



GT CAPITAL
HOLDINGS, INCORPORATED

August 14, 2024

Securities and Exchange Commission

SEC Headquarters
7907 Makati Avenue, Salcedo Village,
Barangay Bel-Air, Makati City, 1209

Attention: **Atty. Rachel Esther J. Gumtang-Remalante**

Director - Corporate Governance and Finance Department

Philippine Stock Exchange, Inc.

6/F PSE Tower
5th Avenue corner 28th Street
Bonifacio Global City, Taguig City

Attention: **Atty. Stefanie Ann B. Go**

Officer-in-charge, Disclosure Department

Subject: Submission of 17Q Report as of June 30, 2024

Gentlemen /Mesdames:

In line with the reportorial requirements of the Securities Regulation Code and the Revised Disclosure Rules, we hereby submit the attached 2024 Second Quarter Report on SEC Form 17-Q.

Very truly yours,

George S. Uy-Tioco, Jr.
Chief Finance Officer

COVER SHEET

CS 200711792

S.E.C. Registration Number

GT CAPITAL HOLDINGS, INC. AND

SUBSIDIARIES

(Company's Full Name)

GT TOWER INTERNATIONAL, AYALA

AVENUE CORNER H.V. DELA COSTA

STREET, MAKATI CITY

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

GS Uy-Tioco, Jr. / RP Manon-og

8836-4500

Contact Person

Company Telephone Number

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1 7 - Q

2nd Wednesday in
May of each year

Month

Day

Month

Day

Fiscal Year

Annual Meeting

N A

Secondary License Type, If Applicable

SEC General Accountant &

M S R D

N A

Dept. Requiring this Doc.

Amended Articles Number/Section

As of June 30, 2024
92

Total Amount of Borrowings

Total No. of Stockholders

Domestic

Foreign

To be accomplished by SEC Personnel concerned.

LCU

Cashier

Document I.D.

STAMPS

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

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

1. For the quarterly period ended: **June 30, 2024**
2. Commission identification number: **CS200711792**
3. BIR Tax Identification No.: **006-806-867**
4. Exact name of issuer as specified in its charter: **GT CAPITAL HOLDINGS, INC.**
5. Province, country or other jurisdiction
of incorporation or organization: **Metro Manila, Philippines**
6. Industry Classification Code: (SEC Use Only)
7. Address of issuer's principal office: **43/F GT Tower International, Ayala
Avenue corner H.V. de la Costa Street,
Makati City
Postal Code: 1227**
8. Issuer's telephone number, including area code: **632 8836-4500; Fax No: 632 8836-4159**
9. Former name, former address and former fiscal year, if changed since last report: **Not applicable**
10. Securities registered pursuant to Sections 8 and 12 of the Code, or Sections 4 and 8 of the RSA
- a) Shares of Stock

Title of Each Class	Number of Shares of Outstanding Common Stock
Common Stock -Php10.00 par value	215,284,587 shares
Series B Perpetual Preferred Shares (GTPPB)	7,160,760 shares

11. Are any or all of the securities listed on a Stock Exchange? Yes [X] No []

Type of Shares	Stock Exchange
Common Shares	Philippine Stock Exchange
GTPPB	Philippine Stock Exchange

The Corporation's Voting Preferred Shares are not listed in any stock exchange.

12. Indicate by check mark whether the registrant:

- (a) has filed all reports required to be filed by Section 17 of the Code and SRC Rule 17 thereunder or Sections 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of the Corporation Code of the Philippines, during the preceding twelve (12) months (or for such shorter period the registrant was required to file such reports). Yes [X] No []
- (b) has been subject to such filing requirements for the past ninety (90) days. Yes [X] No []

PART I--FINANCIAL INFORMATION

Item 1. Financial Statements.

Please see attached Interim Condensed Consolidated Financial Statements and General Notes to Interim Condensed Consolidated Financial Statements (Refer to Annex A) and Financial Soundness Indicators (Refer to Annex B).

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations

Consolidated Results of Operations- For the Six Months Ended June 30, 2024 and For the Six Months Ended June 30, 2023

GT CAPITAL CONSOLIDATED STATEMENTS OF INCOME (In millions, except for Percentage)	UNAUDITED		Increase(Decrease)	
	Six Months Ended 2024	2023	Amount	Percentage
REVENUE				
Automotive operations	131,640	121,668	9,972	8%
Equity in net income of associates and joint ventures	12,041	11,523	518	4%
Real estate sales and interest income on real estate sales	2,931	10,389	(7,458)	(72%)
Rent income	767	701	66	9%
Sale of goods and services	624	506	118	23%
Interest income	498	461	37	8%
Commission income	178	470	(292)	(62%)
Other income	2,073	2,499	(426)	(17%)
	150,752	148,217	2,535	2%
COST AND EXPENSES				
Cost of goods and services sold	93,331	84,973	8,358	10%
Cost of goods manufactured	21,114	20,478	636	3%
General and administrative expenses	9,995	8,766	1,229	14%
Interest expense	3,648	3,967	(319)	(8%)
Cost of real estate sales	1,311	4,458	(3,147)	(71%)
Cost of rental	468	397	71	18%
	129,867	123,039	6,828	6%
INCOME BEFORE INCOME TAXES	20,885	25,178	(4,293)	(17%)
PROVISION FOR INCOME TAX	2,965	4,353	(1,388)	(32%)
NET INCOME	17,920	20,825	(2,905)	(14%)
ATTRIBUTABLE TO:				
Equity holders of the parent company	13,782	16,583	(2,801)	(17%)
Non-controlling interests	4,138	4,242	(104)	(2%)
	17,920	20,825	(2,905)	(14%)

Net income attributable to equity holders of the Parent Company declined from Php16.58 billion in the first half of 2023 to Php13.78 billion in the same period of 2024. The decrease was principally due to the absence of significant property sales realized by the Parent Company and Federal Land in 2023, offset by the 8% growth in revenue from automotive operations and 4% growth in equity in net income of associates and joint ventures.

Core net income, likewise, declined by 17% from Php16.61 billion in the first half of 2023 to Php13.85 billion in the same period of 2024. Core net income in the first half of 2024 amounted to Php13.85 billion, after adding back Php0.07 billion amortization of fair value adjustments arising from various business combinations. Core net income in the first half of 2023 amounted to Php16.61 billion, after deducting the Php0.05 billion non-recurring gains earned by the Group mainly from the reversal of indemnity provisions of Metro Pacific Investment Corporation (MPIC), and adding back the Php0.08 billion amortization of fair value adjustments arising from various business combinations.

The financial statements of Federal Land, Toyota Motor Philippines Corporation ("TMP"), and GT Capital Auto and Mobility Holdings, Inc. ("GTCAM") are consolidated in the financial statements of the Group. The investments in other component companies Metropolitan Bank and Trust Company ("Metrobank"), AXA Philippines Life and General Insurance Corporation ("AXA Philippines"), Toyota Financial Services Philippines Corporation ("TFSPC"), MPIC and Sumisho Motor Finance Corporation ("SMFC") are reported through equity accounting.

Effective December 2023, Toyota Manila Bay Corporation ("TMBC") has been consolidated under GTCAM pursuant to the Deed of Assignment of TMBC shares between the Parent Company and GTCAM, with the former as the transferor and the latter as the transferee. The transfer of ownership of TMBC shares from the Parent Company to GTCAM has no impact on the consolidated financial statements of the Group.

Of the eight (8) operating companies, Metrobank, MPIC, GTCAM and AXA Philippines posted growth in net income while Federal Land, TMP, TFSPC and SMFC reported declines in their respective net income.

