - 40% of Gross Income [Section 34(L), NIRC as amended by RA No. 9504]						
Part II - Total Tax Payable (Do NOT enter Centavos)						
14 Total Income Tax Due (Overpayment) (From Part IV Item 43)				2,021,008		
15 Less: Total Tax Credits/Payments (From Part IV Item 55)				18,936,183		
16 Net Tax Payable (Overpayment) (Item 14 Less Item 15) (From Part IV Item 56)				(16,915,175)		
Add Penalties						
17 Surcharge				0		
18 Interest				0		
19 Compromise				0		
20 Total Penalties (Sum of Items 17 to 19)				0		
21 TOTAL AMOUNT PAYABLE (Overpayment) (Sum of Item 16 and 20)				(16,915,175)		
If Overpayment, mark "X" one box only (Once the choice is made, the same is irrevocable)						
<input checked="" type="checkbox"/> To be refunded <input type="checkbox"/> To be issued a Tax Credit Certificate (TCC) <input type="checkbox"/> To be carried over as tax credit next year/quarter						
We declare under the penalties of perjury that this annual return has been made in good faith, verified by us, and to the best of our knowledge and belief, is true and correct pursuant to the provisions of the National Internal Revenue Code, as amended, and the regulations issued under authority thereof. (If Authorized Representative, attach authorization letter and release TIN)						
Signature over printed name of President/Principal Officer/Authorized Representative				Signature over printed name of Treasurer/Accountant Treasurer		
Title of Signatory		TIN		22 Number of Attachments 4		
Part III - Details of Payment						
Particulars	Drawee Bank/Agency	Number	Date (MM/DD/YYYY)	Amount		
23 Cash/Bank Debit Memo				0		
24 Check				0		
25 Tax Debit Memo				0		
26 Others (Specify Below)				0		
Machine Validation/Revenue Official Receipts Details (if not filed with an Authorized Agent Bank)				Stamp of receiving Office/AAB and Date of Receipt (RO's Signature/Bank Teller's Initial)		



BIR Form No. 1702-RT January 2018(ENCS) Page 2		Annual Income Tax Return Corporation, Partnership and Other Non-Individual Taxpayer Subject Only to REGULAR Income Tax Rate		1702-RT 01/18ENCS P2	
Taxpayer Identification Number (TIN)			Registered Name		
000 - 480 - 602 - 000			GRAND PLAZA HOTEL CORPORATION		
Part IV - Computation of Tax (Do NOT enter Centavos)					
27 Sales/Receipts/Revenues/Fees		295,403,856			
28 Less: Sales Returns, Allowances and Discounts		0			
29 Net Sales/Receipts/Revenues/Fees (Item 27 Less Item 28)		295,403,856			
30 Less: Cost of Sales/Services		103,126,291			
31 Gross Income from Operation (Item 29 Less Item 30)		192,277,565			
32 Add: Other Taxable Income Not Subjected to Final Tax		0			
33 Total Taxable Income (Sum of Items 31 and 32)		192,277,565			
Less: Deductions Allowable under Existing Law					
34 Ordinary Allowable Itemized Deductions (From Part VI Schedule I Item 18)		194,268,083			
35 Special Allowable Itemized Deductions (From Part VI Schedule II Item 5)		0			
36 NOLCO (only for those taxable under Sec. 27(A to C); Sec. 28(A)(1) & (A)(6)(b) of the tax Code) (From Part VI Schedule III Item 8)		0			
37 Total Deductions (Sum of Items 34 to 36)		194,268,083			
OR [in case taxable under Sec 27(A) & 28(A)(1)]					
38 Optional Standard Deduction (40% of Item 33)		0			
39 Net Taxable Income/(Loss) (If Itemized: Item 33 Less Item 37; If OSD: Item 33 Less Item 38)		(1,990,518)			
40 Applicable Income Tax Rate		25%			
41 Income Tax Due other than Minimum Corporate Income Tax (MCIT) (Item 39 x Item 40)		0			
42 MCIT Due (2% of Item 33)		2,021,008			
43 Tax Due (Normal Income Tax Due in Item 41 OR the MCIT Due in Item 42, whichever is higher) (To Part II Item 14)		2,021,008			
Less: Tax Credits/Payments (attach proof)					
44 Prior Year's Excess Credits Other Than MCIT		16,145,654			
45 Income Tax Payment under MCIT from Previous Quarter/s		0			
46 Income Tax Payment under Regular/Normal Rate from Previous Quarter/s		0			
47 Excess MCIT Applied this Current Taxable Year (From Part VI Schedule IV Item 4)		0			
48 Creditable Tax Withheld from Previous Quarter/s per BIR Form No. 2307		2,404,187			
49 Creditable Tax Withheld per BIR Form No. 2307 for the 4th Quarter		386,342			
50 Foreign Tax Credits, if applicable		0			
51 Tax Paid in Return Previously Filed, if this is an Amended Return		0			
52 Special Tax Credits (To Part V Item 58)		0			
Other Credits/Payments (Specify)					
53		0			
54		0			
55 Total Tax Credits/Payments (Sum of Items 44 to 54) (To Part II Item 15)		18,936,183			
56 Net Tax Payable / (Overpayment) (Item 43 Less Item 55) (To Part II Item 16)		(16,915,175)			
Part V - Tax Relief Availment					
57 Special Allowable Itemized Deductions (Item 35 of Part IV x Applicable Income Tax Rate)		0			
58 Add: Special Tax Credits (From Part IV Item 52)		0			
59 Total Tax Relief Availment (Sum of Items 57 and 58)		0			



Taxpayer Identification Number (TIN)	Registered Name
000 -450 -802 -000	GRAND PLAZA HOTEL CORPORATION

Schedule I - Ordinary Allowable Itemized Deductions (Attach additional sheet/s, if necessary)	
1 Amortizations	0
2 Bad Debts	0
3 Charitable Contributions	0
4 Depletion	0
5 Depreciation	0
6 Entertainment, Amusement and Recreation	0
7 Fringe Benefits	0
8 Interest	0
9 Losses	0
10 Pension Trust	0
11 Rental	0
12 Research and Development	0
13 Salaries, Wages and Allowances	0
14 SSS, GSIS, Philhealth, HDMF and Other Contributions	0
15 Taxes and Licenses	0
16 Transportation and Travel	0
17 Others (Deductions Subject to Withholding Tax and Other Expenses) (Specify below; Add additional sheet/s, if necessary)	
a Janitorial and Messengerial Services	0
b Professional Fees	0
c Security Services	0
d VARIOUS ACCOUNT PER AFS	194,268.083
e	0
f	0
g	0
h	0
i	0
18 Total Ordinary Allowable Itemized Deductions (Sum of items 1 to 17) (To Part IV Item 34)	
194,268.083	

Schedule II - Special Allowable Itemized Deductions (Attach additional sheet/s, if necessary)		
Description	Legal Basis	Amount
1		0
2		0
3		0
4		0
5 Total Special Allowable Itemized Deductions (Sum of items 1 to 4) (To Part IV Item 35)		
0		

BUREAU OF REVENUE
 DIVISION OF TAX COLLECTION & QUALITY
 REVIEWED
 APR 14 2023
 ERWIN PACINIO

BIR Form No. 1702-RT January 2018(ENCS) Page 4	Annual Income Tax Return Corporation, Partnership and Other Non-Individual Taxpayer Subject Only to REGULAR Income Tax Rate	1702-RT 01/18(ENCS) P4
Taxpayer Identification Number (TIN) 000 460 802 000	Registered Name GRAND PLAZA HOTEL CORPORATION	

Schedule III - Computation of Net Operating Loss Carry Over (NOLCO)	
1 Gross Income (From Part IV Item 33)	192,277,565
2 Less: Ordinary Allowable Itemized Deductions (From Part VI Schedule I Item 18)	194,268,083
3 Net Operating Loss (Item 1 Less Item 2) (To Schedule IIIA, Item 7A)	(1,990,518)

Schedule IIIA - Computation of Available Net Operating Loss Carry Over (NOLCO) (DO NOT enter Centavos; 49 Centavos or Less drop down; 50 or more round up)		
Net Operating Loss		B) NOLCO Applied Previous Year
Year Incurred	A) Amount	
4 2022	1,990,518	0
5	0	0
6	0	0
7	0	0

Continuation of Schedule IIIA (Item numbers continue from table above)		
C) NOLCO Expired	D) NOLCO Applied Current Year	E) Net Operating Loss (Unapplied) (E = A Less (B + C + D))
4 0	0	1,990,518
5 0	0	0
6 0	0	0
7 0	0	0
8 Total NOLCO (Sum of Items 4D to 7D) (To Part IV, Item 36)	0	

Schedule IV - Computation of Minimum Corporate Income Tax (MCIT)			
Year	A) Normal Income Tax as adjusted	B) MCIT	C) Excess MCIT over Normal Income Tax
1	0	0	0
2	0	0	0
3	0	0	0

Continuation of Schedule IV (Item numbers continue from table above)			
D) Excess MCIT Applied/Used in Previous Years	E) Expired Portion of Excess MCIT	F) Excess MCIT Applied this Current Taxable Year	G) Balance of Excess MCIT Allowable as Tax Credit for Succeeding Year/s (G = C Less (D + E + F))
1 0	0	0	0
2 0	0	0	0
3 0	0	0	0
Total Excess MCIT Applied (Sum of Items 1F to 3F) (To Part IV Item 47)		0	

Schedule V - Reconciliation of Net Income per Books Against Taxable Income (attach additional sheet/s, if necessary)	
1 Net Income/(Loss) per books	12,339,185
Add: Non-deductible Expenses/Taxable Other Income	
2 INTEREST INCOME	293,649
3 SHARE IN NET INCOME OF ASSOC COMPANY	876,374
4 Total (Sum of Items 1 to 3)	13,609,208
Less: A) Non-Taxable Income and Income Subjected to Final Tax	
5 VARIOUS ACCOUNT PER AFS	15,599,726
6	0
B) Special Deductions	
7	0
8	0
9 Total (Sum of Items 5 to 8)	15,599,726
10 Net Taxable Income/(Loss) (Item 4 Less Item 9)	(1,990,518)

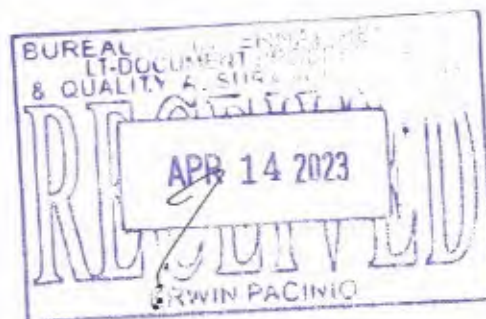


REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE

FILING REFERENCE NO.

TIN	: 000-460-602-000
Name	: GRAND PLAZA HOTEL CORPORATION
RDO	: 125
Form Type	: 1702
Reference No.	: 462300053354696
Amount Payable (Over Remittance)	: -16,915,175.00
Accounting Type	: C - Calendar
For Tax Period	: 12/31/2022
Date Filed	: 04/13/2023
Tax Type	: IT

[[BIR Main](#) | [eFPS Login](#) | [User Menu](#) | [Help](#)]



COVER SHEET

for

AUDITED FINANCIAL STATEMENTS

SEC Registration Number

1 6 6 8 7 8

COMPANY NAME

G	R	A	N	D		P	L	A	Z	A		H	O	T	E	L		C	O	R	P	O	R	A	T	I	O	N

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

1	0	t	h		F	l	o	o	r	,		T	h	e		H	e	r	i	t	a	g	e		H	o	t	e	l	
M	a	n	i	l	a	,		E	D	S	A		c	o	r	n	e	r												
R	o	x	a	s		B	o	u	l	e	v	a	r	d	,		P	a	s	a	y		C	i	t	y				

Form Type

A A F S

Department requiring the report

Secondary License Type, If Applicable

COMPANY INFORMATION

Company's email Address

charles.veloso@quisumbing
torres.com

Company's Telephone Number/s

854-8838

Mobile Number

0917-819-4954

No. of Stockholders

16,383

Annual Meeting (Month / Day)

May 15

Fiscal Year (Month / Day)

December 31

CONTACT PERSON INFORMATION

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

Name of Contact Person

Mr. Yam Kit Sung

Email Address

Telephone Number/s

854-8838

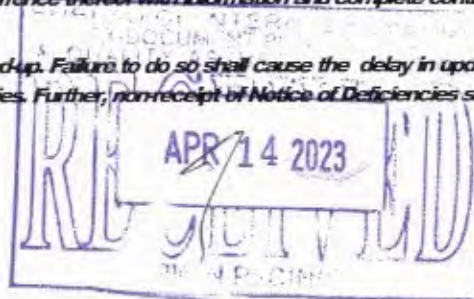
Mobile Number

CONTACT PERSON'S ADDRESS

10th Floor, The Heritage Hotel Manila, EDSA Corner, Roxas Boulevard, Pasay City

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.

Note 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.



GRAND PLAZA HOTEL CORPORATION

5 April 2023

Statement of Management’s Responsibility for Financial Statements

SECURITIES AND EXCHANGE COMMISSION

CCP Complex

Pasay City

The management of **Grand Plaza Hotel Corporation** (the “**Company**”), is responsible for the preparation and fair presentation of the financial statements, including the schedules attached therein, as at and for the years ended **December 31, 2022 and 2021**, in accordance with the prescribed financial reporting framework indicated therein, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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

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

R.G. Manabat & Co., the independent auditor appointed by the stockholders, has audited the financial statements of the Company in accordance with Philippine Standards on Auditing, and in its report to the stockholders or members, has expressed its opinion on the fairness of presentation upon completion of such audit.



Kwek Eik Sheng
Chairman and President



Yam Kit Sung
Director, General Manager & Chief Financial Officer

Subscribed and sworn to before me a notary public for and in the City of SINGAPORE this
10 APR 2023 day of _____ 2023, the signatories exhibiting to me their Community Tax
Certificates/Passports details of which are as follows:

Name	Community Tax Certificate/ Passport Number	Date	Place of Issue
Kwek Eik Sheng	K2310445A	24 Oct 2021	Singapore
Yam Kit Sung	K3045346A	26 Jun 2022	Singapore

Notary Public

Doc. No.
Page No.
Book No.
Series of 2023



GRAND PLAZA HOTEL CORPORATION

FINANCIAL STATEMENTS
December 31, 2022, 2021 and 2020

With Independent Auditors' Report





R.G. Manabat & Co.
The KPMG Center, 6/F
6787 Ayala Avenue, Makati City
Philippines 1209
Telephone +63 (2) 8885 7000
Fax +63 (2) 8894 1985
Internet www.home.kpmg/ph
Email ph-inquiry@kpmg.com

REPORT OF INDEPENDENT AUDITORS

The Board of Directors and Stockholders
Grand Plaza Hotel Corporation
10th Floor, The Heritage Hotel Manila
EDSA corner Roxas Boulevard
Pasay City

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Grand Plaza Hotel Corporation (the Company), which comprise the statements of financial position as at December 31, 2022 and 2021, and the statements of profit or loss, statements of comprehensive income, statements of changes in equity and statements of cash flows for each of the three years in the period ended December 31, 2022, and notes, comprising significant accounting policies and other explanatory information.

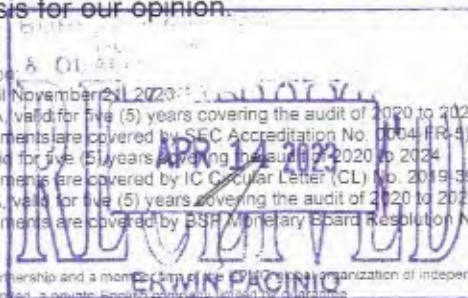
In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Grand Plaza Hotel Corporation as at December 31, 2022 and 2021, and its financial performance and its cash flows for each of the three years in the period ended December 31, 2022 in accordance with Philippine Financial Reporting Standards (PFRS).

Basis for Opinion

We conducted our audits in accordance with Philippine Standards on Auditing (PSA). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics) together with the ethical requirements that are relevant to our audit of the 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.

Firm Regulatory Registration & Accreditation:
PRC-BOA Registration No. 0003, valid until November 21, 2023;
SEC Accreditation No. 0003-SEC, Group A, valid for five (5) years covering the audit of 2020 to 2024 financial statements (2019 financial statements are covered by SEC Accreditation No. 0004 (R-5));
IC Accreditation No. 0003-IC, Group A, valid for five (5) years covering the audit of 2020 to 2024 financial statements (2019 financial statements are covered by IC Circular Letter (CL) No. 2019-39, Transition clause);
BSP Accreditation No. 0003-BSP, Group A, valid for five (5) years covering the audit of 2020 to 2024 financial statements (2019 financial statements are covered by BSP Monetary Board Resolution No. 2161, Transition clause)

R.G. Manabat & Co., a Philippine partnership and a member firm of the PRC-BOA organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee.



Key Audit Matter

Key audit matter is the matter that, in our professional judgment, was of most significance in our audit of the financial statements of the current period. This matter was addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on this matter.

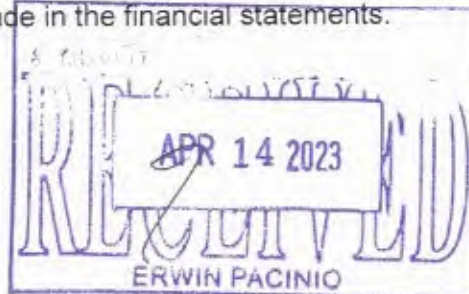
Valuation of Property and equipment
Refer to Note 10 to the financial statements.

The risk

As at December 31, 2022, the carrying amount of the Company's property and equipment was P550.33 million which represents 41% of its total assets. The Company's property and equipment were considered at risk of impairment because the Company has experienced a difficult business environment in 2022 and 2021 due to the Corona Virus Disease 2019 (COVID-19) pandemic. The fear of COVID-19 led to significant uncertainty and chaotic conditions in many industries. In the Philippines and in other countries, each government has implemented drastic measures including travel restrictions and home quarantine, to control the pandemic. Thus, this COVID-19 pandemic has affected every sector across the globe, and the hotel industry, to which the Company belongs, is an economic sector which is among those most severely affected. In transitioning to return to its pre-pandemic normal operations, management exercises judgement in making an estimate of the recoverable amount of the asset against its carrying amount. The recoverable amount determined is based on cash flow projections prepared by management and highly dependent on its expectations of future hotel revenues and estimated costs necessary to make such revenues amidst a scenario that the effects of COVID-19 will continue and that it could take years for the hotel industry to recover. Therefore, greater levels of audit efforts were required in respect of the assumptions and estimates used in deriving the recoverable amount of these property and equipment.

Our response

Our audit procedures included, among others, obtaining an understanding of management's processes for impairment testing and assessing management's determination of the recoverable amount of the Company's property and equipment, which mainly consist of its hotel assets, by reviewing the fair value as reported by an independent appraiser who carried out the valuation using the *Income Approach*. We also performed evaluation of the competence, capabilities and objectivity of the independent appraiser and involved our own valuation specialists to assess the appropriateness of the valuation techniques and the reasonableness of the inputs and assumptions in the valuation report such as the projected economic growth, inflation rate, discount rate, and occupancy and room rates used in determining the recoverable amount of the Company's property and equipment. We assessed the main future cash flow inputs and corroborated them by comparing them to internal forecasts and strategic plans that were approved by management and compared these inputs against historical data and industry forecasts. We also assessed the adequacy of the relevant disclosures made in the financial statements.





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, 2022, but does not include the financial statements and our auditors' report thereon. The SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2021 are expected to be made available to us after the date of this auditors' report.

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

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

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

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

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

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





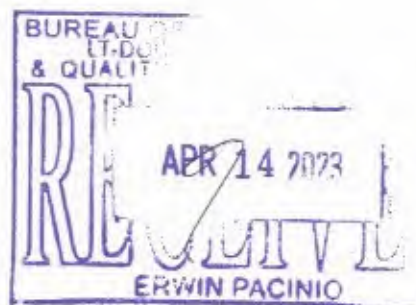
As part of an audit in accordance with PSA, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

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

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

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

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





**Report on the Supplementary Information Required Under Revenue Regulations
No. 15-2010 of the Bureau of Internal Revenue**

Our audits were conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information in Note 28 to the financial statements is presented for purposes of filing with the Bureau of Internal Revenue and is not a required part of the basic financial statements. Such supplementary information is the responsibility of management. The supplementary information has been subjected to the auditing procedures applied in our audit of the basic financial statements. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

The engagement partner on the audit resulting in this independent auditors' report is Alicia S. Columbres.

R.G. MANABAT & CO.

ALICIA S. COLUMBRES

Partner

CPA License No. 069679

SEC Accreditation No. 69679-SEC, Group A, valid for five (5) years
covering the audit of 2022 to 2026 financial statements

Tax Identification No. 120-964-156

BIR Accreditation No. 08-001987-027-2020

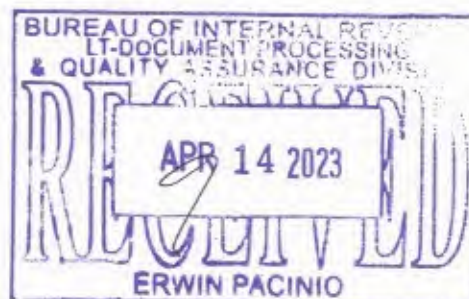
Issued July 20, 2020, valid until July 19, 2023

PTR No. MKT-9563821

Issued January 3, 2023 at Makati City

April 11, 2023

Makati City, Metro Manila



GRAND PLAZA HOTEL CORPORATION
STATEMENTS OF FINANCIAL POSITION

		December 31	
	Note	2022	2021
ASSETS			
Current Assets			
Cash and cash equivalents	4, 25	P490,020,736	P386,245,378
Receivables - net	5, 25	92,202,889	106,369,487
Loan receivable	9, 14, 25	15,500,000	15,500,000
Due from related parties	14, 25	11,042,591	2,376,917
Inventories	6	6,339,111	4,661,037
Prepaid expenses and other current assets	7	82,161,262	37,966,524
Total Current Assets		697,266,589	553,119,343
Noncurrent Assets			
Property and equipment - net	10, 14, 20	550,334,183	550,463,200
Investment in an associate	8, 14	49,975,224	50,398,850
Deferred tax assets - net	22	15,134,335	21,070,647
Other noncurrent assets	11, 14	87,018,989	94,008,340
Total Noncurrent Assets		702,462,731	715,941,037
		P1,399,729,320	P1,269,060,380
LIABILITIES AND EQUITY			
Current Liabilities			
Accounts payable and accrued expenses	12, 25	P63,224,894	P61,595,142
Refundable deposits - current portion	19, 20, 25	126,402,542	26,666,052
Due to related parties	14, 25	47,186,172	46,285,248
Lease liability - current portion	14, 20, 25	4,600,559	4,237,441
Other current liabilities	13, 25	57,557,493	31,434,439
Total Current Liabilities		298,971,660	170,218,322
Noncurrent Liabilities			
Refundable deposits - net of current portion	19, 20, 25	468,000	468,000
Retirement benefits liability	21	27,430,178	33,482,499
Lease liability - noncurrent portion	14, 20, 25	158,924,117	163,524,676
Total Noncurrent Liabilities		186,822,295	197,475,175
Total Liabilities		485,793,955	367,693,497
Equity			
Capital stock	24	873,182,700	873,182,700
Additional paid-in capital		14,657,517	14,657,517
Remeasurement gains on retirement benefits liability - net	21	15,466,287	8,896,027
Retained earnings	23	1,690,649,231	1,684,651,009
Treasury stock	24	(1,680,020,370)	(1,680,020,370)
Total Equity		913,935,365	901,366,883
		P1,399,729,320	P1,269,060,380

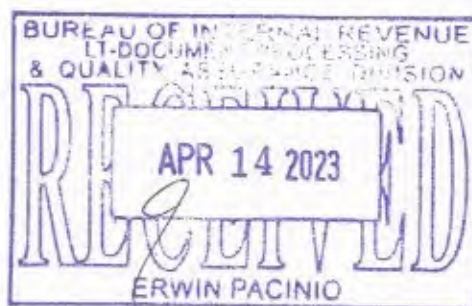
See Notes to the Financial Statements.



GRAND PLAZA HOTEL CORPORATION
STATEMENTS OF PROFIT OR LOSS

	Note	Years Ended December 31		
		2022	2021	2020
REVENUES				
Rooms		P201,076,345	P284,641,767	P258,805,062
Food and beverage		87,488,455	47,788,080	64,024,822
Other operating departments		713,727	238,853	2,098,822
Others		6,125,329	2,321,841	4,971,881
		295,403,856	334,990,541	329,900,587
COST OF SALES AND SERVICES				
	16	103,126,291	70,664,777	83,396,982
GROSS OPERATING INCOME				
		192,277,565	264,325,764	246,503,605
ADMINISTRATIVE EXPENSES				
	17	199,568,770	219,452,087	219,500,745
NET OPERATING (LOSS) INCOME				
		(7,291,205)	44,873,677	27,002,860
OTHER INCOME (EXPENSES)				
Interest income	4, 9, 14	9,823,215	5,199,246	6,440,213
Equity in net income of an associate	8	976,374	1,587,026	1,531,113
Interest on lease liability	20	(13,560,167)	(13,894,621)	(14,202,680)
Foreign exchange gain (loss) - net		22,390,968	9,334,158	(12,001,059)
		19,630,390	2,225,809	(18,232,413)
INCOME BEFORE INCOME TAX				
		12,339,185	47,099,486	8,770,447
INCOME TAX EXPENSES (BENEFIT)				
	22	6,340,963	13,430,432	(3,295,261)
NET INCOME				
		P5,998,222	P33,669,054	P12,065,708
Basic and Diluted Earnings Per Share				
	18	P0.11	P0.63	P0.22

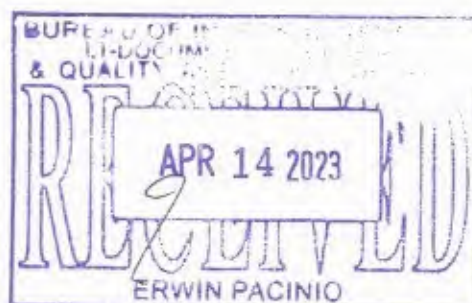
See Notes to the Financial Statements.



GRAND PLAZA HOTEL CORPORATION
STATEMENTS OF COMPREHENSIVE INCOME

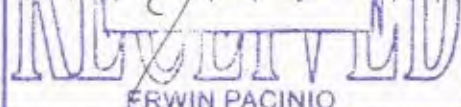
	Note	Years Ended December 31		
		2022	2021	2020
NET INCOME		P5,998,222	P33,669,054	P12,065,708
OTHER COMPREHENSIVE INCOME (LOSS)				
Items that will not be reclassified to profit or loss				
Remeasurement gain (loss) on retirement benefits liability	21	8,760,347	386,762	(4,226,663)
Reduction in tax rate	22	-	573,731	-
Deferred tax (expense) benefit for the current period	22	(2,190,087)	(96,691)	1,267,999
		6,570,260	863,802	(2,958,664)
TOTAL COMPREHENSIVE INCOME		P12,568,482	P34,532,856	P9,107,044

See Notes to the Financial Statements.



GRAND PLAZA HOTEL CORPORATION
STATEMENTS OF CHANGES IN EQUITY

	Years Ended December 31						
	Note	Capital Stock (Note 24)	Additional Paid-in Capital	Remeasurement Gains on Retirement Benefits Liability - net of tax	Retained Earnings (Note 23)	Treasury Stock (Note 24)	Total Equity
Balances at January 1, 2020		P873,182,700	P14,657,517	P10,990,889	P1,638,916,247	(P1,680,020,370)	P857,726,983
Net income for the year		-	-	-	12,065,708	-	12,065,708
Other comprehensive loss for the year	21	-	-	(2,958,664)	-	-	(2,958,664)
Total comprehensive income (loss) for the year		-	-	(2,958,664)	12,065,708	-	9,107,044
Balances at December 31, 2020		P873,182,700	P14,657,517	P8,032,225	P1,650,981,955	(P1,680,020,370)	P866,834,027
Balances at January 1, 2021		P873,182,700	P14,657,517	P8,032,225	P1,650,981,955	(P1,680,020,370)	P866,834,027
Net income for the year		-	-	-	33,669,054	-	33,669,054
Other comprehensive income for the year	21	-	-	863,802	-	-	863,802
Total comprehensive income for the year		-	-	863,802	33,669,054	-	34,532,856
Balances at December 31, 2021		P873,182,700	P14,657,517	P8,896,027	P1,684,651,009	(P1,680,020,370)	P901,366,883
Balances at January 1, 2022		P873,182,700	P14,657,517	P8,896,027	P1,684,651,009	(P1,680,020,370)	P901,366,883
Net income for the year		-	-	-	5,998,222	-	5,998,222
Other comprehensive income for the year	21	-	-	6,570,260	-	-	6,570,260
Total comprehensive income for the year		-	-	6,570,260	5,998,222	-	12,568,482
Balances at December 31, 2022		P873,182,700	P14,657,517	P15,466,287	P1,690,649,231	(P1,680,020,370)	P913,935,365

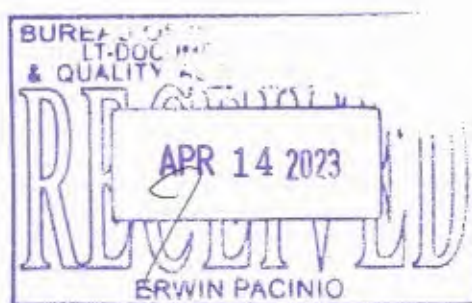

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See Notes to the Financial Statements.

GRAND PLAZA HOTEL CORPORATION
STATEMENTS OF CASH FLOWS

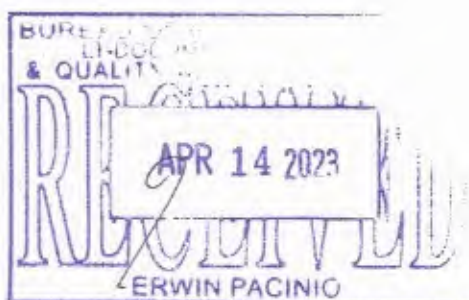
	Note	Years Ended December 31		
		2022	2021	2020
CASH FLOWS FROM OPERATING ACTIVITIES				
Income before income tax		P12,339,185	P47,099,486	P8,770,447
Adjustments for:				
Depreciation	10, 17	40,610,635	42,965,281	43,283,263
Interest expense on lease liability	20	13,560,167	13,894,621	14,202,680
Unrealized foreign exchange (gain) loss		(21,972,092)	(9,491,318)	11,095,968
Retirement benefits cost	21	3,664,899	3,142,494	3,176,687
Provision for (reversal of) impairment losses on receivables	5, 17, 25	(211,593)	(736,371)	693,795
Reversal of impairment on property and equipment	10	(34,756,269)	-	-
Interest income	4, 9, 14	(9,823,215)	(5,199,246)	(6,440,213)
Equity in net income of an associate	8	(976,374)	(1,587,026)	(1,531,113)
Operating income before working capital changes		2,435,343	90,087,921	73,251,514
Decrease (increase) in:				
Receivables		41,102,351	21,545,834	(40,585,088)
Due from related parties		13,306,418	4,677,188	(6,978,480)
Inventories		(1,678,071)	604,220	2,241,829
Prepaid expenses and other current assets		(92,890,993)	(10,341,338)	(939,697)
Other noncurrent assets		6,415,621	(2,050,573)	1,043,754
Increase (decrease) in:				
Accounts payable and accrued expenses		1,629,754	4,676,170	(33,957,069)
Refundable deposits		99,736,489	(753,169)	(536,540)
Due to related parties		900,924	4,150,521	5,964,457
Other current liabilities		26,123,054	14,442,817	(6,039,432)
Net cash generated from (used in) operations		97,080,890	127,039,591	(6,534,752)
Interest received		9,823,215	5,203,771	7,481,330
Income taxes paid		(2,021,008)	(1,162,457)	(2,099,250)
Retirement benefits paid	21	(956,873)	(3,181,692)	(2,457,573)
Net cash provided by (used in) operating activities		103,926,224	127,899,213	(3,610,245)

Forward



		Years Ended December 31		
	Note	2022	2021	2020
CASH FLOWS FROM INVESTING ACTIVITIES				
Additions to property and equipment	10	(P5,725,350)	(P9,327,668)	(P8,562,580)
Dividends received from an associate	8	1,400,000	1,400,000	1,200,000
Net cash used in investing activities		(4,325,350)	(7,927,668)	(7,362,580)
CASH FLOWS FROM FINANCING ACTIVITIES				
Interest payment of lease liability	20	(13,560,167)	(21,581,936)	(7,101,340)
Principal payment of lease liability	20	(4,237,441)	(5,737,392)	(1,174,548)
Net cash used in financing activities		(17,797,608)	(27,319,328)	(8,275,888)
EFFECTS OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS		21,972,092	9,491,318	(11,095,968)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS		103,775,358	102,143,535	(30,344,681)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	4	386,245,378	284,101,843	314,446,524
CASH AND CASH EQUIVALENTS AT END OF YEAR	4	P490,020,736	P386,245,378	P284,101,843

See Notes to the Financial Statements.