Automotive operations comprising the sale of assembled and imported auto vehicles and spare parts grew by 8% from Php121.67 billion in the first half of 2023 to Php131.64 billion in the same period of 2024 primarily due to the 12% increase in retail sales volume from 93,575 units to 104,350 units.

Equity in net income of associates and joint ventures increased by 4% from Php11.52 billion in the first half of 2023 to Php12.04 billion in the same period of 2024 primarily due to the following:

1. Metrobank net income grew from Php20.90 billion to Php23.61 billion due to the expansion in its loan portfolio, stable net interest margin, better efficiencies and improved asset quality; and
2. MPIC's net income increased from Php10.22 billion to Php12.54 billion due to the higher core income contribution of its operating companies.

Real estate sales and interest income from real estate sales declined by Php7.46 billion from Php10.39 billion to Php2.93 billion as 2023 included the recognition of significant lot sales by the Parent Company and Federal Land to FNG.

Rent income grew by 9% from Php0.70 billion to Php0.77 billion due to higher retail and office occupancy.

Sale of goods and services increased by Php0.12 billion due to higher sales volume and higher prices in the fuel business.

Interest income grew by 8% due to higher short-term investments and higher placement rates.

Commission income dropped by 62% from Php0.47 billion in the first half of 2023 to Php0.18 billion in the same period of 2024 due to a decline in booked sales of Federal Land's joint venture projects as some projects reached full completion.

Other income declined by 17% or Php0.43 billion which was mostly tax incentives utilized by TMP in 2023 from its participation in the Comprehensive Automotive Resurgence Strategy (CARS) program of the government.

Consolidated costs and expenses increased by 6% from Php123.04 billion in the first half of 2023 to Php129.87 billion in the same period of 2024. TMP contributed Php104.48 billion comprising cost of goods sold for manufacturing and trading activities, general and administrative expenses and interest expenses. GTCAM contributed Php17.39 billion consisting of cost of goods and services sold, general and administrative expenses and interest expenses. Federal Land contributed Php5.60 billion consisting of cost of real estate sales, cost of goods and services sold, general and administrative expenses, cost of rental and interest expenses. GT Capital Parent Company contributed Php2.40 billion consisting of cost of real estate sales, interest expenses and general and administrative expenses.

Cost of goods and services sold grew by 10% from Php84.97 billion to Php93.33 billion relative to the increase in auto sales.

General and administrative expenses increased by 14% or Php1.23 billion mainly due to advertising, promotional, and delivery and handling expenses relative to the increase in auto retail sales.

Interest expense declined by 8% or Php0.32 billion due to lower loans payable.

Cost of real estate sales declined by 71% from Php4.46 billion to Php1.31 billion primarily due to the absence of significant lot sales by the Parent Company and Federal Land in 2024.

Cost of rental increased by 18% due to higher operating expenses incurred in the leasing business, particularly depreciation expenses, utilities and repairs and maintenance.

Provision for income tax declined by Php1.38 billion from Php4.35 billion in the first half of 2023 to Php2.97 billion in the same period of 2024 due to the lower taxable income in the first half of 2024.

Consolidated Results of Operations- For the Quarter Ended June 30, 2024 and For the Quarter Ended June 30, 2023

GT CAPITAL CONSOLIDATED STATEMENTS OF INCOME (In millions, except for Percentage)	UNAUDITED		Increase (Decrease)	
	April to June 2024	2023	Amount	Percent
REVENUE				
Automotive operations	67,021	60,616	6,405	11%
Equity in net income of associates and joint ventures	5,922	5,809	113	2%
Real estate sales and interest income on real estate sales	1,522	9,516	(7,994)	(84%)
Rent income	382	377	5	1%
Sale of goods and services	318	418	(100)	(24%)
Interest income	285	270	15	6%
Commission income	94	254	(160)	(63%)
Other income	1,104	1,158	(54)	(5%)
	76,648	78,418	(1,770)	(2%)
COST AND EXPENSES				
Cost of goods and services sold	47,185	42,347	4,838	11%
Cost of goods manufactured	11,407	10,375	1,032	10%
General and administrative expenses	5,214	4,763	451	9%
Cost of real estate sales	721	3,988	(3,267)	(82%)
Interest expense	1,795	2,038	(243)	(12%)
Cost of rental	248	208	40	19%
	66,570	63,719	2,851	4%
INCOME BEFORE INCOME TAXES	10,078	14,699	(4,621)	(31%)
PROVISION FOR INCOME TAX	1,460	2,836	(1,376)	(49%)
NET INCOME	8,618	11,863	(3,245)	(27%)
ATTRIBUTABLE TO:				
Equity holders of the parent company	6,670	9,945	(3,275)	(33%)
Non-controlling interests	1,948	1,918	30	2%
	8,618	11,863	(3,245)	(27%)

Net income attributable to equity holders of the Parent Company declined by Php3.27 billion from Php9.94 billion in the second quarter of 2023 to Php6.67 billion in the same period of 2024. This was principally due to the 2% decline in consolidated revenues due to the absence of significant lot sales realized by the Parent Company and Federal Land which was partly offset by 11% growth in automotive operations.

Core net income, likewise, declined by 32% from Php10.04 billion in the second quarter of 2023 to Php6.79 billion in the second quarter of 2024. Core net income in the second quarter of 2024 amounted to Php6.79 billion, after adding back the Php0.09 billion non-recurring expenses of MPIC and Php0.03 billion amortization of fair value adjustments arising from various business combinations. Core net income for the second quarter of 2023 amounted to Php10.04 billion, after adding back the Php0.09 billion non-recurring expenses incurred by MPIC and amortization of fair value adjustments arising from various business combinations.

Automotive operations comprising the sale of assembled and imported auto vehicles and spare parts grew by 11% from Php60.62 billion in the second quarter of 2023 to Php67.02 billion in the second quarter of 2024 due to an increase in wholesale and retail sales volume.

Real estate sales and interest income from real estate sales declined by Php8.00 billion from Php9.52 billion to Php1.52 billion as 2023 included significant lot sales by the Parent Company and Federal Land to FNG.

Sale of goods and services declined by Php0.10 billion due to lower fuel prices in the second quarter of 2024.

Interest income grew by 6% due to higher short-term investments and higher placement rates.

Commission income dropped by 63% from Php0.25 billion in the second quarter of 2023 to Php0.09 billion in the second quarter of 2024 due to a decline in booked sales of Federal Land's joint venture projects.

Other income declined by Php0.05 billion from Php1.15 billion to Php1.10 billion with: (1) Federal Land contributing Php0.35 billion comprising real estate forfeitures, management fees and other income; (2) GT Capital Parent Company contributing Php0.32 billion, coming from cash dividends received from its investments in TMC and Vivant; (3) TMP contributing Php0.22 billion consisting of ancillary income, gain on sale of fixed assets and other income; (4) GTCAM accounted for the balance of Php0.21 billion consisting of ancillary income on financing and insurance commissions, and other income.

Consolidated costs and expenses increased by 4% from Php63.72 billion in the second quarter of 2023 to Php66.57 billion in the second quarter of 2024. TMP contributed Php53.46 billion comprising cost of goods sold for manufacturing and trading activities, general and administrative expenses and interest expenses. GTCAM contributed Php9.00 billion consisting of cost of goods and services sold, general and administrative expenses and interest expenses. Federal Land contributed Php2.87 billion consisting of cost of real estate sales, cost of goods and services sold, general and administrative expenses, cost of rental and interest expenses. GT Capital Parent Company contributed Php1.24 billion consisting of cost of real estate sales, interest expenses and general and administrative expenses.

Cost of goods and services sold grew by 11% from Php42.35 billion to Php47.19 billion, while cost of goods manufactured grew by 10% from Php10.38 billion to Php11.41 billion, relative to the increase in auto sales.

General and administrative expenses increased by 9% or Php0.45 billion mainly advertising, promotional, and delivery and handling expenses relative to the increase in auto retail sales.

Interest expense declined by 12% or Php0.24 billion attributable to lower loan balance.

Cost of real estate sales declined by 82% billion from Php3.99 billion to Php0.72 billion relative to the significant lot sales to FNG by the Parent Company and Federal Land in 2023.

Cost of rental increased by 19% due to higher operating expenses incurred in the leasing business, particularly depreciation expenses, utilities and taxes and licenses.

Provision for income tax declined by Php1.38 billion from Php2.84 billion in the second quarter of 2023 to Php1.46 billion in the same period of 2024 due to the lower taxable income reported in the second quarter of 2024.

Consolidated Statements of Financial Position- As of June 30, 2024 and As of December 31, 2023

**GT CAPITAL CONSOLIDATED STATEMENTS OF
FINANCIAL POSITION**

(In Million Pesos, Except for Percentage)

	Unaudited	Audited	Increase (Decrease)	
	June 2024	December 2023	Amount	Percentage
ASSETS				
Current Assets				
Cash and cash equivalents	29,063	16,731	12,332	74%
Financial assets at fair value through profit or loss	882	871	11	1%
Receivables	18,915	29,203	(10,288)	(35%)
Contract assets	4,480	4,092	388	9%
Inventories	73,074	76,676	(3,602)	(5%)
Due from related parties	268	134	134	100%
Prepayments and other current assets	11,574	12,778	(1,204)	(9%)
	138,256	140,485	(2,229)	(2%)
Noncurrent Assets				
Financial assets at fair value through other comprehensive income	20,526	17,696	2,830	16%
Receivables – net of current portion	2,389	6,390	(4,001)	(63%)
Contract asset – net of current portion	4,742	5,489	(747)	(14%)
Investment properties	22,081	22,326	(245)	(1%)
Investments in associates and joint ventures	235,493	228,713	6,780	3%
Property and equipment	14,337	13,589	748	6%
Goodwill and intangible assets	10,036	10,014	22	0%
Deferred tax assets	1,050	1,085	(35)	(3%)
Other noncurrent assets	553	829	(276)	(33%)
	311,207	306,131	5,076	2%
TOTAL ASSETS	449,463	446,616	2,847	1%
LIABILITIES AND EQUITY				
Current Liabilities				
Accounts and other payables	41,273	43,790	(2,517)	(6%)
Contract liabilities – current portion	3,034	3,293	(259)	(8%)
Short-term debt	9,638	21,116	(11,478)	(54%)
Current portion of long-term debt	29,551	16,110	13,441	83%
Current portion of liabilities on purchased properties	166	348	(182)	(52%)
Current portion of bonds payable	3,999	3,997	2	0%
Customers' deposits	1,110	1,062	48	5%
Dividends payable	7,337	365	6,972	1910%
Due to related parties	416	416	–	0%
Income tax payable	1,076	568	508	89%
Other current liabilities	2,344	2,149	195	9%
	99,944	93,214	6,730	7%
Noncurrent Liabilities				
Long term debt – net of current portion	80,411	95,528	(15,117)	(16%)
Liabilities on purchased properties - net of current portion	825	981	(156)	(16%)
Pension liabilities	2,122	2,040	82	4%
Deferred tax liabilities	5,240	4,409	831	19%
Other noncurrent liabilities	3,055	3,190	(135)	(4%)
	91,653	106,148	(14,495)	(14%)
TOTAL LIABILITIES	191,597	199,362	(7,765)	(4%)
<i>(Forward)</i>				

**GT CAPITAL CONSOLIDATED STATEMENTS OF
FINANCIAL POSITION**

(In Million Pesos, Except for Percentage)

	Unaudited	Audited	Increase (Decrease)	
	June 2024	December 2023	Amount	Percentage
Equity attributable to equity holders of Parent Company				
Capital stock	3,370	3,370	-	0%
Additional paid-in capital	94,472	94,472	-	0%
Treasury shares	(484)	(484)	-	0%
Retained earnings				
Unappropriated	146,150	133,838	12,312	9%
Appropriated	400	400	-	0%
Other comprehensive loss	(1,122)	(2,477)	1,355	55%
Other equity adjustments	2,322	2,322	-	0%
	245,108	231,441	13,667	6%
Non-controlling interests	12,758	15,813	(3,055)	(19%)
TOTAL EQUITY	257,866	247,254	10,612	4%
TOTAL LIABILITIES AND EQUITY	449,463	446,616	2,847	1%

The major changes in GT Capital's consolidated balance sheet from December 31, 2023 to June 30, 2024 are as follows:

Consolidated assets increased by Php2.85 billion from Php446.62 billion as of December 31, 2023 to Php449.46 billion as of June 30, 2024. Total liabilities dropped by Php7.76 billion from Php199.36 billion to Php191.60 billion while total equity increased by Php10.61 billion from Php247.25 billion to Php257.86 billion.

ASSETS

Cash and cash equivalents amounted to Php29.06 billion as of June 30, 2024 consisting of money market placements with less than 90-day terms.

Current portion of receivables declined by Php10.29 billion mostly due to the collection of trade receivables of TMP from its dealers arising from extended credit terms offered at the end of 2023.

Contract assets increased by Php0.39 billion attributable to the higher percentage of completion (POC) over the contractual right to an amount collectible from Federal Land's unit buyers.

Inventories declined from Php76.68 billion to Php73.07 billion relative to higher vehicle demand or customer orders towards year-end of 2023.

Due from related parties doubled from Php0.13 billion to Php0.26 billion coming from management fees earned by Federal Land from its joint venture entities.

Prepayments and other current assets declined by Php1.20 billion due to lower ad valorem taxes, creditable withholding taxes and input VAT.

Financial assets at fair value through other comprehensive income rose by Php2.83 billion from Php17.70 billion to Php20.53 billion due to marked-to-market gains on investments.

Noncurrent portion of receivables declined by Php4.00 billion due to Federal Land's collections of long-term receivables.

Non-current portion of contract assets declined by 14% or Php0.75 billion due to a reclassification to receivables and current portion of contract assets.

Property and equipment increased by Php0.75 billion from Php13.59 billion to Php14.34 billion mainly due to incremental construction in progress.

Other noncurrent assets decreased by Php0.28 billion from Php0.83 billion to Php0.55 billion due to decline in utility and guarantee deposits.

LIABILITIES

Accounts and other payables decreased to Php41.27 billion from Php43.79 billion primarily due to the settlement of trade payables of TMP and GTCAM.

Contract liabilities declined by Php0.26 billion attributable to the projects with lower percentage of completion (POC) over the amount collected from Federal Land's unit buyers.

Short-term debt dropped by Php11.47 billion from Php21.11 billion to Php9.64 billion due to TMP's settlement of its short-term debt.

Current portion of long-term debt increased by 83% from Php16.11 billion to Php29.55 billion primarily due to the reclassifications from noncurrent portion of the Parent Company's long-term debt maturing in March 2025.

Current portion of liabilities on purchased properties decreased due to scheduled payment.

Customers' deposits increased by 5% from Php1.06 billion to Php1.11 billion with TMP and GTCAM accounting for Php0.70 billion, and Php0.41 billion, respectively.

Dividends payable increased by Php6.97 billion mainly due to dividends payable to other shareholders of TMP.