GRAND PLAZA HOTEL CORPORATION
NOTES TO THE FINANCIAL STATEMENTS

1. Reporting Entity

Grand Plaza Hotel Corporation (the "Company") was incorporated and registered with the Philippine Securities and Exchange Commission (SEC) on August 9, 1989 primarily to own, lease or manage one or more hotels, inns or resorts, all adjuncts and accessories thereto, and all other tourist-oriented businesses as may be necessary in connection therewith. The Company is a public company under Section 17.2 of the Revised Securities Regulation Code and its shares are listed on the Philippine Stock Exchange (PSE). The immediate parent of the Company is The Philippine Fund Limited (TPFL) owning 54%, a corporation organized in the Islands of Bermuda. The ultimate parent of the Company is Hong Leong Investment Holdings Pte Ltd., a corporation organized in Singapore. The Company's intermediary parents are Hong Leong Limited, City Developments Limited and Millenium & Copthorne Hotels Limited.

The Company owns and operates The Heritage Hotel (the "Hotel"), its only operating segment, which is a deluxe class hotel that offers 450 rooms and facilities and amenities such as restaurants, function halls, and a coffee shop. The address of the Company's registered and principal office is the 10th Floor, The Heritage Hotel Manila, EDSA corner Roxas Boulevard, Pasay City.

2. Basis of Preparation

Statement of Compliance

The financial statements have been prepared in compliance with Philippine Financial Reporting Standards (PFRSs). PFRSs are based on International Financial Reporting Standards (IFRSs) issued by the International Accounting Standards Board (IASB). PFRSs which are issued by the Philippine Financial and Sustainability Reporting Standards Council (PFSRSC), consist of PFRSs, Philippine Accounting Standards (PASs), and Philippine Interpretations.

The financial statements were approved and authorized for issue by the Board of Directors (BOD) on April 5, 2023.

Basis of Measurement

The financial statements have been prepared on the historical cost basis of accounting except for retirement benefits liability which is the present value of the defined benefit obligation less fair value of assets, if any.

Functional and Presentation Currency

The Company's financial statements are presented in Philippine peso, which is also the Company's functional currency. All amounts have been rounded-off to the nearest peso, unless otherwise indicated.

Use of Estimates and Judgments

The preparation of the financial statements in accordance with PFRSs requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgments about carrying values of assets and liabilities that are not readily apparent from other sources. Although these estimates are based on management's best knowledge of current events and actions, actual results may differ from these estimates.

Judgments are made by management on the developments, selection and disclosure of the Company's critical accounting policies and estimates and the application of these policies and estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Due to the current unforeseeable global consequences of the COVID-19 pandemic, these management's judgments and estimates are subject to increased uncertainty.

The following presents the summary of these judgments and estimates which have the most significant effect on the amounts recognized in the financial statements:

Determining whether an Agreement Contains a Lease

The Company uses its judgment in determining whether an arrangement contains a lease, based on the substance of the arrangement at inception date and makes assessment of whether the arrangement is dependent on the use of a specific asset or assets, the arrangement conveys a right to use the asset and the arrangement transfers substantially all the risks and rewards incidental to ownership to the Company.

Operating Lease

The Company has entered into various lease arrangements either as a lessor or as a lessee. In determining whether all significant risks and rewards of ownership remain with the lessor or transferred to the lessee, the following factors are considered:

- a. the ownership of the asset does not transfer at the end of the lease term;
- b. there is no option to purchase the asset at a price that is expected to be sufficiently lower than the fair value at the date the option becomes exercisable such that, at the inception of the lease, it is reasonably certain that the option will be exercised;
- c. the lease term is not for the major part of the economic life of the asset even if title is not transferred;
- d. at the inception of the lease, the present value of the minimum lease payments does not amount to at least substantially all of the fair value of the leased asset; and
- e. the leased assets are not of such a specialized nature that only the lessee can use them without major modifications.

Company as Lessor

The Company has entered into a lease of its commercial spaces. The Company has determined that it retains all significant risks and rewards of ownership of these spaces which are leased out under operating lease arrangements (see Note 20).

The Company has entered into a lease agreement for a period of five years commencing on August 2022. However, the right to use the asset is dependent on the ability of the prospective lessee to obtain a license to operate its intended business from the government. Since the prospective lessee does not have both the right to obtain substantially all of the economic benefits from use of the identified asset and the right to direct the use of the identified asset as at December 31, 2022, the management assessed that the recognition of rent income using the straightline method is not yet applicable during the year ended December 31, 2022. Management estimates that the prospective lessee will be able to obtain its permit to operate in May 2023 based on communication with the latter. Accordingly, no rent income is recognized arising from the lease agreement in 2022 (see Note 19).

Company as Lessee

The Company has entered into a lease of land. All the significant risks and rewards of ownership of the leased land remain with the lessor, since the leased property, together with the buildings thereon, and all attached permanent fixtures will be returned to the lessor upon the termination of the lease (see Note 20).

Determining Term and Discount Rate of Lease Arrangement

Where the Company is the lessee, management is required to make judgments about whether an arrangement contains a lease, the lease term and the appropriate discount rate to calculate the present value of the lease payments.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases entered into by the Company as lessee, management uses the incremental borrowing rate, being the rate that the Company would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

To determine the incremental borrowing rate, the Company uses an approach that starts with a risk-free interest rate adjusted for credit risk for leases held by the Company and makes adjustments specific to the lease.

In determining the lease term, management considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option. Extension options (or periods after termination options) are only included in the lease term if it is reasonably certain that the lease will be extended (or not terminated) and, as such, included within lease liabilities.

Estimating Allowance for Impairment Losses on Receivables

The Company uses the expected credit losses model in estimating the level of allowance which includes forecasts of future events and conditions. A credit loss is the difference between the cash flows that expected to be received discounted at the original effective interest rate. The model represents a probability-weighted estimate of the difference over the remaining life of the receivables. The maturity of the Company's receivables is less than one year so the lifetime expected credit losses and the 12-month expected credit losses is similar. In addition, management assessed the credit risk of the receivables as at the reporting date as low, therefore the Company did not have to assess whether a significant increase in credit risk has occurred.

The loss allowances for financial assets are based on assumptions about risk of default and expected credit loss rates. The Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on the Company's past history, existing market conditions as well as forward-looking estimates at the end of each reporting period. Provision for impairment losses on receivables amounted to nil for the years ended December 31, 2022, 2021, respectively and P693,795 for the year ended December 31, 2020 (see Note 17). As at December 31, 2022 and 2021, allowance for expected credit losses on receivables amounted to P1,163,806 and P14,299,899, respectively (see Notes 5 and 25). The carrying of receivables - net amounted to P92,202,889 and P106,369,487 as at December 31, 2022 and 2021, respectively (see Notes 5 and 25).

Estimating Useful Lives of Property and Equipment

The Company estimates the useful lives of property and equipment based on the period over which the assets are expected to be available for use. The estimated useful lives of property and equipment are reviewed periodically and are updated if expectations differ from previous estimates due to physical wear and tear, technical or commercial obsolescence and legal or other limits on the use of the assets. In addition, the estimation of the useful lives of property and equipment is based on collective assessment of internal technical evaluation and experience with similar assets. It is possible, however, that future results of operations could be materially affected by changes in estimates brought about by changes in factors mentioned above. The amounts and timing of recorded expenses for any period would be affected by changes in these factors and circumstances.

As at December 31, 2022 and 2021, the carrying amount of property and equipment amounted to P550,334,183 and P550,463,200 respectively (see Note 10).

Estimating Realizability of Deferred Tax Assets

The Company reviews the carrying amounts of deferred tax assets at each reporting date and reduces deferred tax assets to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax assets to be utilized. The Company also reviews the expected timing and tax rates upon reversal of temporary differences and adjusts the impact of deferred tax accordingly.

As of December 31, 2022 and 2021, the Company's unrecognized deferred tax assets amounted to P3,573,673 and P6,086,205, respectively. Management does not expect to have sufficient future taxable profit against which the Company can utilize the benefits therefrom. As at December 31, 2022 and 2021, recognized deferred tax assets amounted to P20,627,358 and P24,035,989, respectively (see Note 22).

Estimating Retirement Benefit Obligations

The determination of the retirement benefit obligation and retirement benefits cost 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.

The Company's retirement benefits liability amounted to P27,430,178 and P33,482,499 as at December 31, 2022 and 2021, respectively. The retirement benefits cost recognized in profit or loss amounted to P3,664,899, P3,142,494, and P3,176,687 for the years ended December 31, 2022, 2021 and 2020, respectively. Cumulative actuarial gain amounted to P20,621,716, P11,861,369 and P11,474,607 as at December 31, 2022, 2021 and 2020, respectively (see Note 21).

Estimating Allowance for Impairment Losses on Nonfinancial Assets

The Company assesses impairment on nonfinancial assets whenever events or changes in circumstances indicate that the carrying amount of such asset may not be recoverable. The factors that the Company considers important which could trigger an impairment review include the following:

- significant underperformance relative to the expected historical or projected future operating results;
- significant changes in the manner of use of the acquired assets or the strategy for overall business; and
- significant negative industry or economic trends.

If any indicator exists, the asset's recoverable amount is estimated. Determining the recoverable amount of the assets requires estimation of cash flows expected to be generated from continued use and ultimate disposal of such assets. An impairment loss is recognized whenever the carrying amount of an asset exceeds its recoverable amount. Impairment losses would increase recorded operating expenses and decrease noncurrent assets.

The Company's property and equipment were considered at risk of impairment in 2021 and 2020 due to the Corona Virus Disease 2019 (COVID-19) pandemic. The fear of COVID-19 led to significant uncertainty and chaotic conditions in many industries. In the Philippines and in other countries, each government has implemented drastic measures including travel restrictions and home quarantine, to control the pandemic. Thus, COVID-19 pandemic has affected every sector across the globe, and the hotel industry to which the Company belongs is an economic sector which is among those most severely affected. However as discussed in Note 27, the Company was able to obtain contracts from several government agencies, thereby resulting to an increase in revenue despite the pandemic in 2021 and 2020 (see Note 27).

No impairment loss was recognized for the years ended December 31, 2022, 2021 and 2020 (see Note 10). The impairment loss recognized in prior years amounting to P34,756,269 was fully reversed during the year ended December 31, 2022 since management assessed that there has been a change in the estimates used to determine the recoverable amount and that the basis for impairment loss in prior years no longer exist.

Estimating Provisions and Contingencies

The Company is currently involved in tax case and assessment arising from the ordinary course of business. The estimate of the probable costs for the resolution of these claims has been developed in consultation with outside counsels handling the defense in these matters and is based upon an analysis of potential results. The Company's management and its legal counsel believe that the lawsuits and claims will not have material effect on the Company's financial position and performance. Accordingly, no provision for probable losses arising from legal contingencies was recognized in the financial statements as at December 31, 2022 and 2021 (see Note 26).

3. Summary of Significant Accounting Policies

The accounting policies set out below have been applied consistently to all the years presented in these financial statements. There are no new standards, amendments to standards and interpretations effective starting January 1, 2022 that have a significant impact on the Company's financial statements except for the changes in accounting policies as explained below.

Adoption of New or Revised Standards, Amendments to Standards and Interpretations

The Company has adopted the following new standards, amendments to standards and interpretations starting January 1, 2022 and accordingly, changed its accounting policies. Except as otherwise indicated, the adoption did not have any significant impact on the Company's financial statements.

Effective January 1, 2022

- *COVID-19-Related Rent Concessions beyond 30 June 2021 (Amendment to PFRS 16 Leases)*. The amendment extends the practical expedient introduced in the 2020 amendment which simplified how a lessee accounts for rent concessions that are a direct consequence of COVID-19, permitting lessees to apply the practical expedient to rent concessions for which any reduction in lease payments affects only payments originally due on or before June 30, 2022.

The amendment is effective for annual reporting periods beginning on or after April 1, 2021. Earlier application is permitted. A lessee applies the amendments retrospectively, recognizing the cumulative effect of the amendments as an adjustment to the opening balance of retained earnings or other component of equity, as appropriate. The adoption is mandatory for lessees that chose to apply the practical expedient introduced by the 2020 amendments and may result in reversal of lease modifications that was ineligible for the practical expedient under the 2020 amendments, but becomes eligible as a result of the extension.

- *Property, Plant and Equipment - Proceeds before Intended Use (Amendments to PAS 16 Property, Plant and Equipment)*. The amendments prohibit an entity from deducting from the cost of an item of property, plant and equipment the proceeds from selling items produced before that asset is available for use. The proceeds before intended use should be recognized in profit or loss, together with the costs of producing those items which are identified and measured in accordance with PAS 2 *Inventories*.

The amendments also clarify that testing whether an item of property, plant and equipment is functioning properly means assessing its technical and physical performance rather than assessing its financial performance.

For the sale of items that are not part of a company's ordinary activities, the amendments require the Company to disclose separately the sales proceeds and related production cost recognized in profit or loss and specify the line items in which such proceeds and costs are included in the statement of comprehensive income. This disclosure is not required if such proceeds and cost are presented separately in the statement of comprehensive income.

The amendments apply retrospectively, but only to items of property, plant and equipment made available for use on or after the beginning of the earliest period presented in the financial statements in which the company first applies the amendments.

- *Onerous Contracts - Cost of Fulfilling a Contract (Amendment to PAS 37, Provisions, Contingent Liabilities and Contingent Assets)*. The amendments clarify that the cost of fulfilling a contract when assessing whether a contract is onerous includes all costs that relate directly to a contract - i.e. it comprises both incremental costs and an allocation of other direct costs.

The amendments apply to contracts existing at the date when the amendments are first applied. At the date of initial application, the cumulative effect of applying the amendments is recognized as an opening balance adjustment to retained earnings or other component of equity, as appropriate. The comparatives are not restated.

- *Annual Improvements to PFRS Standards 2018-2020*. This cycle of improvements contains amendments to four standards:
 - *Subsidiary as a First-time Adopter (Amendment to PFRS 1 First-time Adoption of Philippine Financial Reporting Standards)*. The amendment simplifies the application of PFRS 1 for a subsidiary that becomes a first-time adopter of PFRS later than its parent. The subsidiary may elect to measure cumulative translation differences for all foreign operations at amounts included in the consolidated financial statements of the parent, based on the parent's date of transition to PFRS.
 - *Fees in the '10 per cent' Test for Derecognition of Financial Liabilities (Amendment to PFRS 9)*. The amendment clarifies that for the purpose of performing the '10 per cent' test for derecognition of financial liabilities, the fees paid net of fees received included in the discounted cash flows include only fees paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf. It applies to financial liabilities that are modified or exchanged on or after the beginning of the annual reporting period in which the entity first applies the amendment.
 - *Lease Incentives (Amendment to Illustrative Examples accompanying PFRS 16 Leases)*. The amendment deletes from the Illustrative Example 13 the reimbursement relating to leasehold improvements to remove the potential for confusion because the example had not explained clearly enough the conclusion as to whether the reimbursement would meet the definition of a lease incentive in PFRS 16.
 - *Taxation in Fair Value Measurements (Amendment to PAS 41 Agriculture)*. The amendment removes the requirement to exclude cash flows for taxation when measuring fair value, thereby aligning the fair value measurement requirements in PAS 41 with those in PFRS 13 Fair Value Measurement. It applies to fair value measurements on or after the beginning of the first annual reporting period beginning on or after January 1, 2022.
- *Reference to the Conceptual Framework (Amendment to PFRS 3 Business Combinations)*. The amendments:
 - updated PFRS 3 so that it now refers to the 2018 Conceptual Framework;
 - added a requirement that, for transactions and other events within the scope of PAS 37 Provisions, Contingent Liabilities and Contingent Assets or IFRIC 21 Levies, an acquirer applies PAS 37 or IFRIC 21 instead of the Conceptual Framework to identify the liabilities it has assumed in a business combination; and

- added an explicit statement that an acquirer does not recognize contingent assets acquired in a business combination.

The amendments are effective for business combinations occurring in reporting periods starting on or after January 1, 2022.

Standards Issued But Not Yet Adopted

A number of new standards and amendments to standards are effective for annual periods beginning after January 1, 2022. However, the Company has not early adopted the following new or amended standards in preparing these financial statements. Unless otherwise stated, none of these are expected to have a significant impact on the Company's financial statements.

Effective January 1, 2023

- *Definition of Accounting Estimates (Amendments to PAS 8 Accounting Policies, Changes in Accounting Estimates and Errors)*. To clarify the distinction between changes in accounting policies and changes in accounting estimates, the amendments introduce a new definition for accounting estimates, clarifying that they are monetary amounts in the financial statements that are subject to measurement uncertainty. The amendments also clarify the relationship between accounting policies and accounting estimates by specifying that an accounting estimate is developed to achieve the objective set out by an accounting policy. Developing an accounting estimate includes both selecting a measurement technique and choosing the inputs to be used when applying the chosen measurement technique. The effects of changes in such inputs or measurement techniques are changes in accounting estimates. The definition of accounting policies remain unchanged. The amendments also provide examples on the application of the new definition.

The amendments are effective for annual reporting periods beginning on or after January 1, 2023, with earlier application permitted, and will apply prospectively to changes in accounting estimates and changes in accounting policies occurring on or after the beginning of the first annual reporting period in which the amendments are applied.

- *Disclosure of Accounting Policies (Amendments to PAS 1, Presentation of Financial Statements and PFRS Practice Statement 2 Making Materiality Judgements)*. The amendments are intended to help companies provide useful accounting policy disclosures. The key amendments to PAS 1 include:
 - requiring companies to disclose their *material* accounting policies rather than their *significant* accounting policies;
 - clarifying that accounting policies related to immaterial transactions, other events or conditions are themselves immaterial and as such need not be disclosed; and
 - clarifying that not all accounting policies that relate to material transactions, other events or conditions are themselves material to a company's financial statements.

The amendments to PFRS Practice Statement 2 includes guidance and additional examples on the application of materiality to accounting policy disclosures.

The amendments are effective from January 1, 2023. Earlier application is permitted.

- *Deferred Tax related to Assets and Liabilities arising from a Single Transaction (Amendments to PAS 12 Income Taxes)*. The amendments clarify that the initial recognition exemption does not apply to transactions that give rise to equal taxable and deductible temporary differences such as leases and decommissioning obligations. The amendments apply for annual reporting periods beginning on or after January 1, 2023. Earlier application is permitted. For leases and decommissioning liabilities, the associated deferred tax assets and liabilities will be recognized from the beginning of the earliest comparative period presented, with any cumulative effect recognized as an adjustment to retained earnings or other appropriate component of equity at that date. For all other transactions, the amendments apply to transactions that occur after the beginning of the earliest period presented.

Effective January 1, 2024

- *Lease Liability in a Sale and Leaseback (Amendments to PFRS 16 Leases)*. The amendments confirm the following:
 - On initial recognition, the seller-lessee includes variable lease payments when it measures a lease liability arising from a sale-and-leaseback transaction.
 - After initial recognition, the seller-lessee applies the general requirements for subsequent accounting of the lease liability such that it recognises no gain or loss relating to the right of use it retains.

A seller-lessee may adopt different approaches that satisfy the new requirements on subsequent measurement. For example, the seller-lessee could determine the lease payments to be deducted from the lease liability as expected lease payments or as equal periodic payments over the lease term, with the difference between those payments and amounts actually paid recognized in profit or loss.

The amendments are effective for annual reporting periods beginning on or after 1 January 2024, with earlier application permitted. Under PAS 8 Accounting Policies, Changes in Accounting Estimates and Errors, a seller-lessee will need to apply the amendments retrospectively to sale-and-leaseback transactions entered into or after the date of initial application of PFRS 16.

- *Classification of Liabilities as Current or Noncurrent - 2020 amendments and Non-Current Liabilities with Covenants - 2022 amendments (Amendments to PAS 1, Presentation of Financial Statements)*. To promote consistency in application and clarify the requirements on determining whether a liability is current or noncurrent, the amendments:
 - removed the requirement for a right to defer settlement of a liability for at least twelve months after the reporting period to be unconditional and instead requires that the right must have substance and exist at the end of the reporting period;
 - clarified that only covenants with which a company must comply on or before the reporting date affect the classification of a liability as current or non-current and covenants with which the entity must comply after the reporting date do not affect a liability's classification at that date;

- provided additional disclosure requirements for non-current liabilities subject to conditions within twelve months after the reporting period to enable the assessment of the risk that the liability could become repayable within twelve months; and
- clarified that settlement of a liability includes transferring an entity's own equity instruments to the counterparty, but conversion options that are classified as equity do not affect classification of the liability as current or noncurrent.

The amendments will apply retrospectively for annual reporting periods beginning on or after January 1, 2024, with earlier application permitted. Entities that have early applied the 2020 amendments may retain application until the 2022 amendments are applied. Entities that will early apply the 2020 amendments after issue of the 2022 amendments must apply both amendments at the same time.

Financial Instruments

Non-derivative Financial Instruments. Non-derivative financial instruments consist of cash and cash equivalents, receivables, loan receivable, due from related parties, deposits (included under other current and noncurrent assets), accounts payable and accrued expenses, due to related parties, refundable deposits, and other current liabilities except for output VAT payable and other statutory payables.

Recognition and Initial Measurement. Trade receivables and debt securities issued are initially recognized when they are originated. All other financial assets and financial liabilities are initially recognized when the Company becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at Fair value through profit or loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

Classification and Subsequent Measurement. On initial recognition, a financial asset is classified as measured at: amortized cost; fair value through other comprehensive income (FVOCI) - debt investment; FVOCI - equity investment; or FVTPL.

The Company has no financial assets classified as measured at: FVOCI - debt investment; FVOCI - equity investment; or FVTPL.

Financial assets are not reclassified subsequent to their initial recognition unless the Company changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

A financial asset is measured at amortized cost if it meets both of the following conditions and is not designated as at FVTPL:

- It is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- Its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

The amortized cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognized in profit or loss. Any gain or loss on derecognition is recognized in profit or loss.

Included in this category are the Company's cash and cash equivalents, receivables, loan receivable, due from related parties and deposits.

Cash includes cash on hand and in banks which are stated at face value. 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 from dates of acquisition and are subject to an insignificant risk of changes in value.

Business Model Assessment. The Company makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- a. the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realizing cash flows through the sale of the assets;
- b. how the performance of the portfolio is evaluated and reported to the Company's management;
- c. the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- d. how managers of the business are compensated - e.g., whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- e. the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Financial Liabilities

Classification, Subsequent Measurement and Gains and Losses. Financial liabilities are classified as measured at amortized cost or FVTPL. A financial liability is classified as at FVTPL if its is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognized in profit or loss. Other financial liabilities are subsequently measured at amortized cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognized in profit or loss. Any gain or loss on derecognition is also recognized in profit or loss.

Included under other financial liabilities are the Company's accounts payable and accrued expenses, refundable deposits, due to related parties, lease liability - current portion and other current liabilities except for output VAT payable and other statutory payables.

Impairment of Financial Assets

The Company uses the expected credit losses ("ECL") model which is applied to all debt instruments measured at amortized cost or FVOCI as well as to issued loan commitments and most financial guarantee contracts. The ECL model is a 'three stage' approach which is based on the change in credit quality of financial assets since initial recognition. Assets move through the three stages as credit quality changes and the stages dictate how an entity measures impairment losses. Stage 1 includes financial instruments that have not had a significant increase in credit risk since initial recognition or which have low credit risk at the reporting date. For these items, 12-month ECL are recognized. The 12-month ECL are the expected credit losses that result from default events that are possible within 12 months after the reporting date. Stage 2 includes financial instruments that have had a significant increase in credit risk since initial recognition (unless they have low credit risk at the reporting date) but are not credit impaired. For these items, lifetime expected credit losses are recognized which are the weighted average credit losses with the probability of default as the weight. Stage 3 includes financial assets that are credit impaired at the reporting date. For these items, lifetime expected credit losses are recognized.

A financial asset is 'credit impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

When determining whether the risk of default on a financial instrument has increased significantly since initial recognition, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Company's historical experience, credit assessment and including forward-looking information.

The information analyzed by the Company includes the following, among others:

- actual and expected significant changes in the political, regulatory and technological environment of the debtor or in its business activities;
- payment record - this includes overdue status as well as a range of variables about payment ratios; and
- existing and forecast changes in the business, financial and economic conditions

The Company considers a financial asset to be in default when:

- the debtor is unlikely to pay its credit obligation to the Company in full, without recourse by the Company to actions such as realizing security (if any is held); or
- the debtor is past due more than 90 days on any material credit obligation to the Company.

Inputs into the assessment of whether a financial instrument is in default and their significance may vary over time to reflect changes in circumstances.

Receivables are written off (either partially or in full) when there is no realistic prospect of recovery. This is generally the case when the Company determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, the financial assets that are written off could still be subject to enforcement activities in order to comply with the Company's procedures for recovery of amounts due.

The carrying amount of the asset shall be reduced either directly or through use of an allowance account. The impairment loss for the period shall be recognized in the statement of comprehensive income. If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognized, the previously recognized impairment loss is reversed. Any subsequent reversal of an impairment loss is recognized in the statement of comprehensive income, to the extent that the carrying amount of the asset does not exceed its amortized cost at the reversal date.

Offsetting of Financial Assets and Liabilities

Financial assets and financial liabilities are offset and the net amount is reported in the statements of financial position if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously. This is not generally the case with master netting agreements, and the related assets and liabilities are presented gross in the statements of financial position.

Derecognition of Financial Instruments

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

- the rights to receive cash flows from the asset have expired;
- the Company retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a "pass-through" arrangement; or
- the Company has transferred its rights to receive cash flows from the asset and either: (a) has transferred substantially all the risks and rewards of the asset; or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a 'pass-through' arrangement, and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognized to the extent of the Company's continuing involvement in the asset. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to pay.

Financial Liabilities. A financial liability is derecognized when the obligation under the liability is discharged, 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.

Determination of Fair Values

A number of the Company's accounting policies and disclosures require the determination of fair value, for both financial and nonfinancial assets and liabilities. Fair values have been determined for measurement and/or disclosure purposes, when necessary. 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 in the principal or, in its absence, the most advantageous market to which the Company has access at that date. When applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

The different levels of fair value of financial instruments carried at fair value, by valuation method have been defined as follows:

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

Inventories

Inventories are measured at the lower of cost and net realizable value (NRV). Cost is determined using the first-in, first-out (FIFO) principle, and includes expenditures incurred in acquiring the inventories and bringing them to their existing location and condition. NRV is the estimated selling price in the ordinary course of business, less the estimated selling expenses. Obsolete inventories are disposed of and related costs are recognized in profit or loss.

Investment in an Associate

An associate is an entity in which the Company has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but not control or joint control over those policies.

The Company's investment in an associate is accounted for using the equity method. Under the equity method, the investment in an associate is initially recognized at cost. The carrying amount of the investment is adjusted to recognize the changes in the Company's share in the net assets of the associate since the acquisition date. Goodwill relating to the associate is included in the carrying amount of the investment and is neither amortized nor individually tested for impairment.

The Company discontinues applying the equity method when its investment in the investee company is reduced to zero. Accordingly, additional losses are not recognized unless the Company has guaranteed certain obligations of the investee company. When the investee company subsequently reports net income, the Company will resume applying the equity method but only after its share in net income equals the share in net losses not recognized during the period when the equity method was suspended.

Property and Equipment

Property and equipment are measured at cost less accumulated depreciation, and impairment losses, if any.

Initially, an item of property and equipment is measured at its cost, which comprises its purchase price and any directly attributable costs of bringing the asset to its working condition. Subsequent expenditures are added to the carrying amount of the asset when it is probable that future economic benefits, in excess of the originally assessed standard of performance, will flow to the Company. The costs of day-to-day servicing an asset are recognized in profit or loss in the period in which they are incurred.

Depreciation is computed using the straight-line method over the estimated useful lives of property and equipment. Leasehold improvements are amortized over the estimated useful lives or the term of the lease, whichever is shorter.

The estimated useful lives are as follows:

	Number of Years
Building and building improvements	46 - 50
Right-of-use asset	21
Furniture, fixtures and equipment	5 - 10
Transportation equipment	5
Leasehold improvements	5 or term of the lease, whichever is shorter

Estimated useful lives and depreciation methods are reviewed at each reporting date to ensure that they are consistent with the expected pattern of economic benefits from these assets.

When an asset is disposed of, or is permanently withdrawn from use and no future economic benefits are expected from its disposal, the cost and accumulated depreciation, amortization and impairment losses, if any, are removed from the accounts and any resulting gain or loss arising from the retirement or disposal is recognized in profit or loss.

Impairment of Nonfinancial Assets

The carrying amounts of the Company's nonfinancial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash-generating unit (CGU) is the greater of its value-in-use and its fair value less costs of disposal. Value-in-use is the present value of the future cash flows expected to be derived from an asset or CGU, while fair value less costs of disposal is the amount obtainable from the sale of an asset or CGU in an arm's length transaction between knowledgeable and willing parties, less the costs of disposal. 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. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generate cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets or CGUs. An impairment loss is recognized if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognized in profit or loss.

Impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

Capital Stock

Capital stock is classified as equity. Incremental costs directly attributable to the issue of common shares and share options are recognized as a deduction from equity, net of any tax effects.

Additional paid-in capital includes any premiums received on the initial issuance of capital stock. Any transaction costs associated with the issuance of shares are deducted from additional paid-in capital, net of any related income tax benefit.

Treasury Stock

When share capital recognized as equity is repurchased, the amount of the consideration paid, which includes directly attributable costs, net of any tax effects, is recognized as a deduction from equity. Repurchased shares are classified as treasury shares and are presented in the reserve for own shares. When treasury shares are sold or reissued subsequently, the amount received is recognized as an increase in equity, and the resulting surplus or deficit on the transaction is presented in additional paid-in capital.

Retained Earnings

The amount included in retained earnings includes earnings attributable to the Company's equity holders and reduced by dividends, if any, on capital stock. Dividends on capital stock are recognized as a liability and deducted from equity when they are declared by the Company's stockholders. Dividends for the year that are approved after the financial reporting date are dealt with as an event after the financial reporting date.

Retained earnings may also include prior year adjustments and the effect of changes in accounting policies as may be required by the standards' transitional provisions.

Revenue

Revenue from Contracts with Customers

The Company's business is primarily engaged in offering hotel rooms and facilities such as restaurants, function halls, coffee shops and all adjuncts and accessories, thereto.

The Company recognizes revenue when it transfers control over a product or service to a customer. Revenue is measured based on the consideration specified in a contract with a customer.

The following is a description of principal activities from which the Company generates its revenue. Revenue is disaggregated by major products/service lines as reflected in the statements of profit or loss.

Hotel Rooms and Function Halls

Revenue from hotel rooms and function halls is recognized at the point in time when control of the service is transferred to a customer, generally on actual occupancy. The normal credit terms for lease of hotel rooms and function halls is 30 days, when payment is made on credit.

Food and Beverage

Revenue from food and beverage is recognized at the point in time when the goods have been delivered.

Other Operating Departments

Revenue from other operating departments is recognized at the point in time when the service has been rendered. This pertains to the revenue from telephone use, internet and laundry services.