Income tax payable increased by 89% from Php0.57 billion to Php1.08 billion attributable to higher taxable income reported by the Group.

Other current liabilities grew by 9% from Php2.15 billion to Php2.34 billion primarily due to the increase in withholding taxes payable.

Non-current portion of long-term debt declined by 16% or Php15.12 billion mainly due to the reclassification to current portion of the Parent Company's long-term debt maturing in March 2025.

Non-current portion of liabilities on purchased properties decreased by Php0.16 billion due to a reclassification to current portion and amortization of deferred financing cost.

Deferred tax liabilities grew by 19% or Php0.83 billion mainly due to the Parent Company's deferred tax liabilities on the net unrealized gain on financial assets at fair value through other comprehensive income.

EQUITY

Unappropriated retained earnings increased by Php12.31 billion from Php133.84 billion to Php146.15 billion arising from the Php13.78 billion consolidated net income attributable to the Parent Company earned in 2024, and Php0.25 billion impact of the full adoption of PFRS 15 on significant financing component, net of Php1.72 billion cash dividends declared.

Other comprehensive loss improved from Php2.48 billion as of December 31, 2023 to Php1.12 billion as of June 30, 2024 due to the marked-to-market gains on financial assets at FVOCI of the Group.

Non-controlling interest decreased by Php3.05 billion from Php15.81 billion to Php12.76 billion arising from Php7.20 billion dividend share of other shareholders of the Group, offset by Php4.15 billion share in net income of subsidiaries which are not wholly-owned.

Key Performance Indicators of the Company and its component companies

	In Million Pesos, except for percentages	
Income Statement	June 30, 2023 (Unaudited)	June 30, 2024 (Unaudited)
Total Revenues	148,217	150,752
Net Income attributable to Equity Holders of GT Capital Holdings	16,583	13,782
Balance Sheet	December 31, 2023 (Audited)	June 30, 2024 (Unaudited)
Total Assets	446,616	449,463
Total Liabilities	199,362	191,597
Equity attributable to GT Capital Holdings, Inc.	231,441	245,108
Return on Equity *	13.73%	11.46%

* Core net income attributable to GT Capital's common stockholders divided by the average equity; where average equity is the sum of equity attributable to GT Capital's common stockholders at the beginning and end of the period/year divided by 2. December 31, 2023 is full year while June 30, 2024 is annualized.

Automobile Assembly and Importation, Dealership and Financing

Toyota Motor Philippines (TMP)

	In Million Pesos, except for ratios		Inc (Dec)	%
	1H 2024	1H 2023		
Sales	113,859.6	106,429.1	7,430.5	7.0
Gross Profit	16,074.3	15,360.3	714.0	4.6
Operating Profit	10,023.8	10,319.0	(295.2)	(2.9)
Net income attributable to Parent	7,530.5	8,015.7	(485.2)	(6.1)
	1H 2024	FY 2023		%
Total Assets	65,355.5	69,263.9	(3,908.5)	(5.6)
Total Liabilities	50,504.9	48,073.3	2,431.6	5.1
Total Equity	14,850.6	21,190.7	(6,340.1)	(29.9)
Total Liabilities to Equity ratio*	3.4x	2.3x		

*Total Liabilities to Equity ratio is a measure of the company's financial leverage which is calculated by dividing total liabilities by total equity

TMP's consolidated sales increased from Php106.4 billion in the first half of 2023 to Php113.9 billion in the same period of 2024, driven by the 4.5% increase in wholesale volume from 100,226 units in 2023 to 104,687 units in 2024. TMP's retail sales volume likewise grew by 11.5% from 93,575 to 104,350 units, faster than the industry retail sales volume growth of 9.9% from 206,845 to 227,225 units. As a result, TMP's market share improved by 0.7% from 45.2% as of the first half of 2023 to 45.9% as of the same period in 2024.

Consolidated sales grew as a result of higher retail sales, particularly Vios and Wigo. TMP also benefited from the full impact of new models introduced in 2023, which include Zenix, Yaris Cross, Hilux GR-S, and Alphard, as well as new Lexus models, such as the RX, RZ, and LM.

Gross profit margin declined from 14.4% in the first half of 2023 to 14.1% in the same period of 2024 due to unfavorable foreign exchange differential driven by the peso depreciation vs. the US dollar in the second quarter and the limited supply of select Japanese-sourced vehicles, at the tail-end of the first quarter. These were, however, cushioned by the weaker Japanese yen vs. the US dollar and favorable model mix. Sales promotion expenses and logistics costs also increased, driven by the sales volume growth leading to higher operating expenses by 20.0%. As a result, operating profit margin declined from 9.7% in the first half of 2023 to 8.8% in the same period of 2024.

Consolidated net income attributable to equity holders reached Php7.5 billion in the first half of 2024, lower by 6.1% compared to Php8.0 billion recorded in the previous year, which included extraordinary income from incentives received by TMP from its participation in the Philippine government's Comprehensive Auto Resurgence Strategy (CARS) Program. Excluding this extraordinary income, TMP's net income attributable to equity holders is slightly lower by 0.7% year-on-year on account of net unfavorable foreign exchange and higher sales promotions and logistics costs.

As at June 30, 2024, TMP directly owns six (6) dealer outlets namely Toyota Makati with one (1) branch – Toyota Bicutan; Toyota San Fernando in Pampanga with two (2) branches – Toyota Plaridel, Bulacan and Toyota Tarlac in Tarlac City; and Lexus Manila, situated in Bonifacio Global City, Taguig.

GT Capital Auto and Mobility Holdings, Inc. (GTCAM)

	In Million Pesos		Inc (Dec)	%
	1H 2024	1H 2023¹		
Net sales	17,511.4	16,482.4	1,029.0	6.3
Gross profit	1,608.3	1,610.7	(2.4)	(0.1)
Net income attributable to equity holders of the parent	219.4	202.7	16.7	8.2
	1H 2024	FY 2023		
Total assets	14,017.1	15,198.2	(1,181.1)	(7.8)
Total liabilities	5,406.3	6,685.9	(1,279.5)	(19.1)
Total equity	8,610.8	8,512.3	98.5	1.2

¹Includes GT Capital's 58.1% share in TMBC's net income. In October 2023, GT Capital and GTCAM signed a Deed of Assignment of Share of Stocks (DOAS) wherein GT Capital offered to subscribe to common voting shares of GTCAM and to transfer to GTCAM its investment in 58.1% of TMBC's common shares. The DOAS became effective upon the SEC's approval of GTCAM's increase in authorized capital stock in December 2023. As a result, GTCAM took control and, accordingly, consolidated all assets and liabilities of TMBC effective December 2023.

GTCAM currently owns three (3) dealer outlets namely Toyota Manila Bay with four (4) branches – Toyota Abad Santos, Toyota Cubao and Toyota Marikina, all situated within Metro Manila, and Toyota Dasmariñas in Cavite; Toyota Santa Rosa in Laguna; and Toyota Subic situated in the Subic Bay Freeport Zone, Zambales. GTCAM also holds majority ownership in GT Mobility Ventures, Inc., which holds investments in JBA Philippines, Inc. and Premium Warranty Services Philippines, Inc.

Consolidated sales increased by 6.3% from Php16.5 billion in the first half of 2023 to Php17.5 billion in the same period of 2024. The increase was mainly driven by the growth in units serviced from 93,182 units in the first half of 2023 to 104,240 units in 2024 or 11.9%.

Retail sales volume, however, slightly declined by 1.9% from 13,340 units in the first half of 2023 to 13,082 units in the first half of 2024. The 5.1% decline in sales volume of Toyota Manila Bay Group, was offset by a 14.2% increase in sales volume of Toyota Santa Rosa Laguna, Inc. As a result, GTCAM's consolidated penetration rate, or its share in the total sales of Toyota nationwide, declined from 14.3% in the first half of 2023 to 12.5% in the same period of 2024.

GTCAM's consolidated net income attributable to equity holders reached Php219.4 million, which grew by 8.2% from Php202.7 million in the previous year mainly due to the increase in units serviced, higher commission income from financed units, and managed operating expenses, offset by lower retail sales volume.

Property Development

Federal Land Inc.

	In Million Pesos, except for Percentages and ratios			
	1H 2024	1H 2023	Inc(Dec)	%
Real estate sales*	4,027.9	5,851.5	(1,823.6)	(31.2)
Revenues	6,864.9	9,815.0	(2,950.0)	(30.1)
Net income attributable to equity holders of the parent	775.0	1,441.5	(666.5)	(46.2)
	1H 2024	FY 2023	Inc(Dec)	%
Total assets	123,942.8	124,908.7	(965.9)	(0.8)
Total liabilities	65,155.3	67,017.0	(1,861.7)	(2.8)
Total equity attributable to equity holders of the parent	58,564.8	57,688.6	876.1	1.5
Current ratio ¹	1.4x	1.4x		
Debt to equity ratio ²	0.8x	0.8x		

* Includes interest income on real estate sales

Notes:

- (1) Current ratio is the ratio of total current assets divided by total current liabilities.
- (2) Debt to equity ratio is the ratio of total loans divided by total equity attributable to equity holders of the parent company

Real estate sales decreased to Php4.0 billion for the first half of 2024, 31.2% lower than the same period of last year due to lower lot sales amounting to Php1.4 billion compared to Php3.9 billion for the same period in 2023. Equity earnings in joint ventures are also lower year-on-year due to declining inventory of JV projects in BGC. Total revenues ended at Php6.9 billion for the first half of 2024, 30.1% lower compared to the same period of last year.

Federal Land's reservation sales decreased by 21% to Php7.7 billion in the first half of 2024 mainly due to no new launches in the first half and joint venture projects, such as The Seasons Residences and Grand Hyatt Residences, are almost fully sold.

As a result, net income attributable to equity holders declined by 46.2% to Php775 million for the first half of 2024 due to lower lot sales and lower contribution from associates and joint venture.

Total assets of Federal Land ended at Php123.9 billion as of the first half of 2024 from Php124.9 billion as of the end of 2023, mainly from debt repayment and collection of receivables.

Banking

Metrobank

In Billion Pesos, except for percentages and ratios				
	1H 2024	1H 2023	Inc (Dec)	%
Net income attributable to equity holders	23.6	20.9	2.7	13.0
Net interest margin on average earning assets	3.99%	3.93%		0.06
Operating efficiency ratio	52.3%	51.8%		0.50
Return on average assets	1.48%	1.46%		0.02
Return on average equity	13.27%	12.89%		0.38

	1H 2024	FY 2023	Inc (Dec)	%
Total assets	3,280.2	3,104.9	175.3	5.6
Total liabilities	2,914.7	2,738.2	176.5	6.4
Equity attributable to equity holders of the parent company	355.1	356.7	(1.6)	(0.4)
Tier 1 capital adequacy ratio	15.9%	17.4%		(1.6)
Total capital adequacy ratio	16.7%	18.3%		(1.6)
Non-performing loans ratio	1.7%	1.7%		(0.0)
Non-performing loans coverage ratio	162.7%	180.3%		(17.6)

Notes:

- (1) *Operating efficiency ratio is the ratio of total operating expenses (excluding provisions for credit and impairment loss and income tax) to total operating income (excluding share in net income of associates and joint venture).*
- (2) *Return on average asset is the net income attributable to equity holders of the parent company divided by the average total assets*
- (3) *Return on average equity is the net income attributable to equity holders of the parent company divided by the average total equity attributable to equity holders of the parent company*
- (4) *Capital adequacy ratios as of December 31, 2023 and June 30, 2024 were computed based on Basel III standards.*
- (5) *Non-performing loans ratio is the ratio of net non-performing loans divided by total loans – excluding interbank loans.*
- (6) *Non-performing loans coverage ratio is the ratio of the total allowance for probable losses on loans divided by gross non-performing loans*

Metrobank's consolidated net income increased by 13.0% from Php20.9 billion for the first half of 2023 to Php23.6 billion for the first half of 2024. Net interest income grew by 14.6%, comprising 82.8% of total operating income. This was primarily driven by interest income on loans and receivables and investment securities arising from the improvement in net interest margin from 3.93% to 3.99% and growth in loans receivables by 14.9% from Php1.4 trillion as of the first half of 2023 to Php1.6 trillion as of the first half of 2024. On the other hand, non-interest income declined by 19.5% from Php14.9 billion for the first half of 2023 to Php12.0 billion for the first half of 2024 due to the Php3.43 billion decrease in net trading, securities and foreign exchange gain and the lower fee-based income by Php0.52 billion.

Operating income increased by 6.9% from Php65.5 billion for the first half of 2023 to Php70.0 billion for the first half of 2024. The Bank set aside Php1.0 billion in provisions for credit and impairment losses, lower by 77.1% in the same period last year.

Total assets went up from Php3.1 trillion as of December 31, 2023 to Php3.3 trillion as of the first half of 2024 due to increases in loans and receivables, investment securities and deferred tax assets, partially offset by the decline in cash and other cash items, due from BSP and other banks, interbank loans receivable and securities purchased under resale agreements.

Total liabilities also grew from Php2.74 trillion to Php2.91 trillion due to increases in deposit liabilities, bills payable and SSURA, bonds payable, derivative liabilities, income taxes payable, and accrued interest and other expenses, partially offset by decline in manager's checks and demand drafts outstanding.

Equity attributable to equity holders of the parent company declined by 0.4% from Php356.7 billion as of December 31, 2023 to Php355.1 billion as of the first half of 2024 primarily due to the Php22.5 billion total cash dividends declared in February, offset by the Php23.6 billion net income reported for the first half of 2024.

Toyota Financial Services Philippines Corporation (TFSPC)

	In Million Pesos, except for ratios			
	1H 2024	1H 2023	Inc (Dec)	%
Gross Interest Income	7,233.1	6,134.8	1,098.3	17.9
Net Interest Income	3,331.1	3,200.5	130.6	4.1
Net Income	807.9	894.8	(86.8)	(9.7)
	1H 2024	1H 2023	Inc (Dec)	%
Total Assets	157,169.6	137,669.3	19,500.4	14.2
Total Equity	18,628.3	16,362.9	2,265.3	13.8
Finance Receivable	146,500.8	128,067.6	18,433.2	14.4

TFSPC recorded a 17.9% growth in gross interest income from Php6.1 billion to Php7.2 billion, as finance receivables increased by 14.4% from Php128.1 billion to Php146.5 billion in the first half of 2024. The year-on-year increase in the loans receivables was a result of the cumulative growth in bookings during the pandemic.

Booking volume, grew by 24.6% from 27,657 units in the first half of 2023 to 34,447 units in the same period in 2024. This resulted to higher penetration rate from 29.6% to 33.0% in the first half of 2024.

TFSPC generated a net income of Php807.9 million from Php894.8 million in the same period of last year due to higher operating expenses and loss on ROPA, cushioned by the higher net interest income and service fees and decline in provisions.