Other Revenues

Other revenues are recognized at the point in time when the service has been rendered.

Other Income

Interest income which is presented net of tax, is recognized when earned.

Costs and Expenses

Costs and expenses are recognized when incurred.

Foreign Currency Transactions

Transactions in foreign currencies are translated to Philippine peso based on the prevailing exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies are retranslated using the exchange rates prevailing at the reporting date. The resulting foreign exchange gains or losses are recognized in profit or loss.

Operating Segment

A segment is a distinguishable component of the Company that is engaged either in providing related products or services (business segment), or providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those other segments.

The Company determines and presents operating segments based on the information that is internally provided to the Chief Financial Officer, who is the Company's chief operating decision maker. The Company assessed that its hotel business represents its only operating segment.

Leases

At inception of a contract, the Company assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

As a Lessor

Leases where the Company does not transfer substantially all the risks and benefits of ownership of the assets are classified as operating leases. Rent income from operating leases is recognized as income on a straight-line basis over the lease term. Initial direct costs incurred in negotiating an operating lease are added to the carrying amount of the leased asset and recognized as an expense over the lease term on the same basis as rent income. Contingent rents are recognized as income in the period in which they are earned.

As a Lessee

At commencement or on modification of a contract that contains a lease component, the Company allocates the consideration in the contract to each lease component on the basis of its relative stand-alone prices. However, for the leases of property the Company has elected not to separate non-lease components and account for the lease and non-lease components as a single lease component.

The Company recognizes a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the end of the lease term, unless the lease transfers ownership of the underlying asset to the Company by the end of the lease term or the cost of the right-of-use asset reflects that the Company will exercise a purchase option. In that case the right-of-use asset will be depreciated over the useful life of the underlying asset, which is determined on the same basis as those of property and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate. Generally, the Company uses its incremental borrowing rate as the discount rate.

The Company determines its incremental borrowing rate by obtaining interest rates from external financing sources and makes certain adjustments to reflect the terms of the lease and type of the asset leased.

Lease payments included in the measurement of the lease liability comprise the following:

- fixed payments, including in-substance fixed payments;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable under a residual value guarantee; and
- the exercise price under a purchase option that the Company is reasonably certain to exercise, lease payments in an optional renewal period if the Company is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless the Company is reasonably certain not to terminate early.

The lease liability is measured at amortized cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, if the Company changes its assessment of whether it will exercise a purchase, extension or termination option or if there is a revised in-substance fixed lease payment.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Short-term Leases and Leases of Low-value Assets

The Company has elected not to recognize right-of-use assets and lease liabilities for leases of low-value assets and short-term leases, including IT equipment. The Company recognizes the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

Taxes

Income tax expense is composed of current and deferred taxes. Income tax expense is recognized in profit or loss, except to the extent that it relates to items recognized directly in equity or in other comprehensive income, in which case it is recognized in equity or other comprehensive income.

Current 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 tax authority. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted as at reporting date.

The Company has determined that interest and penalties related to income taxes, including uncertain tax treatments, do not meet the definition of income taxes, and therefore accounted for them under PAS 37, *Provisions, Contingent Liabilities and Contingent Assets*.

Deferred Tax

Deferred tax assets and liabilities are recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes, and the carryforward tax benefits of unused net operating loss carryover (NOLCO) and unused tax credits from excess minimum corporate income tax (MCIT) over the regular corporate income tax (RCIT). Deferred tax is not recognized for temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss; temporary differences related to investments in subsidiaries and jointly controlled entities to the extent that it is probable that they will not reverse in the foreseeable future; and taxable temporary differences arising from the initial recognition of goodwill.

A deferred tax asset is recognized only to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences and the carryforward tax benefits of unused NOLCO and unused tax credits from excess MCIT can be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized. 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 assets to be recognized.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to 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 the reporting date.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and the deferred taxes relate to the same tax authority on the same taxable entity.

Value-added Tax (VAT). Revenue, expenses and assets are recognized net of the amount of VAT, except:

- where the VAT incurred on a purchase of assets or services are not recoverable from the tax authority, in which case the VAT is recognized as part of the cost of acquisition of the asset or as part of the expense item as applicable; and
- receivables and payables that are stated with amount of VAT included.

The input and output VAT are presented at gross and included under prepaid expenses and other current assets and other current liabilities, respectively, in the statements of financial position.

Earnings Per Share

The Company presents basic and diluted earnings per share (EPS) for its common shares. Basic EPS is computed by dividing net income by the weighted average number of common shares outstanding during the year, after giving retroactive effect to any stock dividends declared during the year, if any. Diluted EPS is determined by adjusting the net income for the effects of all dilutive potential shares.

Related Parties

Parties are considered related if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control. Related parties may be individuals or corporate entities.

Employee Benefits

Retirement Costs

The Company's net obligation in respect of the defined benefit plan is calculated by estimating the amount of the future benefit that employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The calculation of defined benefit obligations is performed on a periodic basis by a qualified actuary appointed by the Company using the projected unit credit method. When the calculation results in a potential asset for the Company, the recognized asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan. To calculate the present value of economic benefits, consideration is given to any applicable minimum funding requirements.

Remeasurements of the net defined benefit liability, which comprise actuarial gains and losses, the return on plan assets (excluding interest) and the effect of the asset ceiling (if any, excluding interest), are recognized immediately in other comprehensive income. The Company determines the net interest expense (income) on the net defined benefit liability (asset) for the period by applying the discount rate used to measure the defined benefit obligation at the beginning of the annual period to the then net defined benefit liability (asset), taking into account any changes in the net defined liability (asset) during the period as a result of contributions and benefit payments. Net interest expense and other expenses related to defined benefit plans are recognized in profit or loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognized immediately in profit or loss. The Company recognizes gains and losses on the settlement of a defined benefit plan when the settlement occurs.

Short-term Employee Benefits

Short-term employee benefits are expensed as the related service is provided. A liability is recognized for the amount expected to be paid if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

Provisions

Provisions are recognized when the Company has a present legal or constructive obligation 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 expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of 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 an interest expense.

Contingencies

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

Events After the Reporting Date

Any event after the reporting date that provide additional information about the Company's financial position at the reporting date (adjusting event) is recognized in the financial statements when material. Any event after the reporting date that is not an adjusting event is disclosed in the notes to the financial statements when material.

4. Cash and Cash Equivalents

This account consists of:

	<i>Note</i>	2022	2021
Cash on hand and in banks		P169,762,493	P183,284,150
Short-term investments		320,258,243	202,961,228
	25	P490,020,736	P386,245,378

Cash in banks earns annual interest at the prevailing bank deposit rates. Short-term investments consist mainly of time deposits which earn annual interest ranging from 0.05% to 4.33%, 0.05% to 0.10% and 0.05% to 1.79% in 2022, 2021 and 2020, respectively. Interest income earned from this account amounted to P5,148,215, P524,246 and P1,765,213 for the years ended December 31, 2022, 2021 and 2020, respectively.

5. Receivables - net

This account consists of:

	<i>Note</i>	2022	2021
Trade:			
Charge customers	25	P19,746,799	P2,421,639
Others		43,586,308	76,055,597
		63,333,107	78,477,236
Utility charges		22,393,678	33,442,882
Advances to employees		2,214,894	1,521,486
Interest		851,384	29,747
Others		4,573,632	7,198,035
		93,366,695	120,669,386
Less allowance for impairment losses on trade receivables	25	(1,163,806)	(14,299,899)
	25	P92,202,889	P106,369,487

Trade receivables are non-interest bearing and are generally on a 15 to 30-day credit term.

Trade - Charge customers include receivables from airlines, travel agencies and embassies.

Trade - Others include receivables from Philippine Amusement and Gaming Corporation (PAGCOR) and Overseas Workers Welfare Administration (OWWA). Receivables from PAGCOR amounting to P23,591,640, in 2022 and 2021 which mainly consist of unpaid billings from the contract with PAGCOR which was terminated in July 2013. The collection of the remaining receivables from PAGCOR is subject to the ongoing reconciliation of records between the Company and PAGCOR who have not yet reached an agreement as to the net amount of settlement due to each party.

The movements in the allowance for impairment losses in respect of trade receivables during the year are as follows:

	<i>Note</i>	<i>Amount</i>
Balance at January 1, 2021		P14,299,899
Provision in 2021	17	-
Balance at December 31, 2021	5	14,299,899
Reversal and write-off in 2022		(13,136,093)
Balance at December 31, 2022	5	P1,163,806

The Company's exposure to credit risks related to trade receivables is disclosed in Note 25.

6. Inventories

Inventories carried at cost consists of:

	2022	2021
Engineering supplies	P3,414,618	P2,224,972
Food	1,485,318	910,978
General supplies	1,041,602	1,154,151
Beverage and tobacco	178,834	116,839
Others	218,739	254,097
	P6,339,111	P4,661,037

There was no write down of inventories to NRV in each of the three years in the period ended December 31, 2022. Cost of goods sold recognized in profit or loss amounted to P40,372,073 and P30,730,623 in 2022 and 2021, respectively (see Note 16).

7. Prepaid Expenses and Other Current Assets

This account consists of:

	2022	2021
Prepaid expenses	P33,672,435	P3,381,674
Creditable withholding VAT	31,348,151	10,333,218
Utilities deposit	16,070,885	203,573
Prepaid income tax	-	16,145,655
Input VAT	-	7,902,404
Others	1,069,791	-
	P82,161,262	P37,966,524

Input VAT is current and can be applied against Output VAT payable.

Creditable withholding VAT represents the five percent (5%) taxes withheld from its collections from OWWA.

Prepaid expenses consist of insurance premiums, maintenance and dues and subscriptions.

8. Investment in an Associate

This account pertains to the 40% ownership in Harbour Land Corporation (HLC), which was incorporated and registered with the Philippine SEC and is engaged in the real estate business (see Note 14). HLC's registered office is located at the 10th Floor, The Heritage Hotel Manila, EDSA corner Roxas Boulevard, Pasay City.

This account consists of:

	2022	2021
Acquisition cost	P48,200,000	P48,200,000
Accumulated share in net earnings:		
Balance at beginning of year	2,198,850	2,011,824
Equity in net income	976,374	1,587,026
Dividends received	(1,400,000)	(1,400,000)
Balance at end of year	1,775,224	2,198,850
	P49,975,224	P50,398,850

A summary of the information of HLC as follows:

	2022	2021
Current assets	P34,430,730	P33,460,200
Noncurrent assets	121,830,382	121,830,382
Current liabilities	(7,352,723)	(5,293,458)
Noncurrent liability	(78,000,000)	(78,000,000)
Net assets (100%) - net	70,908,389	71,997,124
Add: Subscription receivable	54,000,000	54,000,000
	P124,908,389	P125,997,124
Company's share of net assets (40%)	P49,963,356	P50,398,850
Revenue	P17,797,608	P17,797,608
Net income/total comprehensive income (100%)	P2,440,936	P3,967,566
Company's share in net income/total comprehensive income (40%)	P976,374	P1,587,026

9. Loan Receivable

This pertains to the loan granted to Rogo Realty Corporation (RRC), a company under common control, collateralized by RRC's investment in shares of stock of HLC with a carrying value of P72,300,000 as at December 31, 2022 and 2021 and is collectable on demand with interest rate of 5% per annum (see Note 14).

Interest income earned in 2022, 2021 and 2020 amounted to P775,000 for each year.

10. Property and Equipment - net

The movements and balances in this account are as follows:

	Building and Building Improvements	Furniture Fixtures and Equipment	Transportation Equipment	Leasehold Improvements	Right-of-Use Asset (Note 20)	Total
Cost						
Balance, January 1, 2021	P1,032,936,673	P396,279,892	P7,438,511	P385,157	P178,571,220	P1,817,611,453
Additions	7,392,023	1,935,645	-	-	-	9,327,668
Balance, December 31, 2021	1,040,328,696	400,215,537	7,438,511	385,157	178,571,220	1,826,939,121
Additions	4,205,884	1,519,465	-	-	-	5,725,349
Balance, December 31, 2022	1,044,534,580	401,735,002	7,438,511	385,157	178,571,220	1,632,664,470
Accumulated Depreciation						
Balance, January 1, 2021	594,712,168	380,515,710	8,086,798	385,157	17,074,538	998,754,371
Depreciation during the year	27,063,123	8,708,827	656,062	-	8,537,268	42,965,281
Balance, December 31, 2021	621,775,291	387,224,537	6,722,860	385,157	25,611,807	1,041,719,852
Depreciation during the year	27,378,457	4,146,225	548,684	-	8,537,268	40,610,635
Balance, December 31, 2022	649,153,748	391,370,762	7,271,544	385,167	34,149,076	1,082,330,287
Impairment Loss						
Balance, December 31, 2021	32,956,783	1,703,373	96,113	-	-	34,756,269
Reversals	(32,956,783)	(1,703,373)	(96,113)	-	-	(34,756,269)
Balance, December 31, 2022	-	-	-	-	-	-
Carrying Amount						
December 31, 2021	P385,598,622	P11,287,627	P619,538	P -	P152,959,413	P550,463,200
December 31, 2022	P395,380,832	P10,364,240	P166,967	P -	P144,422,144	P550,334,183

The Company has obtained the services of an independent appraiser to determine the fair value of its property and equipment which primarily consists of hotel assets.

Valuation Techniques and Significant Unobservable Inputs

The fair value of property and equipment was arrived at using the Income Approach. The aforementioned approach is a method used to derive a value indication for an income producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished by discounted cash flow analysis. The Discounted Cash Flow Analysis involves the projection of a series of periodic cash flows to a business. Periodic cash flow is typically estimated as gross income less vacancy and collection losses and less operating expenses/outgoings. The series of net incomes, along with an estimate of reversion/terminal value, anticipated at the end of the projection period, is then discounted. The fair value measurement was categorized as a Level 3 fair value based on the inputs in the valuation technique used (see Note 3).

The key assumptions used in the estimation of the recoverable amount are set out below. The values assigned to the key assumptions represent the independent appraiser's assessment of future trends in the relevant industry.

Gross Revenue. Gross revenues of the Company over the next ten (10) years are projected to grow in line with the economy. This assumes that the market share of the Company will be flat on the assumption that it will also grow at par with the economy.

Operating Expenses. Operating expenses are projected to increase at a single-digit growth rate and at a slower pace than revenue.

Discount Rate. The Company uses the weighted-average cost of capital as the discount rate. In determining the appropriate discount rate, regard has been given to various market information, including but not limited to, 10-year government bond yield, bank lending rates, market premium. The discount rate used is 12% in 2022 and 2021.

Terminal Growth Rate. The long-term rate used to extrapolate the cash flow projections of the property and equipment beyond the period covered by the cash flow excludes capital acquisitions and expansions in the future. The terminal growth rate used is 2% in 2022 and 2021.

Terminal Value Rate. The Company used 10% terminal rate to estimate the value of the asset at the end of the explicit projection period in 2022 and 2021.

No impairment loss was recognized in 2022, 2021 and 2020. Management has identified that a reasonably possible change in two key assumptions could cause the carrying amount to exceed the recoverable amount. The following table shows the amount by which these two assumptions would need to change for the estimated recoverable amount to be equal to the carrying amount.

	Change Required for Carrying Amount to Equal Recoverable Amount in 2022
Discount rate	7.8%
Terminal value rate	7.9%

	Change Required for Carrying Amount to Equal Recoverable Amount in 2021
Discount rate	5.4%
Terminal value rate	4.3%

The impairment loss recognized in prior years amounting to P34,756,269 was fully reversed during the year ended December 31, 2022 since management assessed that there has been a change in the estimates used to determine the recoverable amount and that the basis for impairment loss in prior years no longer exist. The reversal of impairment loss is recorded as part of "Administrative expenses" (see Note 17).

11. Other Noncurrent Assets

This account consists of:

	<i>Note</i>	2022	2021
Lease deposit	14, 20, 25	P78,000,000	P78,000,000
Miscellaneous deposits		8,008,989	8,582,719
Advances to suppliers		-	6,415,621
Others		1,010,000	1,010,000
		P87,018,989	P94,008,340

Miscellaneous deposits consist of utility and rent deposits.

12. Accounts Payable and Accrued Expenses

This account consists of:

	<i>Note</i>	2022	2021
Trade		P46,700,958	P39,158,767
Accrued other liabilities		9,607,109	12,600,297
Accrued payroll		4,702,322	6,242,206
Accrued utilities		2,214,505	3,593,872
	25	P63,224,894	P61,595,142

Trade payables have normal terms of 30 to 45 days.

Accrued other liabilities consists of dues and subscriptions, credit card commission, insurance, maintenance, professional fee, commissions and other accrued expenses.

The Company's exposure to liquidity risk related to trade and other payables is discussed in Note 25.

13. Other Current Liabilities

This account consists of:

	<i>Note</i>	2022	2021
Output VAT payable		P22,664,974	P18,856,277
Deposits for utilities		18,108,648	5,184,148
Payable to government agencies		4,294,251	3,071,981
Customer credit balance		3,939,174	274,938
Payable to employees		3,076,182	3,442,663
Rewards redemption payable		367,954	136,189
Others		5,106,310	468,243
	25	P57,557,493	P31,434,439

The customer credit balance refers to the guest's advance payment as well as any overpayment intended for future transaction application.

Others are payable to hotel car and other concessionaires for their services to hotel guests, as well as unidentified direct deposits.

14. Related Party Transactions

In the normal course of business, the Company has transactions with its related parties. These transactions and account balances as at December 31 are as follows:

Category/Transaction	Year	Note	Amount of the Transaction	Outstanding Balance		Terms	Conditions
				Due from Related Parties	Due to Related Parties		
Associate							
• Lease deposit	2022	11, 20	P -	P78,000,000	P -	Required lease deposit on the leased land	Collectable upon termination of the contract
	2021		-	78,000,000	-		
	2020		-	78,000,000	-		
• Interest income	2022	14b, 20	3,900,000	1,950,000	-	5% per annum of the lease deposit	Unsecured; no impairment
	2021		3,900,000	1,950,000	-		
	2020		3,900,000	-	-		
• Rent expense	2022	17, 20	-	-	-	Due and demandable; non interest bearing	Unsecured
	2021		-	-	-		
	2020		-	-	-		
• Rent income	2022	14e	180,000	-	-	Due and demandable; non interest bearing	Unsecured
	2021		180,000	-	-		
	2020		180,000	-	-		
Under Common Control							
• Management and incentive fees	2022	14d, 17	10,813,328	-	44,838,608	Due and demandable; non interest bearing	Unsecured
	2021		19,178,154	-	45,318,898		
	2020		17,472,942	-	40,488,334		
• Advances	2022	14a	5,702,893	8,769,674	2,347,564	Due and demandable; non interest bearing	Unsecured; no impairment
	2021		1,839,438	104,000	968,350		
	2020		7,145,288	7,054,105	1,646,393		
• Loan	2022	9, 14c	-	15,500,000	-	Due and demandable; non interest bearing	Unsecured; no impairment
	2021		-	15,500,000	-		
	2020		-	15,500,000	-		
• Interest income	2022	9, 14c	775,000	322,917	-	5% per annum of the loan receivable	Unsecured; no impairment
	2021		775,000	322,917	-		
	2020		775,000	-	-		
• Rent income	2022	14e	420,000	-	-	Due and demandable; non interest bearing	Unsecured
	2021		420,000	-	-		
	2020		420,000	-	-		
Key Management Personnel of the Entity							
• Short term employee benefits	2022	14f	17,782,052	-	-		
	2021		14,423,744	-	-		
	2020		15,658,438	-	-		
TOTAL	2022			P104,542,591	P47,186,172		
TOTAL	2021			P95,876,917	P48,285,248		
TOTAL	2020			P100,554,106	P42,134,727		

Due from related parties is included in the following accounts:

	Note	2022	2021
Loan receivable	9	P15,500,000	P15,500,000
Due from related parties		11,042,591	2,376,917
Other noncurrent assets	11, 20	78,000,000	78,000,000
		P104,542,591	P95,876,917

- The Company grants/obtains advances to/from related parties for working capital purposes. These advances are non-interest bearing, unsecured and receivable/payable on demand.
- The interest receivable from HLC, an associate, represents the uncollected interest on the lease deposit of the Company to HLC at 5% a year (see Note 20). The related interest income amounted to P3,900,000 annually for each three-year period ended December 31, 2022.
- The interest receivable from RRC, an entity under common control, represents the uncollected interest on the loan granted by the Company to RRC at 5% per annum (see Note 9). The related interest income amounted to P775,000 annually for the three-year period ended December 31, 2022.

- d. The Company has a Management Agreement with Elite Hotel Management Services Pte. Ltd - Philippine Company (Elite), an entity under common control, under which the latter provides management, technical and administrative services. In return, the Company pays monthly basic management and incentive fees based on a percentage of the hotel's revenue (2%) and gross operating profit (7%), respectively, starting April 2011. The agreement was last renewed from January 1, 2022 and is effective until December 31, 2026.
- e. The rent income from HLC, RRC and Elite represents the sub-leased portion of an office space consisting of 30 square meters, 25 square meters and 65 square meters, respectively, located at the Hotel. The lease covers a period of 2.5 years until December 31, 2016, and was renewed for another three (3) years until December 31, 2019. The contract was further renewed for another one (1) year from January 1 until December 31, 2022. The Company leases the land occupied by the Hotel from HLC (see Note 20).
- f. Transactions with Key Management Personnel

The total remuneration of key management personnel in the form of short-term employee benefits is shown below:

	2022	2021	2020
Executive officers	P12,076,725	P8,500,527	P14,399,659
Directors of hotel operations	5,705,327	5,923,217	1,258,779
	P17,782,052	P14,423,744	P15,658,438

The compensation and benefits of one of key management personnel are paid by Millennium & Corpthorne Hotels (M&C), the Parent Company's intermediary parent.

The Company does not provide post-employment and equity-based compensation benefits to its BOD and expatriates.

Due from and to related parties are normally settled in cash. As at December 31, 2022 and 2021, the Company determined that due from related parties are fully recoverable, hence, no impairment loss has been recognized.

15. Payroll and Employee Benefits

This account consists of:

	2022	2021	2020
Food and beverage	P21,443,678	P12,223,772	P14,069,796
Rooms	19,257,839	16,564,250	19,971,028
Hotel overhead departments:			
Administrative and general	27,814,008	26,204,622	27,724,771
Engineering	10,128,056	8,396,327	7,676,356
Sales and marketing	7,953,833	8,555,634	7,842,800
Human resources	2,921,264	2,631,945	2,548,832
Other operating departments	410,670	216,528	443,650
	P89,929,348	P74,793,078	P80,277,233

Payroll and employees benefits charged in the statements of profit or loss were allocated as follows:

	<i>Note</i>	2022	2021	2020
Cost of sales and services	16	P41,112,187	P29,004,550	P34,484,474
Administrative expenses	17	48,817,160	45,788,528	45,792,759
		P89,929,347	P74,793,078	P80,277,233

Payroll and employee benefits charged to cost of sales and services are recorded under "Rooms", "Food and Beverage" and "Other Operating Departments"

16. Cost of Sales and Services

This account consists of:

	<i>Note</i>	2022	2021	2020
Payroll and employee benefits	15	P41,112,187	P29,004,550	P34,484,474
Food and beverage	6	28,334,689	17,729,947	20,730,014
Commission		6,275,857	43,445	2,777,322
Guest supplies	6	5,947,072	5,292,779	5,716,667
Permits and licenses		3,108,963	3,180,905	2,967,672
Online selling and marketing tools		2,754,269	731,238	963,486
Operating supplies	6	2,571,770	5,224,133	3,878,999
Cleaning supplies	6	1,770,282	1,360,627	2,807,744
Kitchen fuel	6	1,748,260	1,123,137	1,149,273
Housekeeping expenses		1,502,801	610,718	608,099
Transport charges		1,428,463	318,784	882,747
Printing and stationery		1,058,003	792,555	1,008,165
Other operating departments		675,754	622,402	473,421
Laundry and dry cleaning		576,544	682,357	763,404
Music and entertainment		277,299	4,902	292,499
Miscellaneous		3,984,078	3,942,298	3,892,996
		P103,126,291	P70,664,777	P83,396,982

17. Administrative Expenses

This account consists of:

	<i>Note</i>	2022	2021	2020
Hotel Overhead Departments				
Payroll and employee benefits	15	P48,817,160	P45,788,528	P45,792,759
Management and incentives fees	14	10,613,328	19,178,154	17,472,942
Data processing		3,014,579	3,166,544	2,767,444
Credit card and commission		2,995,780	460,427	2,531,002
Advertising		2,978,226	501,934	1,228,204
Telecommunications		2,853,884	3,544,414	3,120,347
Dues and subscription		1,387,108	383,826	818,000
Awards and social activities		1,007,481	1,016,870	234,968
Entertainment		508,077	448,584	133,735
Miscellaneous		2,351,010	3,164,113	2,186,413
		76,526,633	77,653,394	76,285,814
Corporate Office				
Depreciation	10	40,610,635	42,965,281	43,283,263
Reversal of Impairment loss on property and equipment	10	(34,756,269)	-	-
Property tax		9,265,202	9,265,751	9,265,841
Insurance		9,388,914	9,145,748	8,832,798
Commission expense		7,557,268	-	-
Professional fees		5,115,374	7,087,706	5,716,830
Corporate office payroll and related expense		1,941,272	1,685,095	1,960,081
Director's fees/allowances		799,600	799,600	826,133
Office supplies		547,910	871,498	2,143,146
Taxes and licenses		93,760	192,637	118,996
Transportation and travel		7,313	31,116	51,343
Provision for impairment losses on receivables	25	-	-	693,795
Miscellaneous		2,492,821	1,329,142	5,602,343
		43,063,800	73,373,574	78,494,569
Power light and and water		68,556,846	56,126,157	54,660,961
Property operations and maintenance		11,421,491	12,298,962	10,059,401
		P199,568,770	P219,452,087	P219,500,745

The commission expense relates to the 1 month rental equivalent paid to Star Fuzion Management Corporation as a commission for their effort to secure the prospective lessee, Goldwinphil Inc.

18. Earnings Per Share

Basic and diluted earnings per share is computed as follows:

	<i>Note</i>	2022	2021	2020
Weighted average number of common shares:				
Balance at beginning and end of year	24	P53,717,369	P53,717,369	P53,717,369
	<i>Note</i>	2022	2021	2020
Net income for the year		P5,998,222	P33,669,054	P12,065,708
Divided by weighted average number of outstanding shares	24	53,717,369	53,717,369	53,717,369
		P0.11	P0.63	P0.22

There are no potential dilutive common shares in the years presented.

19. Refundable Deposits

This account consists of:

	<i>Note</i>	2022	2021
PAGCOR	5, 25	P25,349,438	P25,349,438
Goldwinphil Inc.		98,998,980	-
Others		2,522,124	1,784,614
		126,870,542	27,134,052
Less: Current portion		126,402,542	26,666,052
		P468,000	P468,000

The refundable deposit pertains to the deposit paid by the lessee to the Company as required in the lease agreement.

The refundable deposit from PAGCOR is not yet returned to PAGCOR due to the pending reconciliation of account between both parties (see Note 5).

On 23 August 2022, the Company entered into a lease contract with Goldwinphil Inc. ("prospective lessee") to operate a casino in the Hotel. The total floor area is about 5,500 sqm and it is for an initial 5 years commencing on August 23, 2022 until August 23, 2027 with option to renew. Based on the agreement, prospective lessee has to pay certain security and utilities deposits amounting to P88,998,980. In addition, prospective lessee has to obtain and secure all required permits and licenses, particularly the License to Operate from the PAGCOR, for its operation in the leased premises prior to lessee starting its commercial operation. In the event that lessee is not able to secure the required permits and licenses, it will be a ground for termination of the lease agreement and forfeiture of utilities and renovation deposits. Management expects that the prospective tenant will be able to obtain its license to operate by second quarter of 2023 based on communication with the latter.

20. Leases

Company as Lessor

The Company leases certain portions of the Hotel premises to third parties with options for extension/renewal upon mutual agreement of the parties. The leases include provisions for rental increment of 5% upon renewal of the contracts subject to renegotiations of both parties.

The lease agreements with the third parties required the latter to give the Company lease deposits which amounted to a total of P126,870,542 and P27,134,052 as at December 31, 2022 and 2021, respectively, and are shown as "Refundable deposits" in the statements of financial position (see Note 19). Rent income amounted to P6,125,329, P2,321,841, and P4,971,881 in 2022, 2021 and 2020 respectively, and is included in "Others" under Revenue in the statements of profit or loss.

On February 15, 2012, the BOD of PAGCOR decided not to renew the contract of lease which ended on July 10, 2013. Refundable deposit from PAGCOR amounting to P25,349,438 is not yet returned to the latter due to the pending reconciliation of account between both parties. The Company and PAGCOR have not yet reached an agreement as to the net amount of settlement due to each party (see Note 5).

In 2022 and 2021, the Company has sub-leased portion of an office space consisting of 30 square meters, 25 square meters and 65 square meters, respectively, located at the Hotel to HLC, RRC and Elite (Note 14).

Contractual cashflows are as follows:

	2022	2021
Due within one year	P600,000	P600,000

Company as Lessee

The Company leases the land occupied by the Hotel from HLC, its associate, for a period of 25 years up to January 1, 2015. On August 1, 2004, the Company, as lessee, and HLC, as lessor, agreed to amend the Contract of Lease with Option to Purchase executed by the parties on November 12, 1991 covering the lease of the land. The amended contract provides for the following:

- Annual rental on the land of P10,678,560;
- Required lease deposit (shown as part of "Other noncurrent assets" in the statements of financial position) of P78,000,000; and
- Interest rate of 5% or P3,900,000 per annum on the lease deposit which the lessor is obligated to pay to the Company.

On August 11, 2014, the Company and HLC agreed to amend the original contract to increase the yearly rent from P10,678,560 to P17,797,608 and to renew the original lease for a further term of twenty-five (25) years.

The movements of lease liability follow:

	2022	2021
Beginning balance	P167,762,117	P181,186,824
Interest expense during the year	13,560,167	13,894,621
Payments made	(17,797,608)	(27,319,328)
Ending balance	P163,524,676	P167,762,117

Payments made include as follows:

	2022	2021
Interest payment	P13,560,167	P21,581,936
Principal payment	4,237,441	5,737,392
	P17,797,608	P27,319,328

Lease liability included in the statements of financial position is as follows:

	2022	2021
Current	P4,600,559	P4,237,441
Non-current	158,924,117	163,524,676
	P163,524,676	P167,762,117

Contractual cashflows are as follows:

Lease Liability under PFRS 16	2022	2021
Due within one year	P17,797,608	P17,797,608
After one year but not more than five years	71,190,432	71,190,432
More than five years	231,368,904	231,368,904
	P320,356,944	P320,356,944

21. Retirement Cost

The Company has an unfunded, noncontributory, defined benefit retirement plan covering substantially all of its employees, except for its BOD and expatriates (see Note 14). It provides a retirement benefit equal to eighty-six (86%) of monthly salary per year of services payable to an employee who retires at age of 60 with at least 5 years in service. Annual cost is determined using the projected unit credit method. The Company's latest valuation date is December 31, 2022.

The recognized liability representing the present value of the defined benefit obligation presented as "Retirement benefits liability" in the Company's statements of financial position amounted to P27,430,178 and P33,482,499 as at December 31, 2022 and 2021, respectively.

The movements in the present value of the defined benefit obligation are as follows:

	2022	2021
Balance at January 1	P33,482,499	P33,908,459
Included in Profit or Loss		
Current service cost	2,024,257	1,955,698
Interest cost	1,640,642	1,186,796
	3,664,899	3,142,494
Included in Other Comprehensive Income (OCI)		
Remeasurement loss (gain):		
Actuarial loss (gain) arising from:		
Financial assumptions	(3,969,844)	(3,731,496)
Experience adjustment	(4,790,503)	3,344,734
	(8,760,347)	(386,762)
Others		
Benefits paid	(956,873)	(3,181,692)
Balance at December 31	P27,430,178	P33,482,499

The amounts of retirement benefits cost which are included in "Payroll and employee benefits" under Cost of Sales and Services in the statements of profit or loss for the years ended December 31 are as follows:

	2022	2021	2020
Current service cost	P2,024,257	P1,955,698	P1,699,590
Interest cost	1,640,642	1,186,796	1,477,097
Retirement benefits cost	3,664,899	P3,142,494	P3,176,687

The actuarial gain (loss), before deferred income taxes, recognized under "Other comprehensive income" in the statements of comprehensive income and statements of changes in equity are as follows:

	2022	2021	2020
Cumulative actuarial gain at the beginning of the year	P11,861,369	P11,474,607	P15,701,270
Actuarial gain (loss) arising from:			
Financial assumptions	3,969,844	3,731,496	(3,893,709)
Experience adjustment	4,790,503	(3,344,734)	(332,954)
Cumulative actuarial gain at the end of the year	P20,621,716	P11,861,369	P11,474,607

The net accumulated actuarial gain, net of deferred tax amounted to P8,760,347, P8,896,027 and P8,032,225 as at December 31, 2022, 2021 and 2020, respectively, as presented in the statements of changes in equity.

Principal actuarial assumptions at the reporting date (expressed as weighted averages):

	2022	2021	2020
Discount rate	7%	5%	4%
Future salary increases	2%	2%	2%

Assumptions regarding future mortality have been based on published statistics and mortality rates of the 1985 Unisex Annuity table.

Sensitivity Analysis

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligation by the amounts shown below:

2022	Increase	Decrease
Discount rate (1% movement)	(P2,596,542)	P2,596,54
Future salary increase rate (1% movement)	2,596,542	(2,596,542)
2021	Increase	Decrease
Discount rate (1% movement)	(P2,315,154)	P2,600,631
Future salary increase rate (1% movement)	2,448,544	(2,221,888)

Although the analysis does not take into account the full distribution of cash flows expected under the plan, it does provide an approximation of the sensitivity of the assumption shown.

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

The weighted-average duration of the defined benefit obligation is ten (10) years as at December 31, 2021 and 2020.

The maturity analysis of the benefit payments is as follows:

	2022				
	Carrying Amount	Contractual Cash Flows	1 - 5 Years	6 - 10 Years	More than 10 Years
Retirement benefits liability	P -	P83,375,205	P16,652,577	P26,254,403	P40,468,225
	2021				
	Carrying Amount	Contractual Cash Flows	1 - 5 Years	6 - 10 Years	More than 10 Years
Retirement benefits liability	P33,482,499	P86,617,039	P15,941,958	P29,337,246	P41,337,835

The Company is not required to pre-fund the future defined benefits payable under the Retirement Fund before they become due. However, in the event a benefit claim arises, the Company will be liable to pay its employees.

22. Income Tax

The components of the Company's income tax expense (benefit) are as follows:

	2022	2021	2020
Current tax expense	P2,021,008	P1,162,457	P2,099,250
Deferred tax expense (benefit):			
Reduction in tax rate	-	6,050,661	-
Origination and reversal of temporary differences	4,319,955	6,217,314	(5,394,511)
	P6,340,963	P13,430,432	(P3,295,261)

The reconciliation of the income tax expense (benefit) computed at statutory income tax rate to the income tax expense (benefit) shown in profit or loss is as follows:

	2022	2021	2020
Income before income tax	P12,339,185	P47,099,486	P8,770,447
Income tax expense (benefit) at statutory tax rate	P3,084,796	P11,774,872	P2,631,134
Additions to (reductions in) income tax resulting from the tax effects of:			
Unrecognized deferred tax assets on NOLCO and MCIT	3,573,673	(4,349,133)	(5,324,676)
Remeasurement of previously recorded DTA	-	6,470,685	(1,567,825)
Income subjected to final tax	(73,412)	(80,723)	(80,993)
Equity in net income of an associate	(244,094)	(396,757)	(459,334)
Non deductible expense	-	11,488	1,506,433
	P6,340,963	P13,430,432	(P3,295,261)

The components of the Company's deferred tax assets (liabilities) are as follows:

2022	Net Balance at January 1	Recognized in Profit or Loss	Recognized in OCI	Net Balance December 31	Deferred Tax Assets	Deferred Tax Liabilities
Retirement benefits liability	P11,611,816	(P1,472,255)	P -	P10,139,561	P10,139,561	P -
Allowance for impairment loss on property and equipment	P8,689,067	(8,689,067)	-	-	-	-
Allowance for impairment loss on receivables	3,574,974	(52,898)	-	3,522,076	3,522,076	-
Excess of ROU asset over lease liability	2,532,961	2,242,673	-	4,775,634	4,775,634	-
Unrealized foreign exchange gain	(2,372,829)	(3,120,194)	-	(5,493,023)	-	(5,493,023)
Remeasurement gain on retirement benefit liability	(2,965,342)	-	5,155,429	2,190,087	2,190,087	-
Net tax assets and liabilities	P21,070,647	(P11,091,741)	P5,155,429	P15,134,335	P20,627,358	(P5,493,023)
2021	Net Balance at January 1	Recognized in Profit or Loss	Recognized in OCI	Net Balance December 31	Deferred Tax Assets	Deferred Tax Liabilities
Retirement benefits liability	P13,614,922	(P2,003,106)	P -	P11,611,816	P11,611,816	P -
Allowance for impairment loss on property and equipment	10,426,880	(1,737,813)	-	P8,689,067	P8,689,067	-
Allowance for impairment loss on receivables	5,014,908	(1,438,934)	-	3,574,974	3,574,974	-
Excess of ROU asset over lease liability	3,918,463	(1,385,502)	-	2,532,961	2,532,961	-
Unrealized foreign exchange gain	3,328,791	(5,701,620)	-	(2,372,829)	-	(2,372,829)
Remeasurement gain on retirement benefit liability	(3,442,382)	-	477,040	(2,965,342)	-	(2,965,342)
Net tax assets and liabilities	P32,861,582	(P12,267,975)	P477,040	P21,070,647	P26,408,818	(P5,338,171)

The Company's temporary differences, the deferred tax assets of which have not been recognized, consist of:

	2022	2021
MCIT	P3,573,673	P6,086,205
NOLCO	1,990,517	-
	P5,564,190	P6,086,205

Realization of future tax benefit related to deferred tax assets is dependent on the Company's ability to generate future taxable income during the periods in which these are expected to be recovered. The Company has considered these factors in reaching a conclusion not to recognize deferred tax asset since it is not probable that future taxable profit will be available against which the Company can utilize the benefits therefrom.

Details of the Company's NOLCO which are available for offset against future taxable income are as follows:

Year Incurred	Amount	Expired/ Applied	Balance	Expiry Date
2022	P1,990,517	P -	P1,990,517	December 31, 2025
2018	27,384,900	(27,384,900)	-	December 31, 2021
	P29,375,417	(P27,384,900)	P1,990,517	

The Company applied P22,046,363 NOLCO against its taxable income in 2021.

Details of the Company's excess MCIT over RCIT which are available for offset against future income tax liabilities are as follows:

Year Incurred	Amount	Expired	Unexpired	Expiry Date
2022	P2,021,008	P -	P2,021,008	December 31, 2025
2021	1,162,457	-	1,162,457	December 31, 2024
2020	2,099,250	-	2,099,250	December 31, 2023
2019	2,824,498	(2,824,498)	-	December 31, 2022
2018	2,073,471	(2,073,471)	-	December 31, 2021
	P10,180,684	(P4,897,969)	P5,282,715	

On March 26, 2021, the President of the Philippines has approved the Corporate Recovery and Tax Incentives for Enterprises or the CREATE Act, with nine (9) provisions vetoed by the President. Below are the salient features of the Act that are relevant to the Company:

- a) Corporate Income Tax rate is reduced from thirty percent (30%) to twenty percent (20%) for domestic corporations with net taxable income not exceeding five million pesos (P5,000,000) and with total assets not exceeding one hundred million pesos (P100,000,000). All other domestic corporations and resident foreign corporations will be subject to twenty-five percent (25%) income tax. Said reductions are effective starting July 1, 2020.
- b) MCIT rate is reduced from two percent (2%) to one percent (1%) effective July 1, 2020 to June 30, 2023.

On April 8, 2021, the BIR issued the following implementing revenue regulations (RR) that are effective immediately upon publication:

- BIR RR No. 2-2021, *Amending Certain Provisions of RR No. 2-98, As Amended, to Implement the Amendments Introduced by Republic Act (RA) No. 11534, or the CREATE to the National Internal Revenue Code (NIRC) of 1997, as Amended, Relative to the Final Tax on Certain Passive Income.*
- BIR RR No. 3-2021, *Rules and Regulations Implementing Section 3 RA No. 11534, Otherwise Known as CREATE, Amending Section 20 of the NIRC of 1997, As Amended.*
- BIR RR No. 4-2021, *Implementing the Provisions on VAT and Percentage Tax Under Republic Act (RA) No. 11534, Otherwise Known as the CREATE, Which Further Amended the NIRC of 1997, as Amended, as Implemented by RR No. 16-2005 (Consolidated VAT Regulations of 2005), As Amended.*
- BIR RR No. 5-2021, *Implementing the New Income Tax Rates on the Regular Income of Corporations, on Certain Passive Incomes, Including Additional Allowable Deductions from Gross Income of Persons Engaged in Business or Practice of Profession Pursuant to RA No. 11534 or the CREATE, Which Further Amended the NIRC of 1997.*

Further, the BIR has issued its RR No. 5-2021 to promulgate the implementation of the new income tax rates on the regular income of corporations, on certain passive incomes and additional allowable deductions of persons engaged in business or practice of profession as provided for in CREATE Act. The corporate income tax of the Company was lowered from thirty percent (30%) to twenty five percent (25%) for domestic corporations, on which the Company qualified, effective July 1, 2020.

The CREATE Act had been considered as substantively enacted as law as at March 31, 2021. Under paragraph 46 of PAS 12, *Income taxes*, it states that "an entity's current tax liabilities/assets for the current and prior periods shall be measured at the amount expected to be paid to/recovered from the taxation authorities, using the tax rates and laws that have been enacted or substantively enacted by the end of the reporting period".

The Company had applied and used the effective rate of the approved income tax rate under the CREATE Act in its computation of income taxes due and payable to the BIR as at December 31, 2021 using the 25% tax rate on normal income tax pursuant to RR No. 5-2021, considering that the CREATE Act had been substantively enacted as law as at March 31, 2021 and its retroactive application from July 1, 2020. This resulted to an adjustment recognized in 2021 for prior period deferred tax remeasurement amounting to an additional expense of P6,050,661 and benefit of P573,731 recognized in profit or loss and other comprehensive income, respectively.

23. Retained Earnings

Retained earnings are restricted from being declared and issued as dividend in relation to the treasury shares amounting to P1,680,020,370.

24. Share Capital

a. Capital Stock

	2022	2021
Authorized - 115,000,000 shares at 10 par value shares:		
Issued	87,318,270	87,318,270
Less treasury stock	33,600,901	33,600,901
Total issued and outstanding	53,717,369	53,717,369

b. Treasury Stock

As at December 31, 2022 and 2021, the Company's treasury stock consists of 33,600,901 shares of stock.

25. Financial Risk and Capital Management Objectives and Policies

The Company has exposure to the following risks from its use of financial instruments:

- Credit Risk
- Liquidity Risk
- Market Risk

This note presents information about the Company's exposure to each of the above risks, the Company's objectives, policies and processes for measuring and managing risks, and the Company's management of capital.

The main purpose of the Company's dealings in financial instruments is to fund its operations and capital expenditures.

The BOD has overall responsibility for the establishment and oversight of the Company's risk management framework. The BOD, through the Executive Committee, is responsible for developing and monitoring the Company's risk management policies. The committee identifies all issues affecting the operations of the Company and reports regularly to the BOD on its activities.

The Company's risk management policies are established to identify and analyze the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. All risks faced by the Company are incorporated in the annual operating budget. Mitigating strategies and procedures are also devised to address the risks that inevitably occur so as not to affect the Company's operations and detriment forecasted results. The Company, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Company's Audit Committee assists the BOD in fulfilling its oversight responsibility of the Company's corporate governance process relating to the: a) quality and integrity of the Company's financial statements and financial reporting process and the Company's systems of internal accounting and financial controls; b) performance of the internal auditors; c) annual independent audit of the Company's financial statements, the engagement of the independent auditors and the evaluation of the independent auditors' qualifications, independence and performance; d) compliance by the Company with legal and regulatory requirements, including the Company's disclosure control and procedures; e) evaluation of management's process to assess and manage the Company's enterprise risk issues; and f) fulfillment of the other responsibilities set out by the BOD. The Audit Committee also prepares the reports required to be included in the Company's annual report.

Credit Risk

Credit risk represents the risk of loss the Company would incur if credit customers and counterparties fail to perform their contractual obligations. The Company's credit risk arises principally from the Company's trade receivables.

Exposure to credit risk is monitored on an ongoing basis. Credit checks are being performed on all clients requesting credit over certain amounts. Credit is not extended beyond authorized limits, established where appropriate through consultation with a professional credit vetting organization. Credit granted is subject to regular review, to ensure it remains consistent with the clients' current credit worthiness and appropriate to the anticipated volume of business.

The investment of the Company's cash resources is managed so as to minimize risk while seeking to enhance yield. The Company's holding of cash and money market placements exposes the Company to credit risk of the counterparty if the counterparty is unwilling or unable to fulfill its obligations and the Company consequently suffers financial loss. Credit risk management involves entering into financial transactions only with counterparties with acceptable credit rating. The treasury policy sets aggregate credit limits of any one counterparty and management annually reviews the exposure limits and credit ratings of the counterparties.

Receivable balance is being monitored on a regular basis to ensure timely execution of necessary intervention efforts.

The carrying amount of financial assets as of December 31, 2022 and 2021 represents the maximum credit exposure. The maximum exposure to credit risk at the reporting dates is as follows:

	<i>Note</i>	2022	2021
Cash and cash equivalents*	4	P488,182,306	P381,954,140
Receivables - net**	5, 14	92,174,642	106,341,240
Lease deposit	11	78,000,000	78,000,000
Loan receivable	14	15,500,000	15,500,000
Due from related parties	14	11,042,591	2,376,917
		P684,899,539	P584,172,297

*Excluding cash on hand of P1,838,430 and P4,291,238 in 2022 and 2021, respectively.

**Excluding deposits to suppliers of P28,247 in 2022 and 2021.

Details of trade receivables as at December 31, 2022 and 2021 by type of customer are as follows:

	<i>Note</i>	2022	2021
Embassy and government		P27,790,338	P76,145,597
Airlines		8,135,351	702,424
Credit cards		7,514,875	450,812
Corporations		1,460,727	215,529
Travel agencies		3,425,420	97,883
Others		15,006,396	864,991
	5	63,333,107	78,477,236
Less allowance for impairment losses on trade receivables - charge customers		1,163,806	14,299,899
		P62,169,301	P64,177,337

Others include unallocated accounts pending classification to its proper type of customers as at December 31, 2022.

The movements in the allowance for impairment losses in respect of trade receivables during the year are as follows:

	<i>Note</i>	Amount
Balance at January 1, 2021		P14,299,899
Provision in 2021	17	-
Balance at December 31, 2021	5	14,299,899
Reversal and write-off in 2022		(13,136,093)
Balance at December 31, 2022	5	P1,163,806

The aging of trade receivables as at December 31, 2022 and 2021 is as follows:

	2022			2021		
	Gross Amount	Impairment	Carrying Value	Gross Amount	Impairment	Carrying Value
Current	P11,235,963	P -	P11,235,963	P16,331,739	P -	P16,331,739
Over 30 days	7,952,874	-	7,952,874	21,202,728	-	21,202,728
Over 60 days	8,093,767	-	8,093,767	22,608,144	-	22,608,144
Over 90 days	36,050,503	(1,163,806)	34,886,697	18,334,625	(14,299,899)	4,034,726
	P63,333,107	(P1,163,806)	P62,169,301	P78,477,236	(P14,299,899)	P64,177,337

As at December 31, 2022 and 2021, receivables from PAGCOR included under Embassy and government amounted to P25,349,438, which management assess, are still collectable. Thus, no allowance for impairment was provided. In addition, any amount outstanding from PAGCOR can be offset against the deposit received from it as discussed in Note 20.

The table below shows the credit quality of the Company's financial assets based on its historical experience with the corresponding debtors.

	As at December 31, 2022			Total
	Grade A	Grade B	Grade C	
Cash in banks and cash equivalents	P490,020,736	P -	P -	P490,020,736
Receivables	34,925,096	4,816,371	-	39,741,467
Loan receivable	15,500,000	-	-	15,500,000
Lease deposit	78,000,000	-	-	78,000,000
	P618,445,832	P4,816,371	P -	P623,262,203

	As at December 31, 2021			Total
	Grade A	Grade B	Grade C	
Cash in banks and cash equivalents	P381,954,140	P -	P -	P381,954,140
Receivables	6,974,370	651,000	113,044,016	120,669,386
Loan receivable	-	15,500,000	-	15,500,000
Lease deposit	78,000,000	-	-	78,000,000
	P466,928,510	P16,151,000	P113,044,016	P596,123,526

Cash in banks and cash equivalents are considered of good quality as these pertain to deposits in reputable banks. Lease deposit is also considered of good quality since this is transacted with counterparty that is capable of paying the lease deposit once due. Grade A receivables pertain to those receivables from customers that always pay on time or even before the maturity date. Grade B includes receivables that are collected on their due dates provided that they were reminded or followed up by the Company. Those receivables which are collected consistently beyond their due dates and require persistent effort from the Company are included under Grade C.

Estimating ECL

The table below presents the Company's exposure to credit risk and shows the credit quality of the financial assets as at December 31, 2022 and 2021. Assets that are credit-impaired are separately presented.

December 31, 2022	Gross Amount	ECL	Carrying Amount
Cash in banks and cash equivalents	P490,020,736	P -	P490,020,736
Receivables	93,366,695	(1,163,806)	92,202,889
Loan receivable	15,500,000	-	15,500,000
Lease deposit	78,000,000	-	78,000,000
	P676,887,431	(P1,163,806)	P675,723,625

December 31, 2021	Gross Amount	ECL	Carrying Amount
Cash in banks and cash equivalents	P381,954,140	P -	P381,954,140
Receivables	120,669,386	(14,299,899)	106,369,487
Loan receivable	15,500,000	-	15,500,000
Lease deposit	78,000,000	-	78,000,000
	P596,123,526	(P14,299,899)	P581,823,627

Impairment on cash has been measured on a 12-month expected loss basis and reflects the short maturities of the exposures. The Company considers that its cash has low credit risk based on the external credit ratings of the counter parties.

The Company computes impairment loss on trade and other receivables based on past collection experiences, current circumstances and the impact of future economic conditions, if any, available at the reporting period. Loss rates are based on actual credit loss experience. Any adjustments to the loss rates for forecasts of future economic conditions are not expected to be material. The Company applies the simplified approach in providing for ECL prescribed by PFRS 9, which permits the use of the lifetime expected loss provision and applies a provision matrix.

Liquidity Risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due. The Company manages liquidity risk by forecasting projected cash flows and maintaining a balance between continuity of funding and flexibility in operations. 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 Company's future and contingent obligations and sets up required cash reserves as necessary in accordance with internal requirements.

The Company's total current liabilities as at December 31, 2022 and 2021 amounted to P298,971,660 and P170,218,322, respectively, which are less than its total current assets of P697,266,589 and P553,119,343, respectively. Thus, the Company has sufficient funds to pay for its current liabilities and has minimal liquidity risk. Maturity analysis of lease liability is disclosed in Note 20.

Market Risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and other market prices will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

The Company is subject to various market risks, including risks from changes in room rates, interest rates and currency exchange rates.

Room Rates

The risk from room rate changes relates to the Company's ability to recover higher operating costs through price increases to customers, which may be limited due to the competitive pricing environment that exists in the Philippine hotel industry and the willingness of customers to avail of hotel rooms at higher prices.

The Company minimizes its exposure to risks in changes in room rates by signing contracts with short period of expiry to give the Company the flexibility to adjust its room rates in accordance to market conditions. Also, there are minimal changes in room rates in the hotel industry.

Interest Rate Risk

The Company has no interest-bearing debt obligations to third parties and its receivables are subject to fixed interest rates. As such, the Company has minimal interest rate risk.

Foreign Currency Risk

The Company is mainly exposed to foreign currency risk on its cash and cash equivalents that are denominated in a currency other than the Company's functional currency which is the Philippine Peso (PHP). The currency giving rise to this risk is the United States dollar (US\$). The Company ensures that its exposure is kept to an acceptable level by buying or selling foreign currencies at spot rates where necessary to address short-term imbalances.

As at December 31, 2022 and 2021, assets denominated in US\$ include cash in banks amounting to P5,848,349 (US\$104,571) and P7,623,853 (US\$151,087) respectively; short-term investment amounting to P320,258,242 (US\$5,726,377) and P202,961,228 (US\$4,022,061), respectively.

In translating foreign currency-denominated monetary assets into Php amounts, the exchange rates used were P55.76 and P50.46 to US\$1 as at December 31, 2022 and 2021, respectively.

The following table demonstrates the sensitivity to a reasonably possible change in the PHP to US\$ exchange rates, with all other variables held constant, of the Company's income before tax. There is no other impact on the Company's equity other than those already affecting profit or loss.

	Increase (Decrease) in US\$ Exchange Rate	Effect on Income before Income Tax	Effect on Equity after Income Tax
2022			
	10%	P34,361,873	P25,771,405
	(10%)	(34,361,873)	25,771,405
2021			
	5%	10,709,054	8,031,791
	(5%)	(10,709,054)	(8,031,791)

The increase in US\$ rate means stronger US\$ against Php while the decrease in US\$ means stronger Php against the US\$.

Fair Values

The fair values together with the carrying amounts of the financial assets and liabilities shown in the statements of financial position are as follows:

	2022		2021	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Cash and cash equivalents	P490,020,736	P490,020,736	P386,245,378	P386,245,378
Receivables - net**	92,174,642	92,174,642	106,341,240	106,341,240
Lease deposit	78,000,000	78,000,000	78,000,000	78,000,000
Loan receivable	15,500,000	15,500,000	15,500,000	15,500,000
Accounts payable and accrued expenses	63,224,894	63,224,894	61,595,142	61,595,142
Lease liabilities***	163,524,676	163,524,676	167,762,117	167,762,117
Due to related parties	47,186,672	47,186,672	46,285,248	46,285,248
Refundable deposits	126,870,542	126,870,542	27,134,052	27,134,052
Other current liabilities*	30,598,268	30,598,268	9,506,181	9,506,181

*Excluding payables to government and Output VAT Payable of P26,959,225 and P21,928,258 in 2022 and 2021, respectively.

**Excluding deposits to suppliers of P28,247 in 2022 and 2021.

***Including current and noncurrent portion.

Estimation of Fair Values

The following summarizes the major methods and assumptions used in estimating the fair values of financial instruments reflected in the table:

Cash and Cash Equivalents

The carrying value of cash and cash equivalents approximates its fair value due to the short-term nature of this asset.

Receivables - net, Loan Receivable, Accounts Payable and Accrued Expenses, Due to Related Parties, Refundable Deposits, Other Current Liabilities Except for Output VAT Liability and Other Statutory Payables, Lease Liability - Current Portion
Current receivables are reported at their net realizable values, at total amounts less allowances for estimated uncollectable accounts. Current liabilities are stated at amounts reasonably expected to be paid within the next twelve months or within the Company's operating cycle. Due to/from related parties and loan receivable are payable on demand.

Lease Deposit

The lease deposit is interest-bearing and its carrying value approximates its fair value as the impact of discounting using the applicable discount rates based on current market rates of identical or similar quoted instruments is immaterial.

Lease Liability - Noncurrent Portion

The carrying amount of lease liability - noncurrent portion approximates its fair value since the Company does not anticipate that the effect of discounting using the prevailing market rate is significant.

Capital Management

The Company's objectives when managing capital are to increase the value of shareholders' investment and maintain high growth by applying free cash flow to selective investments. The Company sets strategies with the objective of establishing a versatile and resourceful financial management and capital structure.

The Chief Financial Officer has overall responsibility for monitoring of capital in proportion to risk. Profiles for capital ratios are set in the light of changes in the Company's external environment and the risks underlying the Company's business operations and industry. The Company monitors capital on the basis of the debt-to-equity ratio which is calculated as total debt divided by total equity. Total debt is equivalent to accounts payable and accrued expenses, income tax payable, due to related parties, other current liabilities, refundable deposits and retirement benefits liability. Total equity comprises mainly of the capital stock, additional paid-in capital and retained earnings.

There were no changes in the Company's approach to capital management during the year.

As at December 31, 2022 and 2021 the Company is compliant with the minimum public float requirement of the SEC.

The Company has 115,000,000 shares registered with the SEC on August 9, 1989, the effective date of registration statement. The registered shares with the SEC remain the same as at December 31, 2022 and 2021. The original issue/offer price was P10.00 per share. There were no additional shares registered with the SEC as at December 31, 2022 and 2021.

Based on the Philippine Stock Exchange's website, the Company's traded price per share was P14.38 as at December 31, 2022 and 2021, respectively. The total number of shareholders was 16,038 and 16,093 as at December 31, 2022 and 2021, respectively.

26. Other Matter - BIR 2008 Tax Case

On 20 February 2015, the Company filed a Petition for Review with the Court of Tax Appeals (CTA) to invalidate the collection proceedings of the BIR. The Petition is based on the Company's position, as advised by tax counsel, that the collection proceedings initiated by the Commissioner of Internal Revenue ("CIR") is void because the assessment, from which the collection proceedings arose, did not comply with the requirements of law and lacked factual and legal bases.

The deficiency tax case seeks to have the CTA review the collection letter that the Company received from the BIR on 12 December 2013. As far as the Company is aware, the Collection Letter was issued by the BIR in connection with a Formal Letter of Demand for alleged deficiency income tax, value added tax, expanded withholding tax, withholding tax on compensation and documentary stamp tax for the year 2008, in the aggregate amount of P508,101,387 consisting of P262,576,825 for basic tax, and interest of P245,524,562 from 20 January 2009 to 30 September 2013.

On 24 July 2015, the Company received a Warrant of Dstraint and/or Levy dated 24 July 2015 from the BIR ("Warrant"). The Warrant relates to the tax case for year 2008. Considering that a Petition for Review has been earlier filed with the CTA on 20 February 2015 to question the validity of the collection proceedings initiated by the CIR and that the matter is currently being litigated at the CTA, the Company has taken appropriate legal measures to ensure that such Warrant is not implemented during the course of the trial proceedings.

During the CTA hearing on 21 September 2015, the Company presented 2 witnesses and they were able to finish their testimonies on the same day. The BIR, on the other hand, did not present any witnesses and opted to submit the case for the resolution of the CTA.

On 6 November 2015, the Company filed its Formal Offer of Documentary Evidence. In two Resolutions dated 4 January 2016 and 11 March 2016 respectively, the CTA admitted in evidence the Company's documentary exhibits.

On 15 April 2016, the Company filed its Memorandum with the CTA.

Meanwhile, on 8 June 2016, management of the Company was informed by Metropolitan Bank & Trust Company ("Metrobank") via email, that the BIR has issued a Warrant of Garnishment with Warrant No. 125-2015-011 dated 2 June 2016 against the Company in connection with the Deficiency Tax Case. Pursuant to the Warrant, the BIR seeks to garnish the Company's deposits with Metrobank, which are currently in the amount of P499,050, as may be necessary to satisfy the alleged tax deficiency of the Company.

In addition, on 10 June 2016, management of the Company was also informed by the Land Bank of the Philippines ("Land Bank"), that the BIR has issued a Warrant of Garnishment with Warrant No. 125-2015-011 against the Company in connection with the Deficiency Tax Case. To date, the Company has not received the original Warrant from the BIR. Pursuant to the Warrant, the BIR seeks to garnish the Company's deposits with the Land Bank, which are currently in the amount of P71,719 as may be necessary to satisfy the alleged tax deficiency of the Company.

In a Manifestation dated 1 September 2016, the CIR informed the CTA that it will adopt its arguments in its Answer as its Memorandum.

Thus, on 6 September 2016, the Company's tax counsel received a Resolution from the CTA stating that the case has been submitted for decision.

On 7 March 2017, the Company filed an Urgent Motion to Allow Payment of Taxes with the CTA. This is with respect to the Warrant of Garnishment with Land Bank. The Company uses this bank account for its tax payments.

On 24 August 2017, the Company withdrew its "Urgent Motion to Allow Payment of Taxes" with CTA and instead requested the CTA to submit the case for decision. On 31 August 2017, CTA granted the withdrawal of the Motion and submitted the case for decision.

On 4 July 2018, the CTA rendered its Decision.

In the Decision, the CTA held that it does not have jurisdiction to entertain the Petition. It explained that the CTA only has jurisdiction to review decisions of the CIR involving disputed assessments, and not those assessments which have become final and executory. The CTA held that due to the Company's failure to file a protest within the reglementary period, the assessment became final, executory, and demandable. In light of the foregoing, the CTA held that it had no jurisdiction to entertain the Petition.

The Company filed a Motion for Reconsideration ("MR") on 19 July 2018. In its MR, the Company argued that: (i) the CTA has jurisdiction to review collection proceedings initiated by the CIR pursuant to its powers under Section 7(A)(1) of the National Internal Revenue Code; and (ii) the tax deficiency assessment of the CIR is void for failure to indicate a due date for payment and thus, the absence of a protest does not render the assessment final and executory because no rights can emanate from a void assessment.

Amended Decision

On 30 October 2018, the Company received the CTA's Amended Decision granting the Company's MR. Thus, the CTA annulled and set aside the CIR's assessment against the Company for deficiency income tax, withholding tax on compensation, expanded withholding tax, documentary stamp taxes, and value-added tax, in the total amount of P508,101,387 for taxable year 2008.

In its Amended Decision, the CTA held that it had jurisdiction to review collection proceedings by the CIR pursuant to its powers under Section 7(a)(1) of the Tax Code, and in particular, "other matters" arising under the National Internal Revenue Code. The CTA held that while there is no disputed assessment, it can assume jurisdiction over the Petition under "other matters".

After a careful scrutiny of the Formal Letter of Demand and Final Assessment Notice, the CTA held that the same was not valid for failure to indicate a definite due date for payment by the taxpayer, which negates the CIR's demand for payment.

MR Filed by CIR

On 20 November 2018, the MR filed by the CIR seeks to pray for a reconsideration of the Amended Decision and to uphold the Decision dated 4 June 2018 on the following grounds:

- (1) The "other matters" clause of Section 7 of Republic Act No. 9282 does not include assessment cases.
- (2) A challenge to the collection procedure under "other matters" cannot reach back and examine an undisputed assessment.
- (3) Even assuming that the present case falls under the scope of "other matters", the Petition was filed out of time.

The Company filed its Comment to the CIR's MR on 12 December 2018 and expected that the same be denied for lack of merit. On 14 March 2019, the CTA issued a decision denying the CIR Motion for Reconsideration as the Court finds no cogent reasons to reverse or modify the Amended Decision.

On 21 March 2019, the CIR filed an appeal to the CTA En Banc to set aside the Amended Decision. On 19 June 2019, the Company received a notice from the CTA En Banc to file its comments to Petition of CIR. The Company filed its comment on 20 June 2019.

On 2 December 2019, the CTA En Banc issued a Notice of Resolution that since both CIR and the Company decided not to have the case mediated by Philippine Mediation Center - Court of Tax Appeals, the mediation proceedings are terminated and the case is submitted for decision by the CTA En Banc.

On 29 September 2020, CTA En Banc promulgated a decision affirming the CTA decision and denied the Petition of CIR for lack of merit. CIR, dissatisfied with the decision, filed a Motion for Reconsideration on 20 October 2020 and the Company has filed its Response to CIR's Motion for Reconsideration on 11 November 2020. As at 4 January 2021, there is no decision yet from CTA En Banc.

On 26 January 2021, the Company received from its counsel the Decision of CTA En Banc denying again the Motion for Reconsideration of CIR for lack of merit.

Petition for Review Filed by the CIR

On 23 March 2021, Management of the Company was advised by the Company's tax counsel that it had received a copy of the Petition for Review dated 8 March 2021 filed by the CIR with the Philippine Supreme Court which seeks to set aside the CTA En Banc Decision dated 29 September 2020 (Decision) and CTA En Banc Resolution.