Sumisho Motor Finance Corporation (SMFC)

	In Million Pesos, except for ratios		Inc (Dec)	%
	1H 2024	1H 2023		
Gross Interest Income	894.3	914.8	(20.5)	(2.2)
Net Interest Income	793.2	819.8	(26.7)	(3.3)
Net Income	125.2	129.5	(4.3)	(3.3)
	1H 2024	FY 2023		
Total Assets	7,090.6	7,699.0	(608.3)	(7.9)
Total Equity	2,911.4	2,895.2	16.3	0.6
Finance Receivable	6,460.8	7,006.5	(545.8)	(7.8)

SMFC recorded a 2.2% decrease in gross interest income from Php914.8 million to Php894.3 million due to a decrease in finance receivable by 7.8% from Php7.01 billion as of December 2023 to Php6.46 billion as of the first half of 2024 due to lower accruing accounts, cushioned by a higher effective yield. Bookings decreased by 36% to 17,413 units for the first half of 2024 from 27,245 units in the same period of last year, as the motorcycle market continues to soften year-on-year.

SMFC also incurred a slightly higher OPEX during the first half of 2024 by 3.1% arising from increased manpower costs. This, along with the decreased topline, resulted in a decrease in net income by 3.3% from Php129.5 million to Php125.2 million for the first half of 2024.

Life and Non-Life Insurance

AXA Philippines Life and General Insurance Corporation (AXA Philippines)

In Million Pesos, except ratios	1H 2024	1H 2023	Inc (Dec)	%
Gross Premiums	14,616.9	12,947.8	1,669.1	12.9
Net income after tax	1,520.4	1,326.8	193.6	14.6
	1H 2024	FY 2023	Inc (Dec)	%
Total Assets	185,340.9	177,843.1	7,497.8	4.2
Total Liabilities	169,330.8	162,855.4	6,475.3	4.0
Total Equity	16,010.1	14,987.6	1,022.5	6.8
Solvency Ratio	230%	173%		

Notes:

- (1) Solvency ratio is calculated as the insurance company's net worth divided by the Risk-based Capital (RBC) requirement of the Insurance Commission based on Memorandum Circular (IMC) No. 6-2006. Net worth shall include the company's paid-up capital, contributed and contingency surplus, and unassigned surplus.

New business from life insurance expressed in Annualized Premium Equivalent increased by 12.5% from Php1.9 billion in the first half of 2023 to Php2.1 billion in the same period of 2024, carried by the strong performance of Single Premium – Unit Linked products, namely the Asset Master and

Asset Protect and also by the successful launch of the Regular Premium – Endowment product, AXA Secure Future. Premium revenue increased to Php13.0 billion in the first half of 2024, 14.3% higher year-on-year. The reported premium revenue mix of life insurance changed to 36%/64% (Single Premium vs. Regular Premium) in the first half of 2024 from 26%/74% same period of last year. By distribution platform, sales agency, bancassurance, and other channels accounted for 52%, 46% and 2% of Annualized Premium Equivalent, respectively.

Non-life insurance reported Php1.6 billion in gross written premiums in the first half of 2024, higher by 4.4% in the same period last year, driven by Motor and Engineering.

Overall, net income increased by 14.6% to Php1.5 billion in the first half of 2024 due to higher gross premium and investment income.

Infrastructure and Utilities

Metro Pacific Investments Corporation (MPIC)

	In Million Pesos, except for Percentage			
	1H 2024	1H 2023	Inc (Dec)	%
Core net income	12,540	9,902	2,638	26.6
Net income attributable to equity holders	12,538	10,218	2,320	22.7
	1H 2024	FY 2023	Inc (Dec)	%
Total assets	728,867	713,605	15,262	2.1
Total liabilities	433,859	424,129	9,730	2.3
Total equity attributable to owners of Parent Company	239,868	233,009	6,859	2.9

MPIC's share in the consolidated operating core income increased by 20% from Php12.4 billion in the first half of 2023 to Php14.8 billion in the same period of 2024 driven by the following:

- Higher energy sales up by 6%; Meralco's core net income contribution was Php10.1 billion, up 13% year-on-year;
- Higher traffic and toll rate increases in toll roads; Core net income contribution of Metro Pacific Tollways Corporation (MPTC) to MPIC was Php3.2 billion, 19% higher year-on-year;
- Higher net income contribution from Maynilad amounting to Php3.0 billion, 29% higher year-on-year, on account of higher billed volume and tariff increases implemented in January 2024.
- Lower loss contribution from Light Rail Manila by 68% to Php37 million

Overall, reported net income attributable to equity holders is higher by 23% from Php10.2 billion in the first half of 2023 to Php12.5 billion in the same period of 2024. Excluding non-recurring income and expenses, MPIC reported a core net income of Php12.5 billion in the first half of 2024 from Php9.9 billion, up 27% year-on-year.

Except for (ii), (iv) and (vii), the Company does not know of:

- (i) Any known trends or any known demands, commitments, events, uncertainties that will result or that are reasonably likely in the Company's liquidity increasing or decreasing in any material way;
- (ii) Any events that would trigger direct or contingent financial obligation (including contingent obligation) that is material to the Company, including any default or acceleration of an obligation except those disclosed in the note 14 of the interim condensed consolidated financial statements;
- (iii) Any 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;
- (iv) Any material commitments for capital expenditures, their purpose and sources of funds for such expenditures, except those discussed in the 2023 17A;
- (v) Any known trends, events or uncertainties that have had or are reasonably expected to have a material favorable or unfavorable impact on net sales or revenues or income from continuing operations;
- (vi) Any significant elements of income or loss that did not arise from the Company's continuing operations;
- (vii) The causes of any material change from period to period including vertical and horizontal analysis of any material item, the causes of material changes are discussed in the Item 2, Management's Discussion & Analysis of Financial Condition and Results of operations under Part I - Financial Information ; and
- (viii) Any seasonal aspects that had a material effect on financial condition or results of operation of the Company

GT CAPITAL HOLDINGS, INC.
AGING OF ACCOUNTS RECEIVABLE
IN MILLION PESOS
AS OF JUNE 30, 2024

Number of Days	Amount
Less than 30 days	Php1,018
30 days to 60 days	906
61 days to 90 days	457
91 days to 120 days	221
Over 120 days	758
Current	15,557
Impaired	924
Noncurrent receivables	2,389
Total	Php22,230

PART II – OTHER INFORMATION

I. Control of Registrant

The following stockholders own more than 5% of the total issued and outstanding common shares of the Company as of June 30, 2024:

Name Of Stockholder	Total Number Of Shares Held	Percent To Total Number Of Shares Issued
Grand Titan Capital Holdings, Inc.	120,413,658	55.9323%
PCD Nominee-Filipino	51,317,256	23.8369%
PCD Nominee-Non-Filipino	42,602,490	19.7889%

II. Board Resolutions

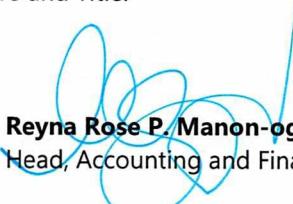
There is no material disclosure that have not been reported under SEC Form 17-C during the period covered by this report.

SIGNATURES

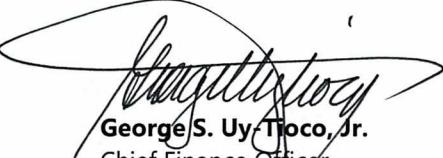
Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

Issuer: **GT Capital Holdings, Inc.**

Signature and Title:



Reyna Rose P. Manon-og
Head, Accounting and Financial Control



George S. Uy Tioco, Jr.
Chief Finance Officer

Date: August 14, 2024

GT Capital Holdings, Inc. and Subsidiaries

Interim Condensed Consolidated Financial Statements

As of June 30, 2024 (Unaudited) and December 31, 2023 (Audited)
and for the six-month periods ended June 30, 2024 and 2023
(Unaudited)

GT CAPITAL HOLDINGS, INC. AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

(In Millions)

	Unaudited June 30, 2024	Audited December 31, 2023
ASSETS		
Current Assets		
Cash and cash equivalents	₱29,063	₱16,731
Financial assets at fair value through profit or loss (FVTPL)	882	871
Receivables	18,915	29,203
Contract assets	4,480	4,092
Inventories	73,074	76,676
Due from related parties	268	134
Prepayments and other current assets	11,574	12,778
Total Current Assets	138,256	140,485
Noncurrent Assets		
Financial assets at fair value through other comprehensive income (FVOCI)	20,526	17,696
Receivables, net of current portion	2,389	6,390
Contract assets – net of current portion	4,742	5,489
Investment properties	22,081	22,326
Investments in associates and joint ventures	235,493	228,713
Property and equipment	14,337	13,589
Goodwill and intangible assets	10,036	10,014
Deferred tax assets	1,050	1,085
Other noncurrent assets	553	829
Total Noncurrent Assets	311,207	306,131
	₱449,463	₱446,616
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts and other payables	₱41,273	₱43,790
Contract liabilities	3,034	3,293
Short term debt	9,638	21,116
Current portion of long-term debt	29,551	16,110
Current portion of liabilities on purchased properties	166	348
Current portion of bonds payable	3,999	3,997
Customers' deposits	1,110	1,062
Dividends payable	7,337	365
Due to related parties	416	416
Income tax payable	1,076	568
Other current liabilities	2,344	2,149
Total Current Liabilities	99,944	93,214
Noncurrent Liabilities		
Long-term debt – net of current portion	80,411	95,528
Liabilities on purchased properties - net of current portion	825	981
Pension liabilities	2,122	2,040
Deferred tax liabilities	5,240	4,409
Other noncurrent liabilities	3,055	3,190
Total Noncurrent Liabilities	91,653	106,148
	191,597	199,362

(forward)

	Unaudited June 30, 2024	Audited December 31, 2023
EQUITY		
Equity attributable to equity holders of the Parent Company		
Capital stock	₱3,370	₱3,370
Additional paid-in capital	94,472	94,472
Treasury shares	(484)	(484)
Retained earnings		
Unappropriated	146,150	133,838
Appropriated	400	400
Other comprehensive loss	(1,122)	(2,477)
Other equity adjustments	2,322	2,322
	245,108	231,441
Non-controlling interest	12,758	15,813
Total Equity	257,866	247,254
	₱449,463	₱446,616

GT CAPITAL HOLDINGS, INC. AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED STATEMENTS OF INCOME

(In Millions, Except Earnings Per Share)

	UNAUDITED			
	January to June		April to June	
	2024	2023	2024	2023
REVENUE				
Automotive operations	₱131,640	₱121,668	₱67,021	₱60,616
Equity in net income of associates and joint ventures	12,041	11,523	5,922	5,809
Real estate sales and interest income on real estate sales	2,931	10,389	1,522	9,516
Rent income	767	701	382	377
Sale of goods and services	624	506	318	418
Interest income	498	461	285	270
Commission income	178	470	94	254
Other income	2,073	2,499	1,104	1,158
	150,752	148,217	76,648	78,418
COST AND EXPENSES				
Cost of goods and services sold	93,331	84,973	47,185	42,347
Cost of goods manufactured	21,114	20,478	11,407	10,375
General and administrative expenses	9,995	8,766	5,214	4,763
Interest expense	3,648	3,967	1,795	2,038
Cost of real estate sales	1,311	4,458	721	3,988
Cost of rental	468	397	248	208
	129,867	123,039	66,570	63,719
INCOME BEFORE INCOME TAXES	20,885	25,178	10,078	14,699
PROVISION FOR INCOME TAX	2,965	4,353	1,460	2,836
NET INCOME	₱17,920	₱20,825	₱8,618	₱11,863
ATTRIBUTABLE TO:				
Equity holders of the Parent Company	₱13,782	₱16,583	₱6,670	₱9,945
Non-controlling interests	4,138	4,242	1,948	1,918
	₱17,920	₱20,825	₱8,618	₱11,863
Basic/Diluted Earnings Per Share Attributable to Equity Holders of the Parent Company		₱63.17	₱75.66	

GT CAPITAL HOLDINGS, INC. AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
(In Millions)

	UNAUDITED			
	January to June		April to June	
	2024	2023	2024	2023
NET INCOME	₱17,920	₱20,825	₱8,618	₱11,863
OTHER COMPREHENSIVE INCOME (LOSS)				
<i>Items that may be reclassified to profit or loss in subsequent periods:</i>				
Changes in cumulative translation adjustments	(7)	(31)	3	4
Changes in cash flow hedge reserves	26	(123)	26	(25)
Equity in other comprehensive income (loss) of associates:				
Cash flow hedge reserves	99	99	96	(25)
Remeasurement on life insurance reserves	28	53	54	(31)
Translation adjustment	(28)	(383)	63	(153)
	118	(385)	242	(230)
<i>Items that may not be reclassified to profit or loss in subsequent periods:</i>				
Changes in fair value of financial assets at FVOCI	2,473	1,973	(2,472)	1,583
Equity in changes in fair value of financial assets at FVOCI	(1,197)	2,034	(1,053)	(41)
Remeasurement of defined benefit plans	(12)	(56)	–	(47)
Equity in remeasurement of defined benefit plans of associates	(24)	(3)	(4)	2
Income tax effect	9	15	2	12
	1,249	3,963	(3,527)	1,509
TOTAL OTHER COMPREHENSIVE INCOME (LOSS)	1,367	3,578	(3,285)	1,279
TOTAL COMPREHENSIVE INCOME	₱19,287	₱24,403	₱5,333	₱13,142
ATTRIBUTABLE TO:				
Equity holders of the Parent Company	₱15,137	₱20,140	₱3,385	₱11,199
Non-controlling interests	4,150	4,263	1,948	1,943
	₱19,287	₱24,403	₱5,333	₱13,142

GT CAPITAL HOLDINGS, INC. AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

AS OF JUNE 30, 2024 AND 2023 (UNAUDITED)

(In Millions)

Equity Attributable to Equity Holders of the Parent Company										
	Capital Stock	Additional Paid-in Capital	Treasury Shares	Unappropriated Retained Earnings	Appropriated Retained Earnings	Other Comprehensive Income (Loss)	Other Equity Adjustment	Total	Non-controlling Interests	Total
At January 1, 2024	₱3,370	₱94,472	(₱484)	₱133,838	₱400	(₱2,477)	₱2,322	₱231,441	₱15,813	₱247,254
Total comprehensive income	—	—	—	13,782	—	1,355	—	15,137	4,150	19,287
Dividends declared	—	—	—	(1,723)	—	—	—	(1,723)	(7,205)	(8,928)
Impact of full adoption of PFRS 15	—	—	—	253	—	—	—	253	—	253
At June 30, 2024	₱3,370	₱94,472	(₱484)	₱146,150	₱400	(₱1,122)	₱2,322	₱245,108	₱12,758	₱257,866