The Petition for Review seeks to (i) reverse and set aside the CTA En Banc Decision dated 29 September 2020 and Resolution dated 19 January 2021 and (ii) render a decision ordering the Company to pay the total amount of P37,394,322, P142,281,715, and P326,352,191 representing withholding tax on compensation, value-added tax, and income tax assessment, respectively, or an aggregate amount of P506,028,228 for taxable year 2008 as well as 25% and 50% surcharge, 20% deficiency and delinquency interest and 12% interest until full payment pursuant to the Tax Reform for Acceleration and Inclusion (TRAIN) law.

The Supreme Court has yet to act on the CIR's Petition. The Company is awaiting for further instructions from Supreme Court on this matter as at 11 April 2023.

27. Impact of COVID-19

On March 8, 2020, under Proclamation 922, the Office of the President has declared a state of public health emergency and subsequently on March 16, 2020, under Proclamation 929, a state of calamity throughout the Philippines due to the spread of the COVID-19. To manage the spread of the disease, the entire Luzon including Metro Manila has been placed under an Enhanced Community Quarantine (ECQ), effective March 17, 2020. The quarantine has caused restrictions in the mobility of people outside their homes, hence, limiting business activities and commercial operations. The quarantine status of Metro Manila went through extensions and modifications.

On September 14, 2021, Metro Manila was placed under General Community Quarantine (GCQ) with Alert Level 4 effective on the second half of the month of September 2021. This is based on the updated guidelines on the COVID-19 alert level system with granular lockdowns released by Inter-Agency Task Force for the Management of Emerging Infectious Disease. Alert Level 4 was further extended until October 15, 2021. Alert level status of Metro Manila was lowered to Alert Level 3 from October 16, 2021 to October 31, 2021 following the government's approval of the IATF's recommendations. On November 5, 2021, Metro Manila was placed under Alert Level 2 until November 21, 2021. This was subsequently heightened to Alert Level 3 until January 31, 2022, and reverted to Alert Level 2 starting February 1 to 15, 2022.

The Company is one of the hotels accredited to become a quarantine facility by Department of Health (DOH) during this pandemic. Contract with Overseas Workers Welfare Administration (OWWA) which started in May 2020 was extended until June 2022 to cater repatriated and returning Overseas Filipino Workers. The Company also secured a contract with Philippines Offshore Gaming Operators (POGO) and Business Process Outsourcing (BPO) companies to serve as a temporary shelter during lockdown. However, there was also a slow down on collection of its receivables and payment of its obligations.

For the years 2021 and 2020, the concentration of revenue was from the contracts with Overseas Workers Welfare Administration (OWWA), Philippines Offshore Gaming Operators (POGO) and Business Process Outsourcing (BPO). In addition to this, the Company had a contract with maritime companies to serve as quarantine facility for returning seafarers. The Company is now planning their actions to transition from a quarantine facility back to its pre-pandemic normal operations which is catering guests for business and leisure purposes.

On November 9, 2021, the Company was also able to secure its Certificate of Inspection issued by the Bureau of Quarantine (BOQ) under the DOH. This certifies that the Company has been inspected, and is compliant with the prescribed public health and safety standards, thereby allowing it to operate as a multiple-use hotel. The Certificate for Multiple-use Hotel was then issued to the Company on December 13, 2021, officially permitting the Company to operate for leisure or staycation.

Unlike 2021 and 2020, whereby the Hotel housed quarantined guests, in 2022, the Hotel is fully opened to the public.

Management has implemented all measures to mitigate the risks on its business operations. Hence, the financial statements have been prepared on a going concern basis of accounting as of reporting date.

28. Supplementary Information Required by Bureau of Internal Revenue (BIR)

In addition to the disclosures mandated under PFRSs, and such other standards and/or conventions as may be adopted, companies are required by the BIR to provide in the notes to the financial statements, certain supplementary information for the taxable year. The amounts relating to such information may not necessarily be the same with those amounts disclosed in the financial statements which were prepared in accordance with PFRSs. The following is the tax information/disclosures required for the taxable year ended December 31, 2022:

Based on RR No. 15-2010

A. Value Added Tax (VAT)

1. Output VAT	P35,104,164
Account title used:	
Basis of the Output VAT:	
Vatable sales	P210,319,785
Sales to Government	82,214,915
Zero rated sales	77,346
Exempt sales	2,901,153
	P295,513,199
2. Input VAT	
Beginning of the year	P -
Input tax deferred on capital goods from previous period	2,370,958
Current year transactions:	
a. Domestic purchases of goods other than capital goods	5,860,838
b. Domestic purchases of services	18,263,011
Deductions from input tax	(951,358)
Total allowable Input VAT	P25,543,449
Total VAT payable during the year	P9,560,715
Less: Applied input VAT and payments during the year	8,410,656
Balance at the end of the year	P1,150,059

B. Withholding Taxes

Tax on compensation and benefits	P7,513,747
Creditable withholding taxes	5,355,273
	P12,869,020

C. All Other Taxes (Local and National)

Other taxes paid during the year recognized under	
Administrative Expenses	
Real estate taxes	P9,265,202
License and permit fees	93,760
	P9,358,962

D. Deficiency Tax Assessments and Tax Cases

As at December 31, 2022, the Company has pending deficiency tax assessments amounting to P508,101,387 for the tax period 2008 which is pending review by the Supreme Court.



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Internet www.home.kpmg/ph
Email ph-inquiry@kpmg.com

INDEPENDENT AUDITOR'S REPORT ON COMPONENTS OF FINANCIAL SOUNDNESS INDICATORS

The Board of Directors and Stockholders
Grand Plaza Hotel Corporation
10th Floor, The Heritage Hotel Manila
EDSA corner Roxas Boulevard
Pasay City

We have audited, in accordance with Philippine Standards on Auditing, the financial statements of Grand Plaza Hotel Corporation (the Company) as at December 31, 2022 and 2020 and for each of the three years in the period ended December 31, 2022, and have issued our report thereon dated April 11, 2023.

Our audits were made for the purpose of forming an opinion on the basic financial statements taken as a whole. The Supplementary Schedule on Financial Soundness Indicators, including their definitions, formulas, calculation, and their appropriateness or usefulness to the intended users, are the responsibility of the Company's management. These financial soundness indicators are not measures of operating performance defined by Philippine Financial Reporting Standards (PFRS) and may not be comparable to similarly titled measures presented by other companies.

Firm Regulatory Registration & Accreditation:
PRC-BOA Registration No. 0003, valid until November 21, 2023
SEC Accreditation No. 0003-SEC, Group A, valid for five (5) years covering the audit of 2020 to 2024
financial statements (2019 financial statements are covered by SEC Accreditation No. 0004-FR-5)
IC Accreditation No. 0003-IC, Group A, valid for five (5) years covering the audit of 2020 to 2024
financial statements (2019 financial statements are covered by IC Circular Letter (CL) No. 2019-39, Transition clause)
BSP Accreditation No. 0003-BSP, Group A, valid for five (5) years covering the audit of 2020 to 2024
financial statements (2019 financial statements are covered by BSP Monetary Board Resolution No. 2161, Transition clause)

R.G. Manabat & Co., a Philippine partnership and a member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee



This schedule is presented for the purpose of complying with the Revised Securities Regulation Code Rule 68 issued by the Securities and Exchange Commission, and is not a required part of the basic financial statements prepared in accordance with PFRSs. The components of these financial soundness indicators have been traced to the Company's financial statements as at December 31, 2022 and 2021 and for each of the three years in the period ended December 31, 2022 and no material exceptions were noted.

R.G. MANABAT & CO.

ALICIA S. COLUMBRES

Partner

CPA License No. 069679

SEC Accreditation No. 69679-SEC, Group A, valid for five (5) years
covering the audit of 2022 to 2026 financial statements

Tax Identification No. 120-964-156

BIR Accreditation No. 08-001987-027-2020

Issued July 20, 2020; valid until July 19, 2023

PTR No. MKT-9563821

Issued January 3, 2023 at Makati City

April 11, 2023

Makati City, Metro Manila



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Fax +63 (2) 8894 1985
Internet www.home.kpmg/ph
Email ph-inquiry@kpmg.com

REPORT OF INDEPENDENT AUDITORS

The Board of Directors and Stockholders
Grand Plaza Hotel Corporation
10th Floor, The Heritage Hotel Manila
EDSA corner Roxas Boulevard
Pasay City

We have audited, in accordance with Philippine Standards on Auditing, the financial statements of Grand Plaza Hotel Corporation (the Company) as at December 31, 2022 and 2021 and for each of the three years in the period ended December 31, 2022, included in this Form 17-A, and have issued our report thereon dated April 11, 2023.

Our audits were made for the purpose of forming an opinion on the basic financial statements of the Company taken as a whole. The supplementary information included in the following accompanying additional components is the responsibility of the Company's management. Such additional components include:

- Schedule of Reconciliation of Retained Earnings Available for Dividend Declaration
- Map of the Conglomerate
- Supplementary Schedules of Annex 68-J.

Firm Regulatory Registration & Accreditation:
PRC-BOA Registration No. 0003, valid until November 21, 2023
SEC Accreditation No. 0003-SEC, Group A, valid for five (5) years covering the audit of 2020 to 2024
financial statements (2019 financial statements are covered by SEC Accreditation No. 0004-FR-5)
IC Accreditation No. 0003-IC, Group A, valid for five (5) years covering the audit of 2020 to 2024
financial statements (2019 financial statements are covered by IC Circular Letter (CL) No. 2019-39, Transition clause)
BSP Accreditation No. 0003-BSP, Group A, valid for five (5) years covering the audit of 2020 to 2024
financial statements (2019 financial statements are covered by BSP Monetary Board Resolution No. 2161, Transition clause)

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This supplementary information is presented for purposes of complying with the Revised Securities Regulation Code Rule 68, and is not a required part of the basic financial statements. Such supplementary information has been subjected to the auditing procedures applied in the audits of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

R.G. MANABAT & CO.

AVICIA S. COLUMBRES

Partner

CPA License No. 069679

SEC Accreditation No. 69679-SEC, Group A, valid for five (5) years
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Makati City, Metro Manila

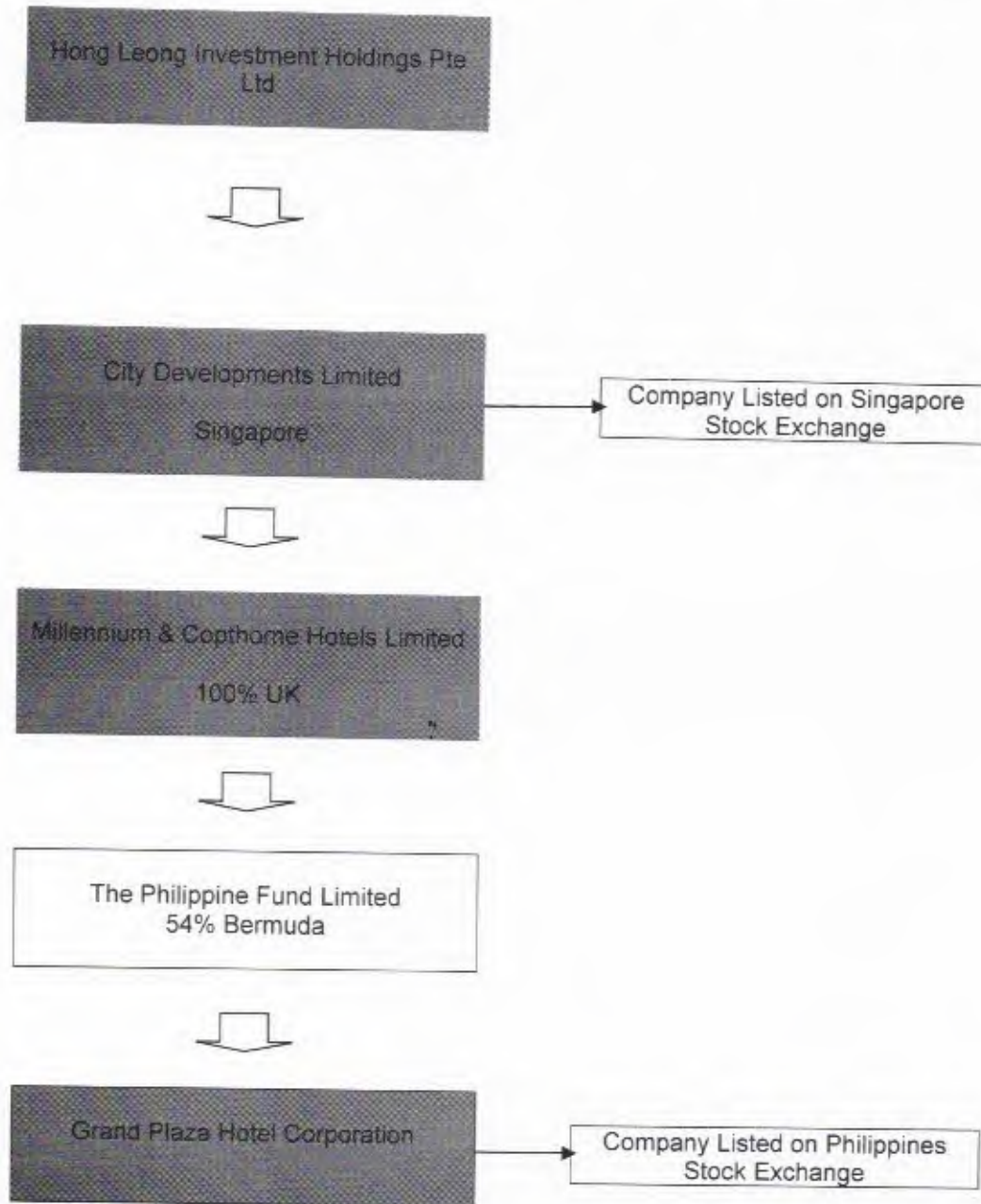
**SCHEDULE OF RECONCILIATION OF RETAINED EARNINGS AVAILABLE
FOR DIVIDEND DECLARATION
AS OF DECEMBER 31, 2022**

GRAND PLAZA HOTEL CORPORATION
10th Floor, The Heritage Hotel Manila
EDSA corner Roxas Boulevard ,Pasay City

Retained Earnings, Beginning	P1,684,651,009
Adjustments:	
(see adjustments in previous years' Reconciliation)	(1,706,271,870)
Retained Earnings, as adjusted, beginning	(21,620,861)
Net Income during the period close to Retained Earnings	5,998,222
Less: Non-actual/unrealized income net of tax	
Equity in Net Income of associated/joint venture	(976,374)
Unrealized foreign exchange gain - net (except those attributable to Cash and Cash Equivalents)	-
Unrealized actuarial gain	-
Fair value adjustment (M2M gains)	-
Fair value adjustment of Investment Property resulting to gain	-
Adjustment due to deviation from PFRS/GAAP-gain	-
Other unrealized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS	-
Deferred Income Tax Benefit for the year	-
Add: Non-actual losses	
Depreciation on revaluation increment (after tax)	-
Adjustment due to deviation from PFRS/GAAP - loss	-
Loss on fair value adjustment of investment property (after tax)	-
Net Income Actual/Realized	5,021,848
Retained Earnings, as Adjusted, Ending	(P16,599,013)

The Group Structure

The Philippine Fund Limited Group Structure



As at 31 December 2022

Grand Plaza Hotel Corporation

Schedule showing Financial Soundness Indicators

Key Performance Indicators	Fomula (Amount in Millions)		2022	2021
Current Ratio	Total Current Assets	697	2.33	3.25
	Divide by: Total Current Liabilities	299		
	Current Ratio	2.33		
Acid Test Ratio	Total Current Assets	697	2.04	3.00
	Less: Inventories	(6)		
	Other current assets	(82)		
	Quick Assets	609		
	Divide by: Total Current Liabilities	299		
Acid Test Ration	2.04			
Debt to Equity Ratio	Total Liabilities	486	0.53	0.41
	Stockholders Equity	914		
Asset to Equity Ratio	Total Assets	1,400	1.53	1.41
	Stockholder's Equity	914		
Profit before tax Margin Ratio	Profit (Loss) Before Tax	12.34	4.18%	14.06%
	Total Revenue	295.40		
EBITDA (Earnings before interest, tax, depreciation & amortization)	Profit (Loss) Before Tax	12.34	P33.32 million	P87.84 million
	Add: Depreciation Expenses	40.61		
	Interest Expense	13.56		
	Less: Foreign Exchange Gain	22.39		
	Interest Income	9.82		
	Equity in Net Income of Assoc	0.98		
EBITDA	33.32			
Return on Equity	Net Income	6.00	0.66%	3.74%
	Total Equity	914		
Return on Assets	Net Income	6.00	0.43%	2.65%
	Average Total Assets	1400		

Grand Plaza Hotel Corporation

Schedule showing Financial Soundness Indicators

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GRAND PLAZA HOTEL CORPORATION
SCHEDULES TO FINANCIAL STATEMENTS

Schedule D. Intangible Assets - Other Assets

Description	Balance December 31, 2021	Additions at Cost	Charged to cost and expense	Charged to other accounts	Other Changes	Balance December 31, 2022
Nothing to report						
TOTAL	0		-	0	-	0

* Allowance for impairment of input tax

Schedule E. Long Term Debt

Title of Issue and type of obligation	Amount authorized by indenture	Amount shown under caption "Current portion of	Amount shown under caption "Long-Term Debt" in related
Nothing to report			
TOTAL	-	-	-

**GRAND PLAZA HOTEL CORPORATION
SCHEDULES TO FINANCIAL STATEMENTS**

Schedule F. Indebtedness to Related Parties (Long-Term Loans from Related Companies)

Name of related party	Balance	Balance
	December 31, 2021	December 31, 2022
Nothing to report		
TOTAL	-	-

Schedule G. Guarantees of Securities of Other Issuers

Name of Issuing entity of Securities guaranteed by the company for which this statement is filed	Title of issue of each class of securities guaranteed	Total amount guaranteed and outstanding	Amount owned by person for which statement is filed	Nature of Guarantee
Nothing to report				

GRAND PLAZA HOTEL CORPORATION
SCHEDULES TO FINANCIAL STATEMENTS

Schedule H. Capital Stock

Title of Issue	Number of shares authorized	No. of shares issued and outstanding	No. of shares reserved for options, warrants conversion and other right	Number of shares held by related parties	Directors, officers and employees	Name
Common	115,000,000	53,717,369	-	-	-	-
				29,128,932 17,727,149	1,000 2,999 1,000	Arlene De Guzman The Philippine Fund Ltd, Zario PTE LTD
				46,856,081	4,005	**7,329,283 - owned by Public
TOTAL	115,000,000	53,717,369	-	46,856,081	4,005	-

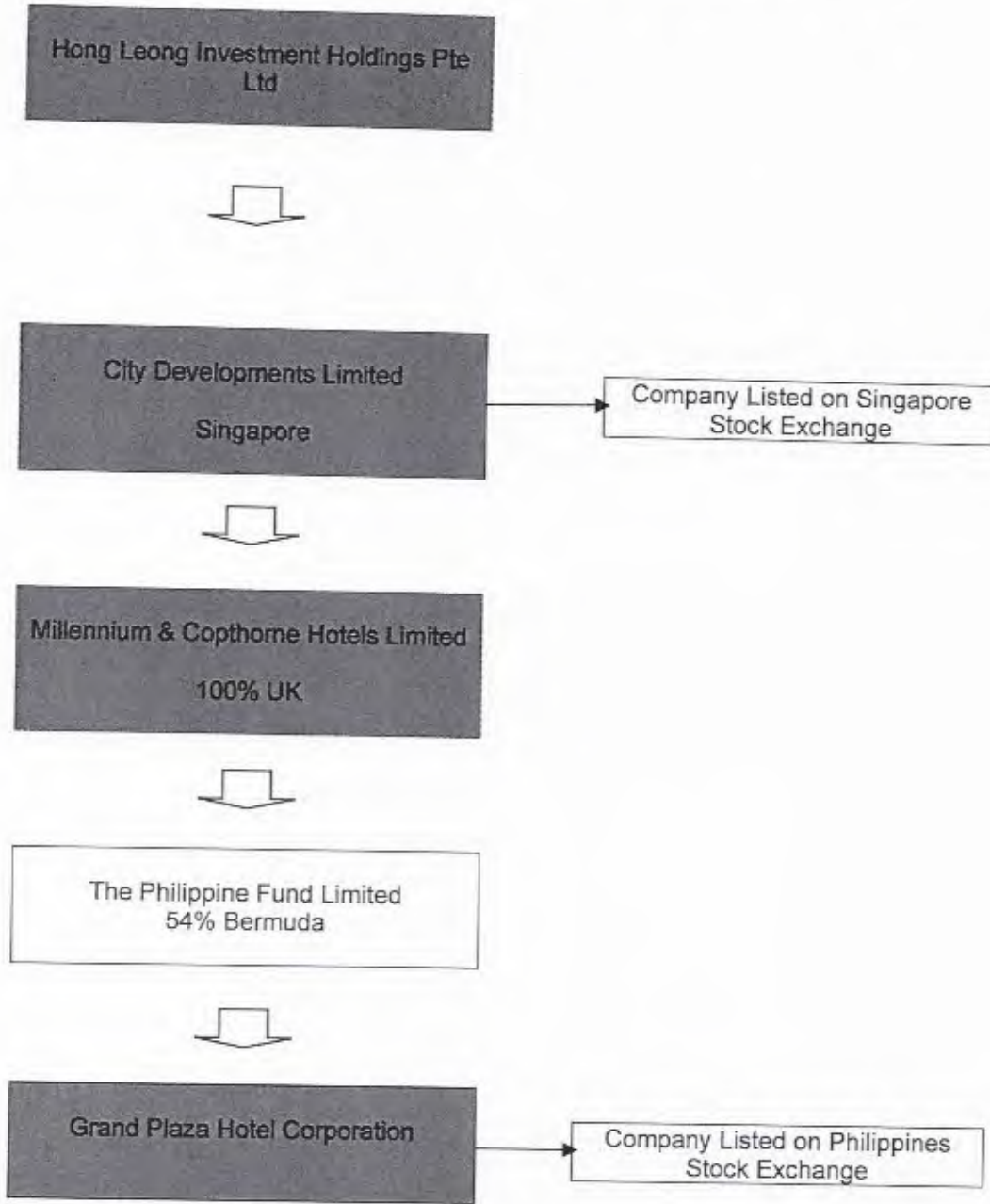
**SCHEDULE OF RECONCILIATION OF RETAINED EARNINGS AVAILABLE
FOR DIVIDEND DECLARATION
AS OF DECEMBER 31, 2022**

GRAND PLAZA HOTEL CORPORATION
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Equity in Net Income of associated/joint venture	(976,374)
Unrealized foreign exchange gain - net (except those attributable to Cash and Cash Equivalents)	-
Unrealized actuarial gain	-
Fair value adjustment (M2M gains)	-
Fair value adjustment of Investment Property resulting to gain	-
Adjustment due to deviation from PFRS/GAAP-gain	-
Other unrealized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS	-
Deferred Income Tax Benefit for the year	-
Add: Non-actual losses	
Depreciation on revaluation increment (after tax)	-
Adjustment due to deviation from PFRS/GAAP - loss	-
Loss on fair value adjustment of investment property (after tax)	-
Net Income Actual/Realized	5,021,848
Retained Earnings, as Adjusted, Ending	(P16,599,013)

The Group Structure

The Philippine Fund Limited Group Structure



As at 31 December 2022

Grand Plaza Hotel Corporation

Schedule showing Financial Soundness Indicators

Key Performance Indicators	Fomula (Amount in Millions)		2022	2021
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	Divide by: Total Current Liabilities	299	2.33	3.25
	Current Ratio	2.33		
Acid Test Ratio	Total Current Assets	697		
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	Interest Expense	13.56	P33.32	P87.84
	Less: Foreign Exchange Gain	22.39	million	million
	Interest Income	9.82		
	Equity in Net Income of Assoc	0.98		
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Return on Equity	Net Income	6.00	0.66%	3.74%
	Total Equity	914		
Return on Assets	Net Income	6.00	0.43%	2.65%
	Average Total Assets	1400		

GRAND PLAZA HOTEL CORPORATION
SCHEDULES TO FINANCIAL STATEMENTS

Schedule D. Intangible Assets - Other Assets

Description	Balance	Additions	Charged to	Charged to	Other	Balance
	December 31, 2021					at Cost
	Nothing to report					
TOTAL	0		-		0	0

* Allowance for impairment of input tax

Schedule E. Long Term Debt

Title of Issue and Type of obligation	Amount authorized by indenture	Amount shown under caption "Current portion of	Amount shown under caption "Long-Term Debt" in related	Nothing to report	
TOTAL	-	-	-	-	-

GRAND PLAZA HOTEL CORPORATION
SCHEDULES TO FINANCIAL STATEMENTS

Schedule F. Indebtedness to Related Parties (Long-Term Loans from Related Companies)

Name of related party	Balance	Balance
	December 31, 2021	December 31, 2022
Nothing to report		
TOTAL	-	-

Schedule G. Guarantees of Securities of Other Issuers

Name of Issuing entity of Securities guaranteed by the company for which this statement is filed	Title of issue of securities guaranteed	Total amount guaranteed and outstanding	Amount owned by person for which statement is filed	Nature of Guarantee
	Nothing to report			

GRAND PLAZA HOTEL CORPORATION
SCHEDULES TO FINANCIAL STATEMENTS

Schedule H. Capital Stock

Title of Issue	Number of shares authorized	No. of shares issued and outstanding	No. of shares reserved for options, warrants conversion and other rights	Number of shares held by related parties	Directors, officers and employees	Name
Common	115,000,000	53,717,369	-	-	-	-
				29,128,932 17,727,149	2,999 1,000	Arlene De Guzman The Philippine Fund Ltd. Zatris PTE. LTD
					4,005	**7,329,283 - owned by Public
TOTAL	115,000,000	53,717,369	-	46,856,081	4,005	-



NC0N2S030F

NOTARIAL CERTIFICATE

TO ALL TO WHOM these presents shall come

I, Ho Suk Tsing Leslie, NOTARY PUBLIC duly admitted, authorised to practise in the Republic of Singapore, DO HEREBY CERTIFY

THAT the document "SEC FORM 17-A" hereunto annexed was signed by **KWEK EIK SHENG** and **YAM KIT SUNG** the persons named and mentioned in the said document for and on behalf of **GRAND PLAZA HOTEL CORPORATION**.

IN FAITH AND TESTIMONY whereof I the said notary have subscribed my name and set and affixed my seal of office at Singapore, this 10th day of April 2023.

NOTARY PUBLIC
SINGAPORE



By virtue of Rule 8(3)(c) of the Notaries Public Rules, a Notarial Certificate must be authenticated by the Singapore Academy of Law in order to be valid.

With effect from 16 September 2021, a Notarial Certificate shall be deemed to be validly authenticated by the affixing of an Apostille to the back of the Notarial Certificate.



SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-A

ANNUAL REPORT PURSUANT TO SECTION 17
OF THE SECURITIES REGULATION CODE AND SECTION 141
OF THE CORPORATION CODE OF THE PHILIPPINES

1. For the fiscal year ended 31 December 2022
2. SEC Identification Number 166878 3. BIR Tax Identification No. 000-460-602-000
4. Exact name of issuer as specified in its charter GRAND PLAZA HOTEL CORPORATION ("Company")
5. City of Pasay, Philippines
Province, Country or other jurisdiction
of incorporation or organization
6. (SEC Use Only)
Industry Classification Code:
7. 10/F, The Heritage Hotel Manila, Roxas Blvd. Cor. EDSA Ext., Pasay City 1300
Address of principal office Postal Code
8. Tel No. (632) 8854-8838 ; Fax No. (632) 854-8825
Issuer's telephone number, including area code
- 9 N/A
Former name, former address, and former fiscal year, if changed since last report.
10. Securities registered pursuant to Sections 8 and 12 of the SRC, or Sec. 4 and 8 of the RSA

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common Stock	87,318,270 (Inclusive of 33,600,901 treasury shares)

11. Are any or all of these securities listed on a Stock Exchange.

Yes [x] No []

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

Stock Exchange : Philippine Stock Exchange
Securities : Common Shares

12. Check whether the issuer:

(a) has filed all reports required to be filed by Section 17 of the SRC and SRC Rule 17 thereunder or Section 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and

141 of The Corporation Code of the Philippines during the preceding twelve (12) months (or for such shorter period that the registrant was required to file such reports);

Yes No

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

Yes No

13. State the aggregate market value of the voting stock held by non-affiliates of the registrant. The aggregate market value shall be computed by reference to the price at which the stock was sold, or the average bid and asked prices of such stock, as of a specified date within sixty (60) days prior to the date of filing. If a determination as to whether a particular person or entity is an affiliate cannot be made without involving unreasonable effort and expense, the aggregate market value of the common stock held by non-affiliates may be calculated on the basis of assumptions reasonable under the circumstances, provided the assumptions are set forth in this Form. (See definition of "affiliate" in "Annex B").

The share price of the Company as of 23 March 2023 is PhP12.80 and the total voting stock held by non-affiliates of the Company is 6,857,283. Therefore, the aggregate market value of the voting stock held by non-affiliates of the Company is PhP87,773,222.

**APPLICABLE ONLY TO ISSUERS INVOLVED IN
INSOLVENCY/SUSPENSION OF PAYMENTS PROCEEDINGS
DURING THE PRECEDING FIVE YEARS:**

14. Check whether the issuer has filed all documents and reports required to be filed by Section 17 of the Code subsequent to the distribution of securities under a plan confirmed by a court or the Commission. **N.A.**

Yes No

DOCUMENTS INCORPORATED BY REFERENCE

15. If any of the following documents are incorporated by reference, briefly describe them and identify the part of SEC Form 17-A into which the document is incorporated:

- (a) Any annual report to security holders;
- (b) Any proxy or information statement filed pursuant to SRC Rule 20 and 7.1(b);
- (c) Any prospectus filed pursuant to SRC Rule 8.1-1.

PART I – BUSINESS & GENERAL INFORMATION

ITEM 1. BUSINESS

General

The Company was registered with the Securities and Exchange Commission on 9 August 1989 primarily to own, lease or manage one or more hotels, inns or resorts, all adjuncts and accessories thereto and all other tourist oriented businesses as may be necessary in connection therewith.

The Company owns The Heritage Hotel Manila ("Hotel"), a deluxe class hotel which offers 467 rooms and deluxe facilities such as restaurants and ballrooms.

The Hotel opened on 2 August 1994 and the Company has continued to own and operate the Hotel since then.

For the fiscal year ended 31 December 2022, the Company reported a net profit after tax of about PhP5.99 million as against a net profit after tax of PhP33.66 million in 2021 and profit after tax of PhP12.06 million in 2020.

There is no bankruptcy, receivership or similar proceedings involving the Company. There are no material reclassifications, mergers, and consolidation involving the Company, nor purchases or sales of a significant amount of assets not in the ordinary course of business of the Company.

The Company's main source of income is revenue from the Hotel operations. The market for the Hotel services varied. The bulk of the room guests are corporate clients from various countries. The majority of the room guests are Americans, Japanese, Koreans, Filipinos and guests from Southeast Asian nations, while food and beverage guests are mainly Filipinos.

Competitive Position

The main competitors of The Heritage Hotel Manila are, Midas Casino and Hotel, Belmont Hotel, Golden Phoenix Hotel and Citadines Bay Manila Hotel.

Based on information made available to us, for the year 2022, our Heritage Hotel occupancy was 46.5% versus competitor's occupancy of 56.4%. Our Average Room Rate was PhP2,870 while competitor rate was PhP3,216. The resultant Revenue Per Available Room (Revpar) of our Hotel was PhP1,334 versus competitor of PhP1,813.

Raw Materials and Services

The Hotel purchases its raw material for food and beverage ("F&B") from both local and foreign suppliers. The top 3 suppliers for raw materials are JC Seafood Supplies, Agathon Trading and RGL 33 Fruits & Vegetables.

Dependence on Single Customer

The Company's main source of income is revenue from the operations of the Heritage Hotel. The operations of the Hotel are not dependent on a single or a few customers.

Related Party Transactions

The Company in the normal course of business has entered into transactions with its related parties, principally consisting of cash advances. These advances are shown as “Due to related company”, “Due to immediate holding company”, and “Due to intermediate holding company” in the balance sheets.

The Company also leases its Hotel site from a related company. The lease contract on the Hotel site requires the Company to deposit PhP78 million to answer for any and all unpaid obligations that the Company may have under said contract.

On 11 August 2014, the Company and the related company, Harbour Land Corp. (“**HLC**”), agreed to amend the Lease Contract to increase the rent from PhP10,678,560 to PhP17,797,608 effective 1 January 2014 and to extend the lease contract from 2015 to 2040 for a period of another 25 years with no escalation of rent for the first 5 years but on the 6th year, HLC will propose a revision depending on the market condition.

The Company has entered into a Management Contract with Elite Hotel Management Services Pte. Ltd.’s Philippines Branch for the latter to act as the Hotel’s administrator. Under the terms of the agreement, the Company is required to pay monthly basic management and incentive fees based on a certain percentage of revenue and gross operating profit.

Policy on Related Party Transactions

In compliance with SEC Memorandum Circular No. 10, Series of 2019 on the Rules on Material Related Party Transactions for Publicly-Listed Companies which took effect on 27 April 2019, the Company adopted its Material Related Party Transactions Policy (“**Material RPT Policy**”) on 24 October 2019.

Under the Company’s Material RPT Policy, the term “related parties” is defined as “the reporting Company’s directors, officers, substantial shareholders and their spouses and relatives within the fourth civil degree of consanguinity or affinity, legitimate or common-law, if these persons have control, joint control or significant influence over the reporting Company. It also covers the reporting Company’s parent, subsidiary, fellow subsidiary, associate, affiliate, joint venture or an entity that is controlled, jointly controlled or significantly influenced or managed by a person who is a related party”. Any related party transaction/s, either individually, or in aggregate over a 12-month period with the same related party, amounting to 10% or higher of the Company’s total assets based on the Company’s latest audited financial statement shall be deemed as a Material Related Party Transaction (“**Material RPT**”) which is covered by the Material RPT Policy.

Under the Company’s Material RPT Policy, the following approvals shall be required for transactions deemed as Material RPTs:

a. **Approval of individual Material RPTs**

All individual Material RPTs shall be approved by at least two-thirds (2/3) vote of the Board of Directors, with at least a majority of the independent directors voting to approve the Material RPT. In case that a majority of the independent directors' vote is not secured, the Material RPT may be ratified by the vote of the stockholders representing at least two-thirds (2/3) of the outstanding capital stock.

b. Approval of aggregate RPT transactions

For aggregate RPT transactions within a twelve (12)-month period that breaches the materiality threshold of ten percent (10%) of the Company's total assets, the same board approval would be required for the transaction/s that meets and exceeds the materiality threshold covering the same related party.

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

In accordance with the Company's Material RPT Policy and the relevant rules and regulations of the SEC on Material RPTs, the Company is required to submit the following reports and disclosures to the SEC:

- a. A summary of material related party transactions entered into during the reporting year which shall be disclosed in the Company's Integrated Annual Corporate Governance Report (I-ACGR) to be submitted annually every May 30.
- b. Advisement Report in the form prescribed by the SEC of any Material RPT filed within three calendar days from the execution date of the transaction. The Advisement Report shall be signed by the Company's Corporate Secretary or authorized representative.
- c. At a minimum, the disclosures in both (a) and (b) above shall include the following information:
 - i. complete name of the related party;
 - ii. relationship of the parties;
 - iii. execution date of the Material RPT;
 - iv. financial or non-financial interest of the related parties;
 - v. type and nature of transaction as well as a description of the assets involved;
 - vi. total assets (consolidated assets, if the reporting company is a parent company);
 - vii. amount or contract price;
 - viii. percentage of the contract price to the total assets of the reporting Company;
 - ix. carrying amount of collateral, if any;
 - x. terms and conditions;
 - xi. rationale for entering into the transaction; and
 - xii. the approval obtained (i.e., names of directors present, name of directors who approved the Material RPT and the corresponding voting percentage obtained).

Section 5.2 of the Company's Revised Manual on Corporate Governance requires all material information to be publicly and timely disclosed through the appropriate mechanisms of the PSE and submitted to the SEC. Such information includes, among others, related party transactions. All such information should be disclosed.

In compliance with the 2015 Implementing Rules and Regulations of the Securities Regulation Code (“**SRC Rules**”), the Company must disclose the following details for a related party contract:

- a. the nature of the related party relationship;
- b. the type of transaction (e.g. supply or services contract, loans, guarantees);
- c. the total amounts payable and receivable in the transaction from or to the related party; and
- d. the elements of the transaction necessary to understand the listed company's financial statements.

The Company must also disclose its transactions in which related persons, such as directors, officers, substantial shareholders or any of their immediate families have a direct material interest, such as the related person’s beneficial ownership of the counterparty or share in the profits, bonus, or commissions out of the transaction.

No disclosure is needed for any transaction where:

- a. The transaction involves services at rates or charges fixed by law or governmental authority;
- b. The transaction involves services as a bank depository of funds, transfer agent, registrar, trustee under a trust indenture, or similar services;
- c. The amount involved in the transaction or a series of similar transactions has an aggregate value of less than PhP2,500,000; or
- d. The interest of the person arises solely from the ownership of securities of the registrant and the person receives no extra or special benefit that was not shared equally (pro rata) by all holders of securities of the class.

In compliance with the provisions of the Corporation Code, a contract of the Company with one or more of its directors or officers must be ratified by the vote of the stockholders representing at least two-thirds (2/3) of the outstanding capital stock if any of the following conditions are absent:

- a. The presence of such director in the board meeting in which the contract was approved was not necessary to constitute a quorum for such meeting.
- b. The vote of such director was not necessary for the approval of the contract.

Full disclosure of the adverse interest of the directors or officers involved must be made at the stockholders' meeting and the contract must be fair and reasonable under the circumstances.

Furthermore, the Company must comply with the provision of the Corporation Code which requires a contract between two or more corporations having interlocking directors, where (i) the interest of the interlocking director in one corporation is substantial and his interest in the other corporation is merely nominal, and (ii) any of the following conditions are absent:

- a. The presence of such director in the board meeting in which the contract was approved was not necessary to constitute a quorum for such meeting.

b. The vote of such director was not necessary for the approval of the contract.

to be ratified by the vote of the stockholders representing at least two-thirds (2/3) of the outstanding capital stock of the corporation where the interlocking director's interest is nominal. Similarly, full disclosure of the adverse interest of the interlocking director/s involved must be made at the stockholders' meeting and the contract must be fair and reasonable under the circumstances. Stockholdings exceeding twenty (20%) percent of the outstanding capital stock shall be considered substantial for purposes of interlocking directors.

Patents, Trademarks, Etc.

The Company registered the tradename "The Heritage Hotel Manila" with the Intellectual Property Office on 12 July 2000 under registration number 41995105127. Under current laws, the registration is valid for a term of 20 years, or up to 12 July 2020. This has been renewed and it is now valid until 12 July 2030.

The Company is also authorized to use "The Heritage Hotel Manila" as its business name under its Articles of Incorporation.

The Company does not hold any other patent, trademark, copyright, license, franchise, concession or royalty agreement.

Government Approval and Regulation

The Hotel applies for Department of Tourism ("DOT") accreditation annually. The accreditation is based on the 2012 Rules and Regulations to Govern the Accreditation of Accommodation Establishments of the DOT. The DOT inspects the Hotel to determine whether the Hotel meets the criteria of the DOT. The DOT certificate of accreditation has been renewed in 2022 and valid until 2024.

The Company is not aware of any new government regulation that may have a material impact on the operations of the Company during the fiscal year covered by this report.

Development Activities

The Company did not undertake any development activities during the last three fiscal years.

Number of Employees

The Hotel employed a total of 222 employees for the year ended 31 December 2022. Out of the 167 employees, 145 are regular employees and 77 are casual employees.

The number of employees per type of employment is, as follows:

	REGULAR	CASUAL	TOTAL
Hotel Operating Staff (All operating dept)	95	55	150
Management/Admin/Security (A&G Dept)	24	14	38
Sales & Marketing	9	0	9
Repairs & Maintenance	17	8	25
Total	145	77	222

Barring any unforeseen circumstance, for the year 2023, the Company will maintain more or less the same number of employees as in year 2022.

There are no existing collective bargaining agreements between the Company and its employees.

ITEM 2. PROPERTIES

The Company leases its Hotel site from HLC, a related company. The Hotel site is located at the corner of Roxas Blvd. and EDSA Extension, Pasay City.

The lease for the Hotel site is for a period of 25 years renewable for another 25 years. The lease commenced on 1 January 1990. The Company has renewed its lease effective 1 January 2014 for another 25 years with monthly rental of PhP1,483,134.

The annual rental expenses for the Hotel site and is PhP17,797,608 million.

The Company has no intention of acquiring additional property within the next 12 months.

ITEM 3. LEGAL PROCEEDINGS

(1) Grand Plaza Hotel Corporation versus Commissioner of Internal Revenue (“BIR”) – Court of Tax Appeal (“CTA”) Case No. 8992

This case is a Petition for Review with the CTA to invalidate the tax deficiency assessment in relation to year 2008 ("Deficiency Tax Case").

On 20 February 2015, the Company filed a Petition for Review with the CTA to invalidate the collection proceedings of the BIR. The Petition is based on the Company's position, as advised by tax counsel, that the collection proceedings initiated by the Commissioner of Internal Revenue (“CIR”) is void because the assessment, from which the collection proceedings arose, did not comply with the requirements of law and lacked factual and legal bases.

The Deficiency Tax Case seeks to have the CTA review the Collection Letter that the Company received from the BIR on 12 December 2013. As far as the Company is aware, the Collection Letter was issued by the BIR in connection with a Formal Letter of Demand for alleged deficiency income tax, value added tax, expanded withholding tax, withholding tax on compensation and documentary stamp tax for the year 2008, in the aggregate amount of PhP508,101,387.12 consisting of PhP262,576,825.03 for basic tax, and interest of PhP245,524,562.09 from 20 January 2009 to 30 September 2013.

On 24 July 2015, the Company received a Warrant of Distraint and/or Levy dated 24 July 2015 from the BIR (“Warrant”). The Warrant relates to the tax case for year 2008. Considering that a Petition for Review has been earlier filed with the CTA on 20 February 2015 to question the validity of the collection proceedings initiated by the CIR and that the matter is currently being litigated at the CTA, the Company has taken

appropriate legal measures to ensure that such Warrant is not implemented during the course of the trial proceedings.

During the CTA hearing on 21 September 2015, the Company presented 2 witnesses and they were able to finish their testimonies on the same day. The BIR, on the other hand, did not present any witnesses and opted to submit the case for the resolution of the CTA.

On 6 November 2015, the Company filed its Formal Offer of Documentary Evidence. In two Resolutions dated 04 January 2016 and 11 March 2016 respectively, the CTA admitted in evidence the Company's documentary exhibits.

On 15 April 2016, the Company filed its Memorandum with the CTA.

Meanwhile, on 8 June 2016, management of the Company was informed by Metropolitan Bank & Trust Company ("Metrobank") via email, that the BIR has issued a Warrant of Garnishment with Warrant No. 125-2015-011 dated 2 June 2016 against the Company in connection with the Deficiency Tax Case. Pursuant to the Warrant, the BIR seeks to garnish the Company's deposits with Metrobank, which are currently in the amount of PhP499,049.64, as may be necessary to satisfy the alleged tax deficiency of the Company.

In addition, on 10 June 2016, management of the Company was also informed by the Lank Bank of the Philippines ("Land Bank"), that the BIR has issued a Warrant of Garnishment with Warrant No. 125-2015-011 against the Company in connection with the Deficiency Tax Case. To date, the Company has not received the original Warrant from the BIR. Pursuant to the Warrant, the BIR seeks to garnish the Company's deposits with the Land Bank, which are currently in the amount of PhP71,718.54 as may be necessary to satisfy the alleged tax deficiency of the Company.

In a Manifestation dated 01 September 2016, the CIR informed the CTA that it will adopt its arguments in its Answer as its Memorandum.

Thus, on 6 September 2016, the Company's tax counsel received a Resolution from the CTA stating that the case has been submitted for decision.

On 7 March 2017, the Company filed an Urgent Motion to Allow Payment of Taxes with the CTA. This is with respect to the Warrant of Garnishment with Land Bank. The Company uses this bank account for its tax payments.

On 24 August 2017, the Company withdrew its "Urgent Motion to Allow Payment of Taxes" with CTA and instead requested the CTA to submit the case for decision. On 31 August 2017, CTA granted the withdrawal of the Motion and submitted the case for decision.

On 4 July 2018, the CTA rendered its Decision.

In the Decision, the CTA held that it does not have jurisdiction to entertain the Petition. It explained that the CTA only has jurisdiction to review decisions of the CIR involving disputed assessments, and not those assessments which have become final and executory. The CTA held that due to the Company's failure to file a protest within the

reglementary period, the assessment became final, executory, and demandable. In light of the foregoing, the CTA held that it had no jurisdiction to entertain the Petition.

The Company filed a Motion for Reconsideration ("MR") on 19 July 2018. In its MR, the Company argued that: (i) the CTA has jurisdiction to review collection proceedings initiated by the CIR pursuant to its powers under Section 7(A)(1) of the National Internal Revenue Code; and (ii) the tax deficiency assessment of the CIR is void for failure to indicate a due date for payment and thus, the absence of a protest does not render the assessment final and executory because no rights can emanate from a void assessment.

Amended Decision

On 30 October 2018, the Company received the CTA's Amended Decision granting the Company's MR. Thus, the CTA annulled and set aside the CIR's assessment against the Company for deficiency income tax, withholding tax on compensation, expanded withholding tax, documentary stamp taxes, and value-added tax, in the total amount of PhP508,101,387.12 for taxable year 2008.

In its Amended Decision, the CTA held that it had jurisdiction to review collection proceedings by the CIR pursuant to its powers under Section 7(a)(1) of the Tax Code, and in particular, "other matters" arising under the National Internal Revenue Code. The CTA held that while there is no disputed assessment, it can assume jurisdiction over the Petition under "other matters".

After a careful scrutiny of the Formal Letter of Demand and Final Assessment Notice, the CTA held that the same was not valid for failure to indicate a definite due date for payment by the taxpayer, which negates the CIR's demand for payment.

MR filed by CIR

On 20 November 2018, the MR filed by the CIR seeks to pray for a reconsideration of the Amended Decision and to uphold the Decision dated 4 June 2018 on the following grounds:

- (1) The "other matters" clause of Section 7 of Republic Act No. 9282 does not include assessment cases.
- (2) A challenge to the collection procedure under "other matters" cannot reach back and examine an undisputed assessment.
- (3) Even assuming that the present case falls under the scope of "other matters", the Petition was filed out of time.

The Corporation filed its Comment to the CIR's MR on 12 December 2018 and prayed that the same be denied for lack of merit. On 14 March 2019, the CTA issued a decision denying the CIR Motion for Reconsideration as the Court finds no cogent reasons to reverse or modify the Amended Decision.

On 21 March 2019, the CIR filed an appeal to the CTA En Banc to set aside the Amended Decision. On 19 June 2019, the Corporation received a notice from the CTA En Banc to file its comments to Petition of CIR. The corporation filed its comment on 20 June 2019.

On 2 December 2019, the CTA En Banc issued a Notice of Resolution that since both CIR and the Corporation decided not to have the case mediated by Philippine Mediation Center – Court of Tax Appeals, the mediation proceedings are terminated and the case is submitted for decision by the CTA En Banc.

On 29 September 2020, CTA En Banc promulgated a decision affirming the CTA decision and denied the Petition of CIR for lack of merit. CIR, dissatisfied with the decision, filed a Motion for Reconsideration on 20 October 2020 and the Corporation has filed its Response to CIR's Motion for Reconsideration on 11 November 2020. As at 4 January 2021, there is no decision yet from CTA En Banc.

On 26 January 2021, the Corporation received from its counsel the Decision of CTA En Banc denying again the Motion for Reconsideration of CIR for lack of merit.

Petition for Review filed by the CIR

On 23 March 2021, Management of the Corporation was advised by the Corporation's tax counsel that it had received a copy of the Petition for Review dated 8 March 2021 filed by the CIR with the Philippine Supreme Court which seeks to set aside the CTA En Banc Decision dated 29 September 2020 (Decision) and CTA En Banc Resolution.

The Petition for Review seeks to (i) reverse and set aside the CTA En Banc Decision dated 29 September 2020 and Resolution dated 19 January 2021 and (ii) render a decision ordering the Corporation to pay the total amount of PhP 37,394,321.84, PhP 142,281,715.20, and PhP 326,352,191.20 representing withholding tax on compensation, value-added tax, and income tax assessment, respectively, or an aggregate amount of PhP 506,028,228.24 for taxable year 2008 as well as 25% and 50% surcharge, 20% deficiency and delinquency interest and 12% interest until full payment pursuant to the Tax Reform for Acceleration and Inclusion (TRAIN) law.

The Corporation has filed its Position Paper to the Supreme Court and awaiting the court's decision. No further update on the tax case as at 3 February 2023.

Other than the above tax cases, to the best knowledge and/or information of the Company, neither itself nor any of its affiliates and subsidiaries have been involved during the past five (5) years in any material legal proceedings affecting/involving the Company, its affiliates or subsidiaries, or any material or substantial portion of their property before any court of law or administrative body in the Philippines or elsewhere.

ITEM 4. SUBMISSION OF MATTERS TO A VOTE OF SECURITY HOLDERS

No matters were submitted to a vote of the security holders during the fourth quarter of the fiscal year covered by this report.

In the 16 May 2022 annual stockholders' meeting, the following were elected as directors of the Company:

Kwek Eik Sheng;
Bryan Cockrell;
Yam Kit Sung;
Wong Kok Ho;
Ricardo Pio Castro, Jr.
Natividad Alejo; (independent director); and
Simeon Ken R. Ferrer (independent director).

Please refer to the discussion in item 9 of this report.

PART II – OPERATIONAL AND FINANCIAL INFORMATION

ITEM 5. MARKET FOR REGISTRANT’S COMMON EQUITY AND RELATED STOCKHOLDER MATTERS

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

The following are the high and low share prices of the Company for the year 2022 and 2021:

Amount in Peso:

	HIGH	LOW	HIGH	LOW
	Year 2022	Year 2022	Year 2021	Year 2021
First Quarter	15.28	10.36	11.08	10.06
Second Quarter	15.96	10.5	16.50	9.62
Third Quarter	13.84	10.00	16.00	11.00
Fourth Quarter	12.00	11.98	16.48	10.38

The last recorded trade of the shares of the Company during the fiscal year covered by this report occurred on 31 December 2022. The share price was PhP14.38.

Holders of Securities

The Company has only one class of shares, i.e., common shares. The total outstanding common shares as of 31 December 2022 is 87,318,270 inclusive of 33,600,901 treasury shares.

As of 31 December 2022, the number of shareholders of the Company is 16,383.

The list of the top 20 shareholders is as follows:

	NAME OF SHAREHOLDER	NO. OF SHARES	% OF SHAREHOLDING (EXCLUDING TREASURY SHARES)
01	The Philippine Fund Limited	29,128,932	54.23%
02	Zatrio Pte Ltd	17,727,149	33.00%
03	PCD Nominee Filipino	3,791,850	7.06%
04	PCD Nominee Non-Filipino	235,872	0.44%
05	Alexander Sy Wong	34,505	0.06%
06	Cabanatuan Electric Corporation	11,084	0.02%

07	Asia Overseas Transport Co. Inc.	7,614	<0.01%
08	Naquines Fee Luna	6,869	<0.01%
09	School of St Anthony	6,608	<0.01%
10	Lua Zenaida Teo	6,559	<0.01%
11	Yam Kum Cheong	6,000	<0.01%
12	Yam Poh Choo	6,000	<0.01%
13	Phoon Lin Mui	6,000	<0.01%
14	Yam Kit Seng	6,000	<0.01%
15	Lim Rogelio Roleda	5,361	<0.01%
16	Chinjen Mary Dee	4,878	<0.01%
17	Uy Herbert Gochan	4,801	<0.01%
18	Nunag Lucas M	4,713	<0.01%
19	Amador Vicente Bernardo	4,093	<0.01%
20	Palawan Pawn Shop Inc	4,002	<0.01%
	Total	51,008,890	94.95%

Dividends

No dividends were declared for FY2022 and FY2021.

Dividend Policy

The nature of the dividend, the dividend payment date and the amount of the dividend are determined and approved by the Company's Board of Directors.

Recent Sales of Unregistered Securities

The Company does not have any unregistered securities.

ITEM 6. MANAGEMENT'S DISCUSSION AND ANALYSIS OR PLAN OF OPERATION

(A) Full Fiscal Year

Top 5 Key Performance Indicators of the Company for the last 3 years:

	2022	2021	2020
Current ratio (Solvency ratio)	2.33	3.25	2.97
Debt/Equity	0.53	0.41	0.41
Assets/Equity	1.53	1.41	1.41
Profit/(Loss) before tax margin ratio	4.1%	14.1%	2.65%
Earnings before interest, tax, depreciation & amortization (EBITDA) Peso	9.18 million	87.84 million	70.28 million

Note: The Company has no loans due to third party or related parties.

Current ratio is derived by dividing the current assets with the current liabilities. This indicator measures the liquidity of the Company in the short-term. The current ratio fell by 0.92 (28.3%) compared to the same period of last year. This is mainly due to higher current assets and is a result of higher cash balance and offset by lower receivables and higher accounts payable and refundable deposits.

Debt to equity ratio measures a company's financial leverage. It is derived by dividing total liabilities over equity. There is an increase of 0.12 (29.2%) as compared to 2021 due to higher total liabilities.

Assets/Equity ratio measures the proportion of equity used to finance assets of the company and it is derived by dividing total assets to equity. There an increase of 0.12 (29.2%) as compared to 2021 due to higher total assets.

Profit before tax margin ratio is computed by dividing the profit before tax against the total revenue. This ratio measures whether the Company is able to contain its expenses in relation to the revenue. The Company reported a profit before tax of Ph12.3 million this year as compared to 2021 of PhP47.1 million.

EBITDA is a measure of the company profitability without interest, depreciation and, taxes. This ratio fell by PhP78.6 million (89.5%) as compared to last year. This is due to lower trading profit.

Management is not aware of:

- a. Any known trends or any known demands, commitments, events or uncertainties that will result in or that are reasonably likely to result in the Company's liquidity increasing or decreasing in any material way. The Company is not having or anticipate having within the next 12 months any cash flow or liquidity problems; and the Company is not in default or breach of any note, loan, lease or other indebtedness or financing arrangement requiring it to make payments. There is no significant amount of the Company's trade payables that have not been paid within the stated trade terms.
- b. Any events that will trigger direct or contingent financial obligations that is material to the Company, including any default or novation of an obligation.
- c. All material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of the Company with unconsolidated entities or other persons created during the reporting period.
- d. There are no material commitments for capital expenditures.
- e. Any known trends, events or uncertainties that have had or that are reasonably expected to have a material favorable or unfavorable impact on net sales or revenues or income from continuing operations should be described.

Please see attached chart for the relationship between the Company and its ultimate parent company.

Results of Operations:

Revenue and Net Income/(loss) After Tax (“NIAT”) of the Company during the last 3 years are as follows:

YEAR	REVENUE – PHP’000	NIAT – PHP’000
2022	295,403	5,998
2021	334,990	33,669
2020	329,900	12,065

2022 Results of Operations

For the year under review 2022, the Company reported a net income after tax of PhP5.9 million as compared to PhP33.6 million in 2021. This is a fall of PhP27.7 million or 82.4% over the prior year.

Revenue:

Total revenue fell from PhP334.9 million to PhP295.4 million or PhP39.5 million (13.3%). The decrease in total revenue is mainly due to significant drop in room revenue as the hotel was out of quarantine business in January 2022.

With the cessation of quarantine business, the hotel occupancy fell from 78.1% to 46.4% in 2022. Average Daily Rate (ADR) meanwhile improved by PhP419 or 18.8% over 2021. However, due to the significant fall in occupancy, the resultant Revpar decreased by 29.4%.

Food and Beverage (“F&B”) business benefited from the lifting of quarantine business. Total F&B revenue improved by PhP39.7 million (83.2%) over prior year. Riviera café revenue improved by 5.5% over last year while Banquet registered a growth in revenue from PhP3.6 million to PhP36.3 million or 908%) as in 2021, hotel was not able to accept banquet business.

Cost of sales and services:

F&B cost of sales increased by 59.5% relative to 2021 due to the higher F&B revenue.

Administrative Expenses:

Selling and Administrative expenses mainly consist of management and incentive fees, salaries, credit card commission, dues and subscription, property operation, maintenance, depreciation, insurance and impairment loss. This balance decreased from PhP219.4 million to PhP199.6 million or 9.1% versus the prior year. With the drop in total revenue, the Hotel worked to manage cost and the other significant contributor is the reversal of impairment loss amounting to PhP34.7 million.

Other income/(expenses):

This balance reported an income of PhP19.6 million in 2022 as compared to an income of PhP2.2 million in prior year as in 2021. The Company recognized a foreign exchange gain of PhP22.4 million in 2022 while it recognized a gain of PhP9.3 million in 2021.

2021 Results of Operations

For the year under review 2021, the Company reported a net income after tax of PhP33.6 million as compared to PhP12.0 million in 2020. This is an improvement of PhP21.6 million or 180% over the prior year. This is achieved through a combination of higher revenue and managing cost.

Revenue:

Total revenue improved from PhP329.9 million to PhP334.9 million or PhP5 million (1.5%). This is mainly due to 10% rise in room revenue but offset by the 25% drop in F&B revenue. In FY2021, Covid-19 continued to plague the world economy especially the hospitality industry. With most countries' borders closed and social distance restriction imposed on dining facilities, our business continued to be affected.

Room revenue improved through higher occupancy from 63% to 78% or 15 percentage points while Average Room Rate ("ARR") fell from PhP2,479 to PhP2,217 or 10%. In FY2021, hotel captured more Overseas Workers Welfare Administration ("OWWA") market which helped it to improve its occupancy though with a lower room rate.

With the intermittent restriction on movements imposed by government, Food and Beverage ("F&B") business is severely impacted. Both Riviera and Banquet revenue fell by 24% and 53% respectively which is offset by 54% rise in room service. Total F&B revenue decreased by PhP16.3 million or 25%.

Cost of sales and services:

F&B cost of sales fell by PhP12.7 million (15.2%) over last year which is consistent with the 25% drop in F&B revenue.

Administrative Expenses:

Selling and Administrative expenses mainly consist of management and incentive fees, salaries, credit card commission, dues and subscription, property operation, maintenance, depreciation, insurance and impairment loss. No major change in this balance even though revenue has increased as the Company continued to exercise prudence in spending. Non-essential expenses are deferred.

Other income/(expenses):

This balance reported an income of PhP2.2 million in 2021 as compared to an expense of PhP18.2 million in prior year as in 2020, the Company recognized a foreign exchange loss of PhP12 million while it recognized a gain of PhP9.3 million in 2021.

2020 Results of Operations

For the year under review 2020, the Company reported a net income after tax of PhP12.0 million as compared to PhP2.3 million in 2019.

Revenue:

Total revenue fell from PhP441.3 million in 2019 to PhP329.9 million or a decrease of 33.7%. The global Covid-19 pandemic has severely impacted the hospitality business. With

international borders closed and restricted travelling or movements in the country, the Company's business is impacted.

Room revenue registered a drop in revenue from PhP292.2 million in 2019 to PhP258.8 million or a decrease of PhP33.4 million (11.4%). Philippines felt the impact of Covid-19 in February 2020 and occupancy started to plummet. The Hotel was able to remain open throughout the year by focusing on essential workers, quarantine and returning Filipinos businesses. This allowed the Hotel to maintain about the same occupancy of 63% as in 2019. However, Average Room Rate fell from PhP2,765 to PhP2,476. This resulted in a drop in Revpar of 11.7%.

Food and Beverage ("F&B") business is more severely impacted than Rooms as government implemented restricted movements and social distancing. This resulted in Hotel closing its restaurant and reduced weddings and meetings in 2020. F&B revenue fell by PhP70.3 million (52.3%).

Other operated departments and others income are also impacted as there were lesser ancillary revenue.

Cost of sales and services:

F&B cost of sales decreased by PhP68.7 million or 45.1%. This is consistent with the drop in F&B revenue.

Selling and Administrative Expenses:

Selling and Administrative expenses mainly consist of management and incentive fees, salaries, credit card commission, dues and subscription, property operation, maintenance, depreciation, insurance and impairment loss. This balance fell by PhP57.2 million or 20.6% versus same period last year. At the onset of Covid-19, the Hotel embarked on various cost containment measures to reduce costs and cash burn. All non-essential capital expenditure and expenses were deferred.

Other income/(expenses):

This balance fell from a loss of PhP13.2 million in 2019 to loss of PhP18.2 million in 2020. This is mainly due to foreign exchange loss of PhP12.0 million versus PhP7.8 million in 2019. During the year 2020, the Peso has strengthened against the US dollar so when the Company translates its US deposits to Peso, it suffered an unrealized exchange loss.

Financial Conditions:

The total assets and liabilities of the Company for the last 3 years are as follows:

YEAR	ASSETS - PHP'000	LIABILITIES – PHP'000
2022	1,399,729	485,793
2021	1,269,060	367,693
2020	1,225,861	359,027

2022 Financial Conditions

Total assets for the year 2022 increased by PhP131.2 million (10.3%) as compared to 2021 while total liabilities also increased by PhP118.0 million (32.1%).

Assets/Liabilities and Equity:

- Cash and cash equivalents: This balance consists of cash and fixed deposits placed with banks. Cash increased by PhP103.8 million (26.8%) versus end of last fiscal year. Hotel was able collect the outstanding from a major client in early 2022 and in addition, hotel has received about PhP90 million in security deposit from a new tenant.
- Accounts receivables – net: This balance decreased from PhP106.4 million to PhP92.2 million or 13.3% lower than prior year. In early 2022, hotel was able to work closely with OWWA for them to pay the remaining outstanding balance and due to lower revenue, this balance also reduced.
- Due from related parties: This balance increased by PhP8.7 million (378%) relative to last year as related parties have not settled its outstanding liabilities to the Company.
- Inventories: Inventories consist mainly of F&B, general supplies and engineering supplies. There is an increase in this balance by PhP1.7 million (36.9%) and this is due to improvement in F&B revenue and Hotel has to stock up more inventories.
- Prepaid expenses and other current assets: This consist mainly of prepaid insurance, prepaid income tax and input tax. This balance increased from PhP37.9 million to PhP82.2 million. The increase is mainly due to the increase in higher creditable withholding tax and prepaid insurance.
- Property and equipment net: This balance fell by PhP0.13 million (<1%) as compared to prior year. This is mainly due to depreciation charges for the year offset by reversal of impairment loss amounting to PhP34.7 million recognized in prior year.
- Deferred tax assets –net: Deferred tax assets are due to retirement benefits, impairment loss, exchange gain/loss and actuarial gain on defined benefit plan. This year, the balance decreased by PhP6.1 million (28.4%) as a result of recognition of higher deferred tax liabilities from unrealized foreign exchange gain.
- Other noncurrent assets: This balance mainly consists of lease deposit, advances to suppliers/contractors and miscellaneous investment and deposits. The balance as compared to last year decreased by PhP6.9 million (7.3%) as a result of decrease in advances to suppliers/contractors.
- Accounts payable and accrued expenses: There is an increase of PhP1.6 million or 2.5% versus prior year. As business recovered slowly with higher occupancy, the hotel's trade payable also increased.
- Lease liability – current portion and non-current portion: Lease liability arose due to the adoption of IFRS 16 on accounting of lease in January 2019. The decrease is due to the amortization during the year.

2021 Financial Conditions

Total assets for the year 2021 increased by PhP43.2 million (3.5%) as compared to 2020 while total liabilities also increased by PhP8.6 million (2.4%).

Assets/Liabilities and Equity:

- Cash and cash equivalents: This balance consists of cash and fixed deposits placed with banks. Cash increased by PhP102.1 million (36%) versus end of last fiscal year. With better profitability and improved collection from OWWA, the hotel is able to increase the cash balance.
- Accounts receivables – net: This balance decreased from PhP127.1 million to PhP99.1 million or 22% lower than prior year. In 2021, hotel was able to work closely with OWWA for them to pay more promptly and this improved the accounts receivables.
- Due from related parties: This balance increased by PhP2.5 million (35.7%) relative to last year as related parties have not settled its outstanding liabilities to the Company.
- Inventories: Inventories consist mainly of F&B, general supplies and engineering supplies. There is a drop in this balance by PhP0.6 million (11.5%) and this is due to lower inventories in food and beverage and general supplies.
- Prepaid expenses and other current assets: This consist mainly of prepaid insurance, prepaid income tax and input tax. This balance increased from PhP27.6 million to PhP37.9 million. The increase is mainly due to the increase in prepaid tax by PhP14 million.
- Property and equipment net: This balance fell by PhP33.7 million (5.7%) as compared to prior year. This is mainly due to depreciation charges for the year offset by acquisitions of new property and equipment.
- Deferred tax assets –net: Deferred tax assets are due to retirement benefits, impairment loss, exchange gain/loss and actuarial gain on defined benefit plan. This year, the balance decreased by PhP11.8 million (36%) as a result of recognition of higher deferred tax liabilities from unrealized foreign exchange gain.
- Other noncurrent assets: This balance mainly consists of lease deposit, advances to suppliers/contractors and miscellaneous investment and deposits. The balance as compared to last year increased marginally by PhP2.1 million (2.2%) as a result of higher advances to suppliers/contractors. This pertains to reduction in some capital expenditures that are still work in progress and had not been capitalized yet.
- Accounts payable and accrued expenses: There is an increase of PhP3.3 million or 25.9% versus prior year. As business recovered slowly with higher occupancy, the hotel's trade payable also increased.
- Due to related parties: As at end of year 2021, this balance has increased by PhP4.1 million (9.7%) as the Company has not settled its outstanding liability with related companies of which the majority pertains to rental expense to an associate.

- Lease liability – current portion and non-current portion: Lease liability arose due to the adoption of IFRS 16 on accounting of lease in January 2019. The decrease is due to the amortization during the year.

2020 Financial Conditions

Total assets for the year 2020 decreased by PhP1.6 million (0.13%) as compared to 2019 while total liabilities also decreased by PhP10.8 million (2.8%).

Assets/Liabilities and Equity:

- Cash and cash equivalents: This balance consists of cash and fixed deposits placed with banks. Cash decreased by PhP30.3 million (9.6%) versus end of last fiscal year. With a lower revenue versus 2019 and slower in collection due to the restricted movements in the Philippines, cash balance has decreased.
- Accounts receivables – net: This balance increased from PhP88.3 million to PhP127.1 million or 43.9% higher than prior year. As explained in previous paragraph, due to the restricted movements mandated by government in Philippines, collection has slow down and this caused accounts receivables to increase.
- Due from related parties: This balance increased from PhP0.075 million to PhP7.0 million as related parties have not settled its outstanding liabilities to the Company.
- Inventories: Inventories consist mainly of F&B, general supplies and engineering supplies. There is a drop in this balance by PhP2.3 million (30.6%) and this is due to lower inventories in food and beverage and general supplies which is consistent with the lower revenue.
- Prepaid expenses and other current assets: This consist mainly of prepaid insurance, prepaid income tax and input tax. This balance increased marginally from PhP26.6 million to PhP27.6 million. The increase is mainly due to the net variance between Creditable Withholding Tax and Prepaid Income Tax.
- Deferred tax assets –net: Deferred tax assets are due to retirement benefits, impairment loss, exchange gain/loss and actuarial gain on defined benefit plan. This year, the balance increased by PhP6.7 million (25.6%) as a result of higher retirement benefit and actuarial loss.
- Other noncurrent assets: This balance mainly consists of lease deposit, advances to suppliers/contractors and miscellaneous investment and deposits. The balance as compared to last year decreased marginally by PhP1.1 million (1.2%) as a result of higher advances to suppliers/contractors. This pertains to reduction in some capital expenditures that are still work in progress and had not been capitalized yet.
- Accounts payable and accrued expenses: There is a decrease of PhP35.3 million 38.8% versus prior year. As business has slowed down significantly during the year, trade payables also fell by PhP22.7 million (42.83%) versus 2019. Similarly, accruals for payroll and others also reduced by PhP12.62 million (22.86%).

- Due to related parties: As at end of year 2020, this balance has increased by PhP15.5 million (42.9%) as the Company has not settled its outstanding liability with related companies of which the majority pertains to rental expense to an associate.
- Lease liability – current portion and non-current portion: Lease liability arose due to the adoption of IFRS 16 on accounting of lease in January 2019. As a result, we have to recognize lease liability amounting to PhP3.9 million in current portion and PhP167.7 million for non-current portion.
- Accrued retirement benefits liability: This balance increased by PhP5.0 million or 17.3% from prior year. The increment is mainly due to actuarial loss of PhP3.4 million.

Risks

The Company has exposure to various risks, including liquidity risk, credit risk and market risk. For discussions of these risks, see *Note 25 – Financial Risks and Capital Management* to the accompanying audited financial statements in Item 7.

ITEM 7. FINANCIAL STATEMENTS

Please see attachments.

ITEM 8. CHANGES IN AND DISAGREEMENTS WITH ACCOUNTANTS ON ACCOUNTING AND FINANCIAL DISCLOSURE

There are no changes and/or disagreements with Accountants on any matter relating to accounting principles or practices, financial disclosures, auditing scope and procedure during the last two fiscal years.

PART III – CONTROL AND COMPENSATION INFORMATION

ITEM 9. DIRECTORS, EXECUTIVE OFFICERS AND SIGNIFICANT EMPLOYEES OF THE REGISTRANT

NAME	OFFICE	CITIZENSHIP	FAMILY RELATION (*)	AGE
Kwek Eik Sheng)	Chairman & President	Singapore	No relation	41
Bryan Cockrell	Vice Chairman/Director	American	No relation	75
Wong Kok Ho	Director	Chinese	No relation	74
Ricardo Pio Castro, Jr. (first appointed on 17 May 2021)	Director	Filipino	No relation	70

Natividad Alejo (first appointed on 16 May 2022)	Independent Director	Filipino	No relation	66
Simeon Ken R. Ferrer (first appointed on 17 May 2021)	Independent Director	Filipino	No relation	66
Yam Kit Sung	Director, General Manager of the Company / Chief Finance Officer / Compliance Officer / Chief Audit Executive	Singaporean	No relation	52
Farid Schoucair	General Manager The Heritage Hotel Manila Management Executive Committee	Swiss	No relation	66
Maria Lee Flores	Director of Marketing / Member The Heritage Hotel Manila Management Executive Committee	Filipino	No relation	48
Juancho Baltazar	Director of Human Resources/ Member The Heritage Hotel Manila Management Executive Committee	Filipino	No relation	62
Alain Charles J. Veloso	Corporate Secretary	Filipino	No relation	43
Lesley Anne C. Mondez	Assistant Corporate Secretary	Filipino	No relation	36
Arlene De Guzman	Treasurer	Filipino	No relation	62
Jeffrey Villablanca	Director Of Finance / Member The Heritage Hotel Manila Management Executive Committee	Filipino	No relation	38
Ramon Perez Jr., PME (employed on 26 Aug 2021)	Director of Engineering, Member - Heritage Hotel Manila Management Executive Committee	Filipino	No relation	63

(*) *Up to the fourth civil degree either by consanguinity or affinity.*

Under Article IV, Section 2 of the By-Laws of the Company, the directors shall hold office for one year and until their successors are duly elected and have qualified.

None of the directors and executive officers are related within the 4th civil degree of consanguinity or affinity of each other.

None of the following events occurred during the past five years that are material to an evaluation of the ability or integrity of any director, person nominated to become a director, executive officer, promoter or control person of the registrant:

- a) Any bankruptcy petition filed by or against any business of which such person was a general partner or executive officer either at the time of the bankruptcy or within two year prior to that time;
- b) Conviction by final judgment in a criminal proceeding;
- c) Being subject to any order, judgment or decree limiting such person's involvement in any type of business, securities, commodities or banking activities; and
- d) Being found by domestic or foreign court of competent jurisdiction in a civil action to have violated any securities or commodities law.

Business Experience

KWEK EIK SHENG

CHAIRMAN & PRESIDENT

Mr. Kwek served as Chairman and President of the Board of Grand Plaza Hotel Corporation since his appointment on 1 January 2020. Mr. Kwek is currently the Group Chief Operating Officer of City Developments Limited ("CDL"), an appointment he has held since 1 January 2022.

Mr. Kwek joined CDL in 2009, covering Business Development for overseas projects before being appointed as Head of Corporate Development. In 2014, he assumed the role of Chief Strategy Officer and undertook an added portfolio as Head of Asset Management in April 2016. Prior to joining CDL, he was with the Hong Leong Group of companies in Singapore specializing in corporate finance roles from 2006 to 2008.

He currently also holds the position of Executive Director in Millennium & Copthorne Hotels Limited, previously listed on the London Stock Exchange under the name "Millennium & Copthorne Hotels plc". He is also a Non-Executive Director of Millennium & Copthorne Hotels New Zealand Limited and CDL Investments New Zealand Limited, both of which are listed on New Zealand's Exchange.

He holds a Bachelor of Engineering in Electrical and Electronics Engineering from Imperial College of Science, Technology and Medicine and a Master of Philosophy in Finance from Judge Business School, Cambridge University.

BRYAN K. COCKRELL

DIRECTOR

Mr. Bryan Cockrell, an American national, has been a Director of the Company since May 1997. Mr. Cockrell is the Chairman of the Pathfinder Group in the Philippines which has interests in tourism-related ventures, properties and other joint ventures undertakings of the Group. Before his stint in the Philippines, he held numerous positions in Singapore, Indonesia and Saudi Arabia.

SIMEON K. FERRER
INDEPENDENT DIRECTOR

Simeon Ken Ferrer is currently Of Counsel at SyCipLaw, having recently retired as a Senior Partner and Head of the Corporate Services Department. His practice areas include corporate governance, banking, finance and securities, foreign investments, mergers and acquisitions. He was listed in Euromoney Legal Group's Guide to the World's Leading Capital Market Lawyers for several years. He was cited in the area of capital market in IFLR's The Guide to the World's Leading International Law Firms and in Legal 500. He has also been listed as a leading lawyer in the Philippines in the area of commercial and corporate law in AsiaLaw Profiles. More recently, he received the IFLR Asia Best Lawyers award in 2020. Finally, as a Corporate Secretary of Meralco, the largest public utility in the Philippines, he has been consistently recognized as an Asian Company Secretary of the Year by Corporate Governance Asia. He is an SEC-accredited lecturer on corporate governance and is a member of the faculty of the Ateneo Law School. Mr. Ferrer is a member of the Integrated Bar of the Philippines and the Philippine Bar Association and a Fellow of the Institute of Corporate Directors. He is also the International Alumni Contact for the Philippines of the University of Michigan Alumni Association. He was first appointed as an independent director of Grand Plaza on 17 May 2021.

RICARDO P.C. CASTRO JR.
DIRECTOR

Ricardo P.C. Castro Jr. is a retired International Partner of Baker McKenzie law firm where he was a member of its Policy Committee and of its Manila member firm, Quisumbing Torres, where he was the Managing Partner for eight years. His practice areas included Dispute Resolution and Litigation, Global Mobility, and Corporate Compliance. At present, he is a member of the Advisory Board of Southwestern Institute for International and Comparative Law based in Texas, U.S.A. and of the Board of Trustees of the University of San Agustin. He is involved with Christoffel Blindenmission (CBM), a foundation based in Germany extending assistance to the disabled in the world's 80 poorest countries, where he was a member of its International Board for eight years. He is a lecturer in the Mandatory Continuing Legal Education program for lawyers. He has been a law professor, bar reviewer, and was a Bar Examiner in the 2004 bar examinations. After his retirement from active law practice in 2015, Mr. Castro has been elected and is presently an officer or a director of more than 30 corporations involved in property development, business process outsourcing, minerals, tourism, fashion, and manufacturing. He was first appointed as a director of Grand Plaza on 17 May 2021.

WONG KOK HO
DIRECTOR

Mr. Wong Kok Ho, a Chinese national, has been a director of the Company since 15 May 2018. Ms. Wong has also been an executive director of Asia Financial Holdings Limited, a public listed company in Hong Kong Stock Exchange, since 2nd May 2007 and has served the Group for over 40 years. Mr. Wong is an executive director of Asia Insurance and a director of several other subsidiaries of the Company. Mr. Wong was the Chief Executive Officer of Asia Insurance until October 2016 and has extensive experience in the insurance industry. He sits on the boards of AFH Charitable Foundation Limited, The People's Insurance Co. of China (Hong Kong), Limited, AR Consultant Service (HK) Limited, Professional Liability Underwriting Services Limited and Asia Insurance (Philippines) Corporation. Mr. Wong is also an independent non-executive director of Sompoo Insurance (Hong Kong) Company

Limited, and an adviser to both BE Reinsurance Limited and BC Reinsurance Limited. Mr. Wong was educated in Hong Kong and Deakin University, Melbourne, Australia and is a fellow member of The Chartered Insurance Institute, London.

YAM KIT SUNG

DIRECTOR, GENERAL MANAGER, CHIEF FINANCE OFFICER, COMPLIANCE OFFICER & CHIEF AUDIT EXECUTIVE

Mr. Yam Kit Sung has been appointed Director of the Corporation on 1 January 2020. He obtained his Bachelor of Accountancy (Honors) degree from Nanyang Technological University in Singapore. Upon graduation, he joined the international accounting firm, Price Waterhouse based in Singapore as an auditor and later joined CDL Hotels International Limited (now known as Millennium & Copthorne Hotels International Limited) as an Internal Auditor. In 1996, he joined The Heritage Hotel Manila as an Operations Analyst and was appointed General Manager of the Company in April 2000. In June 2006, Mr. Yam was appointed General Manager –Asset Management (China) for HL Global Enterprises Limited, a company listed on the Singapore Stock Exchange and he stepped down from this position on 15 January 2020.

He was appointed Vice President of Operational Finance (Asia & North America) for Millennium Hotels and Resorts, which is the parent company of the Corporation, in September 2019. He also sits on the Board of several companies in Millennium Hotels and Resorts.

NATIVIDAD N. ALEJO

INDEPENDENT DIRECTOR

Ms. Natividad N. Alejo was appointed as an independent director of the Corporation on 16 May 2022. Ms. Alejo is currently a co-founder and managing director of AlphaPrimus Advisors, Inc., a boutique house that draws on the collective wealth of experience and track record of its incorporators in various fields of banking, with focus on providing advice on mergers and acquisitions, capital raising and strategy. She also currently serves as a director of BPI Direct Banko Inc., a savings bank that focuses on providing banking and finance to self-employed micro-entrepreneurs (SEMEs). Ms. Alejo is an experienced senior banker with more than 30 years of key leadership roles in retail banking, microfinance, investment banking and corporate finance, and strategic planning.

ARLENE DE GUZMAN

TREASURER

Ms. Arlene de Guzman has been the Company's Treasurer since August 1997. She is also a former director and president of the Company. She graduated with a B.S. Business Economics (cum laude) degree from the University of the Philippines in 1981. Her business experience includes: Senior Project Evaluation Officer, National Development Company, Head, Financial Risk Management, Philippine Associated Smelting and Refining Corporation (PASAR) and currently Senior Vice President of the Pathfinder Group. She is presently a director and/or officer of the various companies under the Pathfinder Group and Grand Plaza Hotel Corporation.

ALAIN CHARLES J. VELOSO

CORPORATE SECRETARY

Mr. Alain Charles Veloso is a partner of Quisumbing Torres' Corporate & Commercial/M&A Practice Group. He heads the Firm's Capital Markets Practice, and the Financial Institutions Industry Group. He is also a member of the Firm's Technology, Media & Telecommunications and Industrials, Manufacturing and Transportation groups. He participates in the initiatives of Baker McKenzie International of which Quisumbing Torres is a member firm. He is a member of Baker McKenzie's Asia Pacific Competition Steering Committee. He has 16 years of legal practice, advising clients with regard to their transactions in the Philippines, including private and public M&A transactions, debt, and equity capital markets transactions, and structuring and establishment of their Philippine presence. Mr. Veloso also heads the Firm's Inclusion & Diversity and B-Green Committees. Mr. Veloso currently serves as the Chairperson of the Diversity and Inclusion Committee of the Integrated Bar of the Philippines (IBP) Makati Chapter.

He joined Quisumbing Torres in 2006 after graduating class valedictorian and *cum laude* from the University of the Philippines College of Law in 2006. Mr. Veloso was admitted to the Philippine Bar in 2007 and ranked 10th in the 2006 Philippine Bar exams. Prior to obtaining his law degree, Mr. Veloso obtained his B.S. Accountancy from the University of the Philippines – Tacloban College in 2001, graduating *cum laude* and is a Certified Public Accountant. Mr. Veloso studied EU Competition Law at the London School of Economics and Political Science in 2017. He is one of the authors of The Philippine Competition Act Annotated 2021 edition.

Mr. Veloso has been recognized as External Counsel of the Year in Asia by The Asian-MENA In-House Community Counsels in 2019, and cited as a Next Generation Lawyer for Corporate and M&A by Legal 500 for 2017 and 2018. He was also a 2018 Bench and Bar Awardee of the Integrated Bar of the Philippines' Leyte Chapter. He was awarded Young Lawyer of the Year by Asian Legal Business Philippine Law Awards 2020 and as a Leading Individual in Capital Markets by The Legal 500 Asia Pacific from 2020 to 2023. . He was awarded Client Choice Awards for Competition by Lexology 2021 and 2022. More recently, he was cited as one of the leading competition lawyers by Who's Who Legal: Southeast Asia 2022 - Competition edition.

Mr. Veloso is also the corporate secretary of various private companies. He is not an officer or director of other public companies or companies that are grantees of secondary licenses from the SEC.

LESLEY ANNE C. MONDEZ
ASSISTANT CORPORATE SECRETARY

Ms. Lesley Anne C. Mondez is an associate of the law firm Quisumbing Torres. Ms. Mondez was previously appointed as the Assistant Corporate Secretary of Grand Plaza Hotel Corporation on 5 February 2018. Ms. Mondez has nine years of experience in the areas of mergers and acquisitions, capital markets, corporate reorganization and restructuring, commercial agreements, and general corporate and commercial work. She has participated in the conduct of legal due diligence on several target companies, including listed companies, and has drafted and assisted in the negotiations of transaction documents relating to mergers and acquisitions, commercial lending and project finance. Ms. Mondez's practice spans several industries, including banking, gaming, manufacturing, real estate, and energy mining and infrastructure. Ms. Mondez likewise previously handled disclosure and regulatory requirements of a company listed on the PSE, and acted as Corporate Secretary and Assistant

Corporate Secretary for several companies, and performed various corporate secretarial work such as preparation of minutes of meetings, secretary's certificates, period reports submitted to the PSE and the SEC, preparation and issuance of stock certificates, and other general corporate housekeeping work. Ms. Mondez is not an officer or director of other public companies or companies that are grantees of secondary licenses from the SEC.

FARID SCHOUCAIR

GENERAL MANAGER – HERITAGE HOTEL MANILA MANAGEMENT EXECUTIVE COMMITTEE

Farid Schoucair joined The Heritage Hotel Manila, as General Manager, on December 17, 2019. Farid was transferred from the Grand Copthorne Waterfront Hotel in Singapore, back to Manila, to replace Eddie Yeo, who retired after some 14-years at the helm of THHM. Half Lebanese and half Swiss, Farid got his diploma in Hotel & Tourism Management, from the Centre International de Glion, in Montreux, Switzerland back in 1980. He then joined the Hyatt Regency Dubai, back in 1981 as a management trainee and climbed the ladder from banqueting department to various F&B management positions and then General Manager of the Hyatt Regency Jeju back in August 1996. Farid has spent 25-years with Hyatt International; moving from Macau to Saipan, Singapore, Kuala Lumpur, Manila, South Korea and back to Manila; where he was managing the Hyatt Regency Manila up to December 2006. In April 2007, he joined M&C, to renovate and rebrand the then-Regent Hotel in KL to the Grand Millennium KL. He then moved back to Manila to renovate and rebrand the Renaissance Hotel in Makati to the New World Makati Hotel, where he spent the last ten years; before moving back to Singapore at the helm of the Grand Copthorne Waterfront Hotel, back in March 2019.

JEFFREY VILLABLANCA

DIRECTOR OF FINANCE, MEMBER – HERITAGE HOTEL MANILA MANAGEMENT EXECUTIVE COMMITTEE

Mr. Jeffrey Villablanca joined the company in 2014 as Chief Accountant and worked his way up to Assistant Director of Finance and, eventually, Director of Finance in 2022. Prior to joining the Heritage Hotel, Jeffrey worked as a General Accountant and Income Auditor at the Mandarin Oriental Manila. He was a member of the closing team for Mandarin Oriental Manila, which temporarily closed its doors in the Manila market. He also worked as an accountant for The Daily Tribune.

Mr. Villablanca obtained his B.S. Accountancy from Eastern Visayas State University (EVSU-Tacloban) and is a Certified Public Accountant.

LEE FLORES

DIRECTOR OF SALES & MARKETING, MEMBER – HERITAGE HOTEL MANILA MANAGEMENT EXECUTIVE COMMITTEE

Lee Flores recently joined The Heritage Hotel Manila in November 2022. She started her career in the hotel industry as a Front Office Agent at the then Westin Philippine Plaza, now Sofitel in 1996 after graduating with a degree of Hotel and Restaurant Administration from the University of the Philippines. After a year she moved on to Manila Galleria Suites moving her way up in the Sales & Marketing Division starting as a Banquet Sales Coordinator for a year, then Public Relations & Marketing Coordinator after which she was promoted to Sales Manager for 5 five years. She was part of the rebranding of the hotel to Holiday Inn Galleria in 2003 and opening team of Crowne Plaza Galleria in 2005, selling both properties. After year,

she was tasked to handle the MICE & Travel Trade, overseeing 3 Sales Managers to drive both segments of the properties, working closely with the Crowne Meetings Team. She represented the hotels in various overseas trips spearheaded by IHG and by the Department of Tourism. In 2009, she decided to take a break from the hotel and did a short stint with Agoda as Market Manager where she was part of the opening team in the Philippines. Lee decided to go back to the hotel industry and helped in the pre-opening of Microtel MOA as Assistant Director of Sales. The last decade she spent in San Diego, CA USA with her family and worked at various international chains such as Marriott, Hilton and IHG still driving and overseeing sales for the properties. She is currently taking up her Masters in Hotel, Restaurant and Institution Management at the University of the Philippines.

JUANCHO BALTAZAR

*DIRECTOR OF HUMAN RESOURCES , MEMBER – HERITAGE HOTEL MANILA
MANAGEMENT EXECUTIVE COMMITTEE*

An extensive background in the hospitality profession, Atty. Juancho Baltazar has exposure in almost all areas of hotel management and thus embedded in him the important aspect of the business which is “Customer Service”. His love for teaching has given him the ability to be an influence in the molding of the character of the people working in the organization. Through the years, he has acquired skills in the area of recruitment and selection, training and development, employee relations, coaching and counseling, motivation, public speaking, and strategy planning, among others. Rising from the ranks, Choy knows how people in the organization behave. As a lawyer, he has a good knowledge of Labor Law and Labor Relations. He has extensive experience in collective bargaining negotiations and dealing with the unions. He is a professional whose years of specialization in operation and human resource management and development have trained him to spot the right person for the right job and to consistently maintain and improve the quality of the workforce especially in the areas of work efficiency, training, and in the development of customer-oriented professionals. He is a graduate of the Philippine Christian University in 1983 with a degree in Business Administration and a Bachelor of Laws degree from the Lyceum of the Philippines University in 1988. He also has a diploma in Hotel Management from the Singapore Hotel and Tourism Education Centre (SHATEC) in 1996.

RAMON PEREZ JR., PME

*DIRECTOR OF ENGINEERING, MEMBER - HERITAGE HOTEL MANILA MANAGEMENT
EXECUTIVE COMMITTEE*

Mr. Ramon Perez, Jr. join the company on 26 August 2021. A seasoned engineer, Ramon has extensive background in the hospitality industry and exposure in opening hotels. Prior to joining the Heritage Hotel he held the position of Director of Engineering at Grand Hyatt Manila as part of the Pre-opening Team until 2020. He also held several senior positions in various hotels & resorts in Metro Manila, namely the Solaire Resort & Casino, Dusit Thani Manila, Hyatt Regency Manila and New World Hotel Makati.

He is a graduate of the Western Mindanao State University in 1980 with a degree in Bachelor of Science in Mechanical Engineering. He is a registered Professional Mechanical Engineer and a Certified Asean Energy Manager.

Attendance Record

Meeting Attendance of the Company’s Board of Directors in 2022:

Date of Board of Directors' meetings	Name of Directors							
	Kwek Eik Sheng	Bryan Cockrell	Wong Kok Ho	Mia Gentugaya	Simeon Ferrer	Yam Kit Sung	Ricardo Pio Castro, Jr.	Natividad Alejo
15 February 2022	Present	Present	Present	Present	Present	Present	Present	N/A (not yet elected)
4 May 2022	Present	Present	Present	Present	Present	Present	Present	N/A (not yet elected)
16 May 2022 (10:30 am)	Present	Present	Present	Absent	Present	Present	Present	N/A (not yet elected)
16 May 2022 (12:28 pm)	Present	Present	Present	N/A (no longer a director)	Present	Present	Present	Absent
5 August 2022	Present	Present	Present	N/A (no longer a director)	Present	Present	Present	Present
4 November 2022	Present	Present	Present	N/A (no longer a director)	Absent	Present	Present	Present

Total	6/6	6/6	6/6	2/3	5/6	6/6	6/6	2/3
Percentage of Attendance	100%	100%	100%	66.67%	83.33%	100%	100%	66.67%

Meeting Attendance of the Company's Audit Committee in 2022:

Date of the Audit Committee meetings	Name of Directors			
	Bryan Cockrell	Mia Gentugaya	Ricardo Pio Castro, Jr.	Natividad Alejo
15 February 2022	Present	Present	Present	N/A (not yet elected)
4 May 2022	Present	Present	Present	N/A (not yet elected)
5 August 2022	Present	N/A (no longer a director / member)	Present	Present
4 November 2022	Present	N/A (no longer a director / member)	Present	Present

Total	4/4	2/2	4/4	2/2
Percentage of Attendance	100%	100%	100%	100%

Meeting Attendance of the Company's Corporate Governance Committee in 2022:

Date of the Corporate Governance Committee meetings	Name of Directors					
	Kwek Eik Sheng	Simeon Ken R. Ferrer	Bryan Cockrell	Ricardo Castro, Jr.	Mia Gentugaya	Natividad Alejo

15 February 2022	Present	Present	Present	Present	Present	N/A (not yet elected; elected on 16 May 2022)
15 March 2022	Present	Present	Present	Present	Present	N/A (not yet elected; elected on 16 May 2022)

Total	2/2	2/2	2/2	2/2	2/2	N/A
Percentage of Attendance	100%	100%	100%	100%	100%	N/A

ITEM 10. EXECUTIVE COMPENSATION

EXECUTIVE AND DIRECTORS' COMPENSATION

NAME	POSITION	YEAR	SALARY	BONUS	OTHERS/ DIRECTOR ALLOWAN CES
Farid Alain Schoucair	General Manager of Hotel	2022			
Jeffrey Villablanca	Director of Finance	2022			
Lee Flores	Director of Sales and Marketing	2022			
Juancho Baltazar	Director of Human Resources	2022			
Total		2022	15,475,100	2,162,661	144,290
Directors' allowances		2022			799,599
All officers & Directors as a group		2022	15,475,100	2,162,661	943,889

The estimated total compensation for officers and directors in year 2023 is as follows:

Salary – PhP15.5 million
 Bonus – PhP2 million
 Other Fees – PhP0.9 million

FOR THE LAST 2 FINANCIAL YEARS – 2021 and 2020

NAME	POSITION	YEAR	SALARY	BONUS	OTHERS/ DIRECTOR ALLOWAN CES
Farid Schoucair	General Manager of Hotel	2021			
Josie Malpas	Director of Finance	2021			
Angelica Vicencio	Director of Sales	2021			
Gigi Gaw	Director of Sales & Marketing	2021			
Juancho Baltazar	Director of Human Resources	2021			
Total		2021	13,515,787	180,999	0
Directors allowances		2021			799,600
All officers & Directors as a group		2021	13,515,787	180,999	799,600

NAME	POSITION	YEAR	SALARY	BONUS	OTHERS/ DIRECTOR ALLOWAN CES
Farid Schoucair	General Manager of Hotel	2020			
Yam Kit Sung	General Manager of the Company	2020			
Ederlinda F. Decano	Director of Finance	2020			
Gigi Gaw	Director of Sales & Marketing	2020			
Juancho Baltazar	Director of Human Resources	2020			
Total		2020	14,399,659	1,258,778	
Directors allowances		2020			826,133
All officers & Directors as a group		2020	14,399,659	1,258,778	826,133

In 2022, the directors were given the following per diem allowance for their attendance in meetings in 2021: for the regular directors, PhP15,000 per meeting of the Audit Committee and the Board, and for independent directors, PhP15,000 per meeting of the Audit Committee and PhP15,720 per meeting of the Board. The allowance and compensation of the directors (i.e., in 2021) do not involve any other form of remuneration. There are no arrangements, such as consulting contracts, pursuant to which any director of the Company was compensated, or is to be compensated, directly or indirectly, during the Company's last completed fiscal year, and the ensuing year, for any service provided as director.

There are no agreements that require, if any such executive officers resign or are terminated by the Company, or if there is a change in control of the Company, the executive officers of the Company to be compensated a total amount exceeding PhP2,500,000.

ITEM 11. SECURITY AND OWNERSHIP OF CERTAIN BENEFICIAL OWNERS AND MANAGEMENT

Security Ownership of Management

The following table shows the shareholding beneficially held by the officers of the Company as at 31 December 2022.

TITLE OF CLASS	NAME OF BENEFICIAL OWNER / (CITIZENSHIP)	AMOUNT & NATURE OF BENEFICIAL OWNERSHIP	PERCENT OF CLASS
Common shares	Yam Kit Sung (Singaporean)	3,000 shares beneficial	Less than 1%
Common shares	Kwek Eik Sheng (Singaporean)	1 share beneficial	Less than 1%

The following entities are directly or indirectly the beneficial owners of more than 5% of the Company's voting shares (common) as of 31 December 2022.

S/N	NAME OF SHAREHOLDER	CITIZENSHIP	NO. OF SHARES	% OF SHAREHOLDING (EXCLUSIVE OF TREASURY SHARES)
1	The Philippine Fund Limited	Bermuda	29,128,932	54.23%
2	Zatrio Pte. Ltd.	Singapore	17,727,149	33.00%

ITEM 12. CERTAIN RELATIONSHIPS AND RELATED TRANSACTIONS

Please see Note 14 of the audited financial statements for details.

ITEM 13. CORPORATE GOVERNANCE

Please refer to the attached Annual Corporate Governance Report of the Company for the year 2022.

ITEM 14. EXHIBITS AND REPORTS ON SEC FORM 17-C

Exhibits

None

Reports on SEC Form 17-C

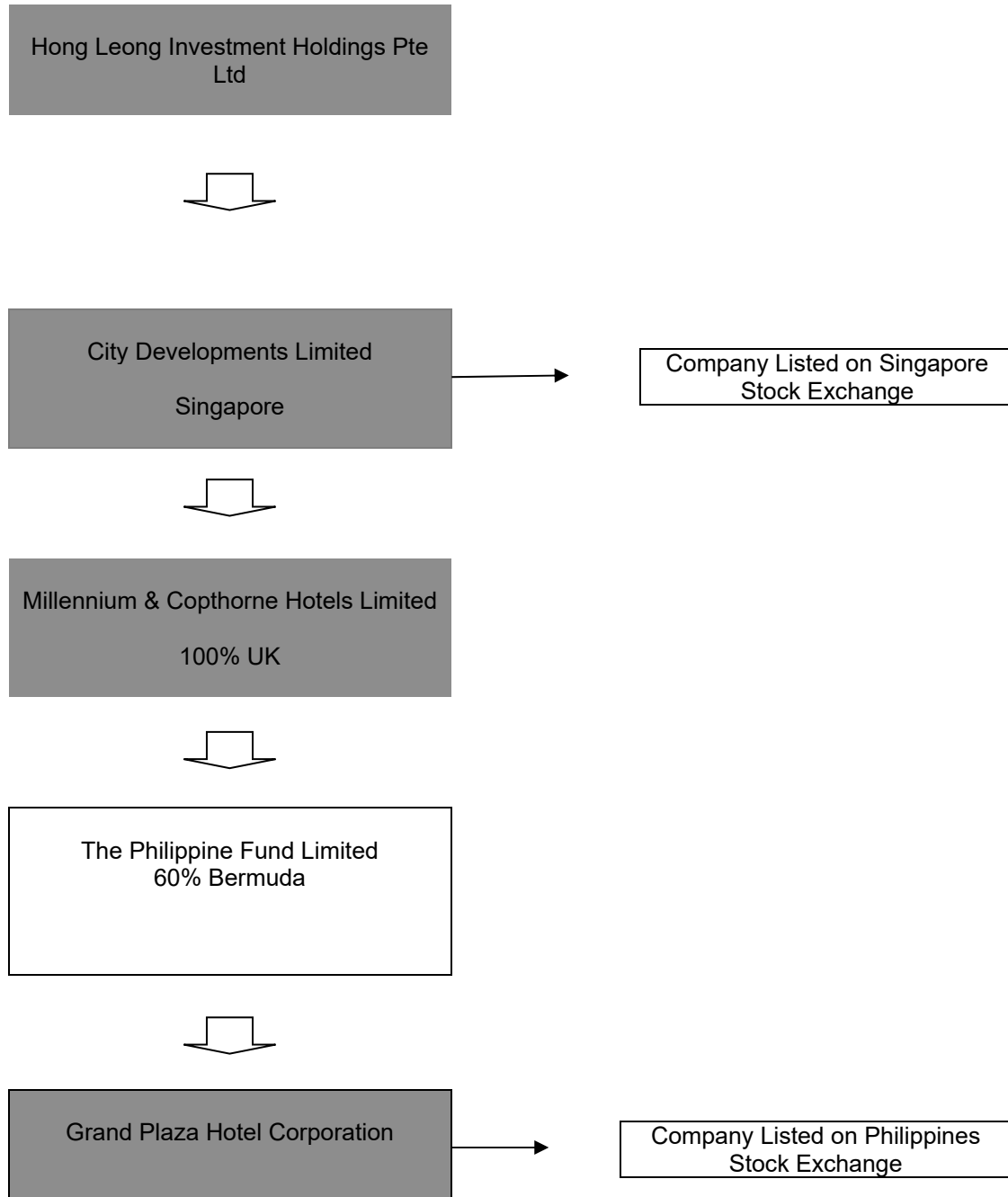
The following events were reported in SEC Form 17-C during the period January 2022 to December 2022:

Date of Filing of SEC Form 17-C	Summary of the matter disclosed

4 May 2022	Resignation of Josefina Malpas as Director of Finance and member of the Management Executive Committee and appointment of Jeffrey Villablanca as Director of Finance of the Heritage Hotel
16 May 2022	Results of the Annual Stockholders' Meeting of Grand Plaza Hotel Corporation
16 May 2022	Results of the Organizational Meeting of the Board of Directors
4 November 2022	Renewal of Contract of Lease with Goldwinphil Inc. as the lessee covering a portion of the premises at The Heritage Hotel of the Corporation.

The Group Structure

The Philippine Fund Limited Group Structure



As at 31 December 2022

SIGNATURES

Pursuant to the requirements of Section 17 of the Securities Regulation Code and Section 141 of the Corporation Code, this report is signed on behalf of the issuer by the undersigned, thereunto duly authorized, in the City of SINGAPORE on 10 APR 2023, 2023.

By:



Kwek Eik Sheng
Chairman and President



Yam Kit Sung
**Director and General Manager/
Chief Financial Officer**

Lesley Anne C. Mondez
Assistant Corporate Secretary

SUBSCRIBED AND SWORN to before me this 10 APR 2023 day of _____ 2023
affiant(s) exhibiting to me their Community Tax Certificates/Passports, as follows:

Names	CTC/Passport No.	Date of Issue	Place of Issue
-------	------------------	---------------	----------------



Notary Public

Doc. No.
Page No.
Book No.
Series of 2023.



Pursuant to the requirements of Section 17 of the Securities Regulation Code and Section 141 of the Corporation Code, this report is signed on behalf of the issuer by the undersigned, thereunto duly authorized, in the City of Taguig on 11 April, 2023.

By:

Kwek Eik Sheng
Chairman and President

Yam Kit Sung
**Director and General Manager/
Chief Financial Officer**


Lesley Anne C. Mondez
Assistant Corporate Secretary

SUBSCRIBED AND SWORN to before me this 11 day of April 2023
affiant(s) exhibiting to me their Community Tax Certificates/Passports, as follows:

Names	CTC/Passport No.	Date of Issue	Place of Issue
	P7899752A	11 July 2018	10 July 2028

Doc. No. 226
Page No. 47
Book No. XV
Series of 2023.




LARA CAMILLE LEE
Notary Public for Taguig City
Appointment No. 12 valid until 31 December 2024
16th Floor, One/NEO Building, 26th Street corner 3rd Avenue
Crescent Park West, Bonifacio Global City, Taguig City 1634
Roll of Attorneys No. 63225
PTR No. A-5727224; Taguig City; 7 January 2023
IBP Lifetime No. 013207; O.R. No. 0991523; 13 January 2015; RSM
MCLE Compliance No. VII-0006894; valid until 14 April 2025

GRAND PLAZA HOTEL CORPORATION

5 April 2023

Statement of Management's Responsibility for Financial Statements

SECURITIES AND EXCHANGE COMMISSION

CCP Complex

Pasay City

The management of **Grand Plaza Hotel Corporation** (the "**Company**"), is responsible for the preparation and fair presentation of the financial statements, including the schedules attached therein, as at and for the years ended **December 31, 2022 and 2021**, in accordance with the prescribed financial reporting framework indicated therein, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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

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

R.G. Manabat & Co., the independent auditor appointed by the stockholders, has audited the financial statements of the Company in accordance with Philippine Standards on Auditing, and in its report to the stockholders or members, has expressed its opinion on the fairness of presentation upon completion of such audit.



Kwek Eik Sheng
Chairman and President



Yam Kit Sung
Director, General Manager & Chief Financial Officer

Subscribed and sworn to before me a notary public for and in the City of SINGAPORE this
10 APR 2023 day of _____ 2023, the signatories exhibiting to me their Community Tax
Certificates/Passports details of which are as follows:

Name	Community Tax Certificate/ Passport Number	Date	Place of Issue
Kwek Eik Sheng	K2310445A	24 Oct 2021	Singapore
Yam Kit Sung	K3045346A	26 Jun 2022	Singapore

Notary Public

Doc. No.
Page No.
Book No.
Series of 2023



**MINUTES OF THE ANNUAL MEETING
OF THE STOCKHOLDERS OF
GRAND PLAZA HOTEL CORPORATION
16 May 2022**

The annual meeting of the stockholders of Grand Plaza Hotel Corporation (**Corporation**) was held via video conference through Zoom (in accordance with the Philippine Securities and Exchange Commission's Notice dated 16 February 2022 on the Alternative Mode for Distributing and Providing Copies of the Notice of Meeting, Information Sheet, and other Documents in connection with the holding of Annual Stockholders' Meeting for 2022), on 16 May 2022 at 11:30 a.m.

Mr. Bryan Cockrell, the Vice Chairman of the Board of Directors, presided over the meeting via video conference from Bonifacio Global City, Taguig City, while the Corporate Secretary, Mr. Alain Charles J. Veloso, recorded the minutes thereof.

Mr. Veloso informed the Vice Chairman that, based on the attendance record submitted by Stock Transfer Service, Inc. (**STSI**), the stock and transfer agent of the Corporation, stockholders owning or representing 87.23% of the outstanding capital stock of the Corporation were present, in person or by proxy. Hence, Mr. Veloso certified the existence of a quorum for the meeting. Attached as **Annex "1"** and forming an integral part of these Minutes is the certification of STSI of the attendance report for the meeting.

The Vice Chairman confirmed and recognized, for purposes of the meeting, the proxies presented, and directed that they be attached to the minutes.

The following directors also attended the meeting:

- Mr. Kwek Eik Sheng, the Chairman of the Board of Directors and President of the Corporation, attended the meeting from Singapore, via video conference;
- Mr. Wong Kok Ho, a Director of the Corporation, attended the meeting from Hong Kong, via video conference;
- Mr. Yam Kit Sung, the General Manager, Chief Audit Executive, Chief Financial Officer, Compliance Officer and a member of the Management Committee, attended the meeting from Singapore, via video conference;
- Mr. Simeon Ken R. Ferrer, Independent Director of the Corporation, attended the meeting from Makati City, via video conference;
- Mr. Ricardo Pio Castro, Jr., a director of the Corporation, attended the meeting from Muntinlupa City, via video conference.

Also in attendance are the following:

- Ms. Lesley Anne C. Mondez, Assistant Corporate Secretary of the Corporation, attended the meeting from Taguig City, via video conference;
- Mr. Farid Alain Schoucair, the General Manager of The Heritage Hotel, attended the meeting from the Board Room of The Heritage Hotel, Pasay City, via video conference;
- Mr. Jeffrey Villablanca, Director of Finance of The Heritage Hotel, attended the meeting from the Board Room of The Heritage Hotel, Pasay City, via video conference;

Ms. Alicia Columbres of R.G. Manabat & Co. (a Member Firm of KPMG International) (**KPMG**), the Corporation's Independent Auditor, attended the meeting via video conference; and
Kathlyn Villegas Flaminiano of Stock Transfer Service Inc., the Corporation's Stock Transfer Agent, attend the meeting via video conference.

I. Presentation and Approval of the 2021 Annual Report

The Vice Chairman indicated to the stockholders that the Annual Report and Audited Financial Statements for the period ended 31 December 2021 may be found in the Information Statement, which was circulated to the stockholders pursuant to the requirements of the Securities Regulation Code and the Philippine SEC Notice dated 16 February 2022.

Upon motion made, seconded and unanimously approved by the stockholders present it was:

RESOLVED, that the annual report and the audited financial statements of the Corporation for the year ended 31 December 2021 be hereby approved.

II. Ratification of the Renewal of the Management Agreement between Elite Hotel Management Services Pte. Ltd. (as Manager) and the Corporation (as Owner) for a Term of Five Years From 1 January 2022 to 31 December 2026

The Vice Chairman indicated to the stockholders that the next item in the agenda is the ratification of the Renewal of the Management Agreement between Elite Hotel Management Services Pte. Ltd. (as Manager) and the Corporation (as Owner) for a Term of Five Years From 1 January 2022 to 31 December 2026.

The Vice Chairman gave the floor to the Corporate Secretary, Mr. Veloso, who provided a background, as follows:

- On 15 October 1997, the Corporation and CDL Hotels (Phils.) Corporation (hereinafter referred to as "CDL") entered into a Management Agreement for the management and operation of the Hotel by CDL, and pursuant to which, CDL also provided marketing sales and reservation support to the Corporation.
- The Management Agreement was renewed between the Corporation and CDL for successive five-year terms in 2001 and thereafter in 2006.
- On 8 February 2011, the Board of Directors of the Corporation approved the assignment of the Management Agreement from CDL to the Philippine branch office of Elite Hotel Management Services Pte. Ltd. (hereinafter referred to as the "Manager"). Since 1 January 2012, the Manager has continued to provide, and the Corporation has continued to accept, the services under the Management Agreement, which was previously extended for a five-year period commencing from 1 January 2012 to 31 December 2016.
- On 3 May 2017, the Owner and the Manager entered into an Agreement to Renew the Management Agreement. The extended term was for a five-year term commencing 1 January 2017, i.e., expiring on 31 December 2021.
- On 1 April 2022, the Owner and the Manager entered into an Agreement to Renew the Management Agreement. The extended term was for a five-year term commencing from 1 January 2022 to 31 December 2026.

- The renewal of the Management Agreement must be approved by the Board of Directors and the stockholders of the Corporation, owning at least two-thirds (2/3) of the total outstanding capital stock entitled to vote.
- On 4 May 2022, the Board of Directors of the Corporation (i) ratified the renewal and extension of the Management Agreement between the Corporation and the Manager, for a period of five (5) years from 1 January 2022 to 31 December 2026, and the signing of the Renewal Agreement.

After Mr. Veloso's explanation, the Vice Chairman requested for the stockholders' approval and ratification of the renewal and extension of the Management Agreement between the Corporation and the Manager, for the current term of five (5) years from 1 from 1 January 2022 to 31 December 2026, and the signing of the Renewal Agreement.

Upon motion made, seconded and unanimously approved by the stockholders present it was:

RESOLVED, that the stockholders of the Corporation hereby approve, ratify, and confirm the resolutions approved and passed by the Board of Directors of the Corporation in their regular meeting on 4 May 2022 as regards the renewal of the Management Agreement with the Philippine branch office of Elite Hotel Management Services Pte. Ltd. (hereinafter referred to as the "Manager") for a period of five years, or from 1 January 2022 to 31 December 2026 ("**Fifth Renewal Agreement**").

III. Approval and ratification of the minutes of the stockholders' meeting for the year 2021

The Vice Chairman inquired with the Corporate Secretary whether the minutes of the Annual Stockholders' Meeting held on 17 May 2021 were made available for review of the stockholders. The Corporate Secretary advised the Vice Chairman that the Minutes of the Annual Meeting of the Stockholders held on 17 May 2021 were made available to the stockholders for their review and inspection at the office of the Corporate Secretary.

Upon motion made, seconded and unanimously approved by the stockholders present it was:

RESOLVED, that the Minutes of the Annual Stockholders' Meeting of the Corporation held on 17 May 2021 be hereby approved.

IV. Ratification of All Acts and Proceedings of the Board of Directors, Acting within the Scope of its Delegated Authority, for the Year 2021 to 2022

The Vice Chairman proceeded to the next item on the agenda, which is the confirmation and ratification of the acts and the resolutions of the Board of Directors (**Board**) during the year 2021 to 2022. The Vice Chairman stated that the acts and proceedings of the Board during the year 2021 to 2022 are listed on pages 33 to 35 of the Information Statement, which was circulated to the stockholders pursuant to the requirements of the Securities Regulation Code and the SEC Notice dated 16 February 2022. The Vice Chairman inquired with the Corporate Secretary whether the minutes of the Board meetings for the year 2021 to 2022 were made available for review and inspection of the stockholders. The Corporate Secretary advised the Vice Chairman that the minutes of the Board meetings were made available to the stockholders for their review and inspection at the office of the Corporate Secretary.

Upon motion made, seconded and unanimously approved by the stockholders present it was:

RESOLVED, that the stockholders of the Corporate hereby approve and ratify all acts, decisions, contracts and proceedings done, taken, and effected by the Board of Directors of the Corporation, and resolutions approved and issued by the Board of Directors, acting within the scope of their authority, during the year 2021 to 2022.

V. Election of the Board of Directors

The Vice Chairman called for the nomination and election of the members of the Board who shall serve until the next annual stockholders' meeting or until their successors are duly elected and qualified. There are seven seats in the Board of Directors: five seats are for the regular members, while two seats are for independent directors.

The Vice Chairman mentioned that the Corporation is required by law to elect two independent directors. Only the candidates for independent directors who are included on the final list of candidates prepared by the Corporate Governance Committee are eligible to be elected independent directors. No further nominations for independent directors are allowed.

The Vice Chairman informed the stockholders that the Corporate Governance Committee has submitted to the Chairman the final list of candidates for independent directors. Based on the list, there are two nominees for independent directors, Ms. Natividad Alejo and Mr. Simeon Ken R. Ferrer. The description of the background and qualifications of Ms. Alejo and Mr. Ferrer are found on pages 16, 18, and 20 of the Information Statement which was distributed to the stockholders prior to the meeting.

The Chairman then opened the table for the nomination of five (5) regular directors of the Corporation. The Chairman gave the floor to the Corporate Secretary, Mr. Veloso, who discussed the qualifications and disqualifications of a regular director.

The following persons were nominated:

Mr. Kwek Eik Sheng
Mr. Bryan K. Cockrell
Mr. Yam Kit Sung
Mr. Wong Kok Ho
Mr. Ricardo Pio Castro, Jr.

There were no other nominations. The nominating stockholder stated that the qualifications and business experience of the nominees are found on pages 17 to 19 of the Information Statement which was distributed to the stockholders prior to the meeting.

Upon motion made, seconded, and unanimously approved by the stockholders present it was:

RESOLVED, that the following:

Mr. Kwek Eik Sheng
Mr. Bryan K. Cockrell
Mr. Yam Kit Sung
Mr. Wong Kok Ho
Mr. Pio Castro, Jr.

are hereby elected as members of the Corporation for the year 2022 to 2023, to hold office until the next annual meeting of the stockholders of the Corporation, and until their successors are duly elected and qualified;

RESOLVED, FURTHER, that Ms. Natividad Alejo and Mr. Simeon Ken R. Ferrer are hereby elected as independent directors for the year 2022 to 2023, to hold office until the next annual meeting of the stockholders of the Corporation, and until their successors are duly elected and qualified.

VI. Appointment of External Auditor and Authority of the Board to Fix Auditors' Remuneration

The Vice Chairman informed the stockholders of the need to appoint the external auditor of the Corporation, and to authorize the Board to fix the remuneration of the external auditor. Pursuant to the requirements of the Revised Manual Corporate Governance of the Corporation, the Audit Committee and the Board recommended R. G. Manabat & Co. (a Member Firm of KPMG International) ("KPMG") as the external auditor of the Corporation for the fiscal year 2022, with Ms. Alicia Columbres as handling partner. R.G. Manabat & Co. is a professional partnership established under Philippine law, and is a member firm of KPMG International.

Upon motion made, seconded and unanimously approved by the stockholders present, it was:

RESOLVED, that the Corporation hereby appoints R.G. Manabat & Co. (a Member Firm of KPMG International), as the Corporation's external auditor for the fiscal year 2022, with Ms. Alicia Columbres as handling partner;

RESOLVED, FURTHER, that the Board of Directors of the Corporation be hereby authorized to fix the remuneration or professional fees to be paid to R.G. Manabat & Co..

VII. Per Diem of Directors of the Corporation

The Vice Chairman informed the stockholders that the Corporate Governance Committee of the Corporation recommended that each regular director will be paid a per diem of PHP15,000, net of taxes, and each independent director will be paid a per diem of PHP15,720, net of taxes, for each attendance in a meeting of the Board of Directors. Members of the Audit Committee will also be paid a per diem of PHP15,000, net of taxes, for each attendance in a meeting of the Audit Committee.

There was a total of eight Board of Directors' meetings¹ and five Audit Committee meetings² for the period 17 May 2021 to 16 May 2022. Thus, a regular director who attended all of the Board of Directors meetings in 2021-2022 will be entitled to a total per diem of PhP120,000, net of taxes, while an independent director who attended all of the Board of Directors meetings in 2021 to 2022 will be entitled to a total per diem of PhP125,760, net of taxes. An Audit Committee member who attended all of the Audit Committee meetings in 2021 to 2022, will be entitled to a total per diem

¹ 17 May 2021, 25 May 2021, 6 August 2021, 11 October 2021, 2 November 2021, 15 February 2022, 4 May 2022, and 16 May 2022.

² 6 August 2021, 2 November 2021, 15 December 2021, 15 February 2022, and 4 May 2022.

of PhP75,000, net of taxes. The Chairman informed the stockholders that other than the per diem, the directors will not receive any other form of compensation or remuneration for their services.

Mr. Kwek Eik Sheng and Mr. Yam Kit Sung have waived their per diem allowance as Director of the Corporation.

Upon motion made, seconded and unanimously approved by the stockholders present, it was:

RESOLVED, that the stockholders of the Corporation approve the payment (i) to each regular director of a per diem of PhP15,000 net of taxes, for each attendance in a meeting of the Board of Directors, (ii) to each independent director a per diem of PhP15,720, net of taxes, for each attendance in a meeting of the Board of Directors, and (iii) to each member of the Audit Committee of a *per diem* of PhP15,000, net of taxes, for each attendance in a meeting of the Audit Committee.

VIII. Adjournment

There being no further questions from the stockholders and no further business to transact, the meeting thereupon adjourned.

ALAIN CHARLES J. VELOSO
Corporate Secretary

Attest:

BRYAN COCKRELL
Chairman of the Meeting

Annex "1"
Attendance Report

Stock Transfer Service, Inc.

Grand Plaza Hotel Corporation
Annual Stockholders' Meeting
16 May 2022 at 11:30 A.M.
Through remote communication


ATTENDANCE REPORT

	<u>No. of Shares</u>	<u>Percentage</u>
PROXIES (Tabulated by CORSEC)	<u>46,856,081</u>	<u>87.23%</u>
ATTENDANCE	<u>4,005</u>	<u>0.00%</u>
TOTAL PROXIES AND ATTENDANCE	<u>46,860,086</u>	<u>87.23%</u>

TOTAL ISSUED & OUTSTANDING SHARES : **53,717,369**
· (Net of Treasury Shares of 33,600,901) =====

Certified by:

STOCK TRANSFER SERVICE, INC.


RICARDO D. REGALA, JR.
General Manager

Stock Transfer Service, Inc.
34-D Rufino Pacific Tower, 6784 Ayala Avenue, Makati City
Telephone Nos.: 8403-2410 / 8403-2412
Fax No.: 8403-2414

GRAND PLAZA HOTEL CORPORATION**Balance Sheets****March 31, 2023***(with comparative figures for the year ended December 31, 2022)***(In Philippine Pesos)**

ASSETS	Unaudited March 31, 2023	Unaudited March 31, 2022	Audited Dec. 31, 2022
Current Assets			
Cash on hand and in bank			
Cash and investments in short term notes	489,463,873	408,718,450	490,020,736
Accrued interest receivable	791,654	80,516	2,214,894
Accounts receivable - trade	30,835,479	35,205,156	39,716,324
Accounts receivable - others	3,036,017	2,357,675	2,739,223
Provision for bad debts	(1,164,264)	(1,165,089)	(1,163,806)
Deferred tax assets/(liabilities)	8,185,189	21,104,905	15,134,335
Input tax			
Advances to associated/related companies	4,766,326	4,010,213	3,455,478
Advances to immediate holding company	8,317,176	7,396,713	7,587,113
Inventories	5,085,061	5,858,279	6,339,108
Prepaid expenses	36,624,651	16,395,962	33,672,434
Creditable withholding tax	31,976,053	29,424,204	31,348,151
Other current assets	74,712,794	63,404,879	65,836,931
Advances to/from THHM			
<i>Total Current Assets</i>	<i>692,630,011</i>	<i>592,791,861</i>	<i>696,900,922</i>
Property and Equipment	362,602,072	361,477,177	371,762,963
Right-of-use Assets	178,571,220	178,571,220	178,571,220
Organization and Pre-operating Expenses			
Investment in Stock of Associated Company	50,344,965	50,115,891	49,975,226
Deposit on Lease Contract	78,000,000	78,000,000	78,000,000
Loans Receivable	15,500,000	15,500,000	15,500,000
Other Assets			
Miscellaneous investments and deposits	8,582,719	8,582,719	8,008,989
Others	1,010,000	1,010,000	1,010,000
<i>Total Other Assets</i>	<i>9,592,719</i>	<i>9,592,719</i>	<i>9,018,989</i>
Total Assets	<u>1,387,240,986</u>	<u>1,286,048,868</u>	<u>1,399,729,320</u>

GRAND PLAZA HOTEL CORPORATION**Balance Sheets****March 31, 2023***(with comparative figures for the year ended December 31, 2022)***(In Philippine Pesos)**

LIABILITIES AND STOCKHOLDERS' EQUITY	Unaudited March 31, 2023	Unaudited March 31, 2022	Audited Dec. 31, 2022
Current Liabilities			
Accounts payable	47,336,312	29,159,821	51,849,564
Accrued liabilities	57,348,835	68,434,718	52,450,011
Rental payable	9,521,720	4,760,860	4,760,860
Due to associated/related companies	50,053,665	48,520,771	47,186,172
Refundable deposit	127,642,642	28,276,535	126,870,541
Hotel Lease Liability	4,325,440	4,325,440	4,600,559
Income tax payable			
Other current liabilities	37,831,756	34,586,445	37,784,428
Reserves	1,368,435	1,368,435	1,368,435
Total Current Liabilities	335,428,806	219,433,025	326,870,571
Long - Term Liabilities			
Deferred rental - Pagcor	-	-	-
Hotel Lease Liability	158,084,311	162,409,751	158,924,117
Total Long - Term Liabilities	158,084,311	162,409,751	158,924,117
Stockholders' Equity			
Authorized - 115,000,000 shares in March 31, 2009 and December 31, 2008 at P10.00 par value per share			
Paid - in Capital	873,182,699	873,182,699	873,182,699
Premium on capital stock	11,965,904	11,965,904	11,965,904
Paid-in capital in excess of par - Warrants	2,691,614	2,691,614	2,691,614
Treasury stock	(1,680,020,370)	(1,680,020,370)	(1,680,020,370)
Retained earnings - beginning	1,690,648,498	1,684,650,276	1,684,650,276
Net income for the period	(20,780,492)	2,839,943	5,998,222
Dividend declared			
Working Capital Contribution			
Reserves / net Actuarial Loss	16,040,017	8,896,027	15,466,287
Total Stockholders' Equity	893,727,870	904,206,092	913,934,632
Total Liabilities and Stockholders' Equity	1,387,240,987	1,286,048,868	1,399,729,320

GRAND PLAZA HOTEL CORPORATION
Income Statements
For the quarters ended March 31, 2023 and 2022
(In Philippine Pesos)

	Unaudited March 31, 2023	Unaudited March 31, 2022
Revenue		
Rooms	56,088,310	57,773,701
Food & Beverage	28,794,780	10,041,937
Other Operated Depts.	274,308	47,670
Rental Income/Others	3,077,472	997,691
	<u>88,234,870</u>	<u>68,860,999</u>
Total Revenue		
	<u>88,234,870</u>	<u>68,860,999</u>
Cost of Sales		
Food & Beverage	8,854,563	3,423,547
Other Operated Depts.	9,864	5,887
	<u>8,864,426</u>	<u>3,429,434</u>
Total Cost of Sales		
	<u>8,864,426</u>	<u>3,429,434</u>
Gross Profit	79,370,443	65,431,565
Operating Expenses	<u>90,040,019</u>	<u>70,028,507</u>
Net Operating Income	<u>(10,669,576)</u>	<u>(4,596,942)</u>
Non-operating Income		
Interest Income	5,782,196	1,396,738
Dividend Income	-	-
Gain/(Loss) on Disposal of Fixed Assets	-	-
Exchange Gain/(Loss)	(8,710,169)	6,820,558
Share in Net Income/(Loss) of Associated Co.	369,740	(282,960)
Other Income	-	-
	<u>(2,558,233)</u>	<u>7,934,335</u>
Total Non-Operating Income		
	<u>(2,558,233)</u>	<u>7,934,335</u>
Net Income/(Loss) Before Tax	(13,227,809)	3,337,393
Provision for Income Tax	<u>7,552,683</u>	<u>497,450</u>
Net Income/(Loss) After Tax	<u><u>(20,780,492)</u></u>	<u><u>2,839,943</u></u>
Basic earnings per share	<u><u>- 0.39</u></u>	<u><u>0.05</u></u>
Dilluted earnings per share	<u><u>(0.39)</u></u>	<u><u>0.05</u></u>

Notes:

In March 30, 2023 and 2022 total shares outstanding is 53,717,369 net of 33,600,901 treasury shares

GRAND PLAZA HOTEL CORPORATION
Statements of Changes in Equity
For the quarters ended March 31, 2023 and 2022
(In Philippine Pesos)

	Unaudited March 31, 2023	Unaudited March 31, 2022
Balance - beginning	914,508,362	901,366,149
Net income for the period	(20,780,492)	2,839,943
Dividends	-	-
Retirement of shares	-	-
Buyback of shares	-	-
	<hr/>	<hr/>
Balance - end	<u><u>893,727,870</u></u>	<u><u>904,206,092</u></u>

GRAND PLAZA HOTEL CORPORATION
Cash Flow Statements
For the quarters ended March 31, 2023 and 2022
(In Philippine Pesos)

	Unaudited March 31, 2023	Unaudited March 31, 2022	Audited Dec. 31, 2022
Cash flows from operating activities			
Net income	(20,780,492)	2,839,943	5,998,222
Adjustments to reconcile net income to net cash provided by operating activities			
Interest Expense on Lease Liability			13,560,167
Other Adjustments (increase in actuarial loss)			(6,991,375)
Other Comprehensive Income(loss)	-	-	-
Depreciation and amortization	9,160,891	10,790,242	40,610,635
Equity in net income of associated company	(369,740)	282,960	(976,374)
Provision for bad debts	1,164,264	1,165,089	1,163,806
Changes in operating assets and liabilities			
(Increase) decrease in			
Accrued interest receivable	1,423,240	(50,770)	(2,185,148)
Accounts receivable - trade	7,717,039	25,734,000	21,222,832
Accounts receivable - others	(296,794)	(100,037)	(481,585)
Deferred income tax	6,949,146	(34,258)	5,936,312
Input tax	-	-	-
Advances to associated/related companies	(1,310,847)	(1,633,296)	(1,078,562)
Advances to immediate holding company	(730,064)	(226,925)	(417,325)
Inventories	1,254,047	(1,197,241)	(1,678,071)
Prepaid expenses	(2,952,216)	(13,014,288)	(30,290,761)
Creditable withholding tax	(627,902)	(2,945,331)	(4,869,278)
Other current assets	(8,875,864)	14,377	(2,417,675)
Increase (decrease) in			
Accounts payable	(4,513,252)	(8,650,064)	14,039,679
Accrued liabilities	4,898,824	1,256,295	(14,728,412)
Rental payable	4,760,860	4,760,860	4,760,860
Due to associated companies	2,867,493	2,235,523	900,923
Advances from immediate holding company - net	-	-	-
Advances from intermediate holding company	-	-	-
Refundable deposit	772,101	1,142,483	99,736,490
Hotel Lease Liability	(275,119)	87,265	363,852
Income tax payable	-	-	-
Other current liabilities	47,328	1,506,609	4,704,592
Reserves	(0)	0	0
	<u>282,944</u>	<u>23,963,437</u>	<u>146,883,805</u>
Cash flows from investing activities			
Acquisition of property and equipment - net	2,134,317	1,758,877	(31,944,349)
Right-of-use Assets - net	(2,134,317)	(2,134,317)	(8,537,269)
Dividend (declared)/received	-	-	1,400,000
(Receipts)/Refund of deposit on lease contract	-	-	-
(Receipts)/Payments relating to other assets	-	-	573,730
Retirement of treasury stocks	-	-	-
Buyback of shares - net	-	-	-
	<u>(0)</u>	<u>(375,440)</u>	<u>(38,507,889)</u>
Cash flows from financing activities			
Interest Paid on Lease Liability	-	-	-
Increase/(Decrease) in Hotel Lease Liability	(839,806)	(1,114,925)	(4,600,559)
	<u>(839,806)</u>	<u>(1,114,925)</u>	<u>(4,600,559)</u>
Net increase in cash and short-term notes	(556,862)	22,473,072	103,775,357
Cash and short-term notes, Beginning	<u>490,020,736</u>	<u>386,245,378</u>	<u>386,245,378</u>
Cash and short-term notes, Ending	<u>489,463,873</u>	<u>408,718,450</u>	<u>490,020,735</u>