Equity Attributable to Equity Holders of the Parent Company									
	Capital Stock	Additional Paid-in Capital	Unappropriated Retained Earnings	Appropriated Retained Earnings	Other Comprehensive Income (Loss)	Other Equity Adjustment	Total	Non-controlling Interests	Total
At January 1, 2023	₱3,370	₱98,827	₱106,107	₱400	(₱9,284)	₱2,322	₱201,742	₱11,272	₱213,014
Total comprehensive income	—	—	16,583	—	3,557	—	20,140	4,263	24,403
Dividends declared	—	—	(647)	—	—	—	(647)	(3,007)	(3,654)
At June 30, 2023	₱3,370	₱98,827	₱122,043	₱400	(₱5,727)	₱2,322	₱221,235	₱12,528	₱233,763

GT CAPITAL HOLDINGS, INC. AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

(In Millions)

	Unaudited	
	For the Six Months Ended June 30	
	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	₱20,885	₱25,178
Adjustments for:		
Interest expense	3,648	3,967
Depreciation and amortization	788	989
Pension expense	206	109
Provision for impairment losses	3	6
Gain on disposal of property and equipment	(16)	(6)
Unrealized gain on financial assets at FVTPL	(17)	(156)
Unrealized foreign exchange losses	243	225
Dividend income	(309)	(258)
Interest income	(524)	(462)
Equity in net income of associates and joint ventures	(12,041)	(11,523)
Operating income before changes in working capital	12,866	18,069
Decrease (increase) in:		
Short-term investments	-	(1,380)
Receivables	14,367	(1,700)
Contract assets	359	1,039
Due from related parties	(134)	229
Inventories	3,603	7,182
Financial assets at FVTPL	6	5,578
Prepayments and other current assets	652	(1,126)
Increase (decrease) in:		
Accounts and other payables	(3,040)	4,522
Contract liabilities	(259)	(27)
Customers' deposits	48	97
Due to related parties	1	2
Other current liabilities	194	756
Cash provided by operations	28,663	33,241
Interest received	464	210
Interest paid	(3,029)	(9,314)
Contributions to pension plan and benefits paid	(115)	(99)
Dividends received	7,914	4,306
Dividends paid	(1,956)	(1,749)
Income taxes paid	(2,685)	(2,609)
Net cash provided by operating activities	29,256	23,986
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from sale of property and equipment	130	10
Additions to:		
Property and equipment	(1,345)	(592)
Investments in associates and joint ventures	(3,220)	(11,999)
Intangible assets	(81)	-
Investment properties	(13)	(760)
Decrease in other noncurrent assets	825	605
Net cash used in investing activities	(3,704)	(12,736)

(forward)

	Unaudited	
	For the Six Months Ended June 30	
	2024	2023
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from loan availments	₱10,993	₱48,842
Payment of loans payable	(23,676)	(59,390)
Payment of liabilities on purchased properties	(338)	(334)
Payment of principal portion of lease liabilities	-	(6)
Increase (decrease) in other noncurrent liabilities	44	(9)
Net cash used in financing activities	(12,977)	(10,897)
Effect of exchange rate changes on cash and cash equivalents	(243)	(225)
NET INCREASE IN CASH AND CASH EQUIVALENTS	12,332	128
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	16,731	24,005
CASH AND CASH EQUIVALENTS AT END OF PERIOD	₱29,063	₱24,133

GT CAPITAL HOLDINGS, INC. AND SUBSIDIARIES

GENERAL NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

1. Corporate Information

GT Capital Holdings, Inc. (GT Capital or the Parent Company) was organized and registered with the Philippine Securities and Exchange Commission (SEC) on July 26, 2007. The primary purpose of the Parent Company is to invest in, purchase, or otherwise acquire and own, hold, use, sell, assign, transfer, lease, mortgage, exchange, develop or otherwise dispose of real property of every kind and description, including shares of stocks, bonds, debentures, notes, evidences of indebtedness, and other securities or obligations of any corporation or corporations, associations, domestic or foreign, and to possess and exercise in respect thereof all the rights, powers and privileges of ownership, including all voting powers of any stock so owned, and to secure and guarantee obligations of, and act as surety for its subsidiaries and affiliates.

On March 25, 2022 and May 11, 2022, respectively, at separate meetings, the Parent Company's Board of Directors, by a majority vote of its members, and the stockholders, by affirmative vote of more than two-thirds (2/3) of the outstanding capital stock of the Parent Company, approved the amendment of the Parent Company's Articles of Incorporation to include the following activities in the Parent Company's primary purpose: to act as commission merchant, commercial agent or factor for, or assist in any legal manner, financially or otherwise, its subsidiaries, affiliates, associates or investee companies. The Amended Articles of Incorporation was approved by the SEC on July 8, 2022.

The common shares of the Parent Company were listed beginning April 20, 2012 and have since been traded in the Philippine Stock Exchange, Inc. (PSE).

Group Activities

The Parent Company, Federal Land, Inc. (Federal Land) and Subsidiaries (Federal Land Group), Toyota Motor Philippines Corporation (Toyota or TMPC) and Subsidiaries (Toyota Group), and GT Capital Auto and Mobility Holdings, Inc. (GTCAM) and Subsidiaries (GTCAM Group) are collectively referred herein as the "Group". The Parent Company, which is the ultimate parent of the Group, is the holding company of the Federal Land Group (real estate business), Toyota Group (automotive business), and GTCAM Group (automotive and mobility business), and is engaged in investing, purchasing and holding shares of stock, notes and other securities and obligations, as well as buying, selling, and leasing of real estate properties.

The principal business interests of the Federal Land Group are real estate development and leasing and selling properties and acting as a marketing agent for and in behalf of any real estate development company or companies. The Federal Land Group is also engaged in the business of trading of goods such as petroleum, non-fuel products on wholesale or retail basis, maintaining a petroleum service station and food and restaurant service.

Toyota Group is engaged in the assembly, manufacture, importation, sale and distribution of all kinds of motor vehicles including vehicle parts, accessories and instruments.

The principal business interests of GTCAM Group are to invest in, purchase, or otherwise acquire and own, hold, use, sell, assign, transfer, lease, mortgage, exchange, develop, or otherwise dispose of real or personal property of every kind and description, including shares of stocks, bonds, debentures, notes, evidences of indebtedness, and other securities or obligations of any auto

dealership or other corporations, associations, domestic or foreign, and to possess and exercise in respect thereof all the rights, powers and privileges of ownership, including all voting powers of any stock so owned. Its secondary purpose is to invest in, purchase, or otherwise acquire own shares of companies engaged in mobility-related services, including those that support the used car market which include auction services, auto portal, used car retail sales operations, inspection, warranty, financing, and parts and service.

The Parent Company also has significant shareholdings in Metropolitan Bank & Trust Company (MBTC or Metrobank), Metro Pacific Investments Corporation (MPIC), AXA Philippines Life and General Insurance Corporation (AXA Philippines or Phil AXA), Toyota Financial Services Philippines Corporation (TFSPC) and Sumisho Motor Finance Corporation (SMFC).

The registered office address of the Parent Company is at the 43rd Floor, GT Tower International, Ayala Avenue corner H.V. Dela Costa Street, 1227 Makati City.

2. Summary of Significant Accounting Policies

Basis of Preparation

The accompanying interim condensed consolidated financial statements have been prepared in accordance with Philippine Accounting Standards (PAS) 34 Interim Financial Reporting. Accordingly, the interim condensed consolidated financial statements do not include all of the information and disclosures required in the annual audited financial statements and should be read in conjunction with the Group's annual audited financial statements as at December 31, 2023.

The interim condensed consolidated financial statements of the Group have been prepared using the historical cost basis except for financial assets at fair value through profit or loss (FVTPL), financial assets at fair value through other comprehensive income (FVOCI) and derivative financial instruments, which have been measured at fair value. The Group's interim condensed consolidated financial statements are presented in Philippine Peso (₱), the Parent Company's functional currency. All values are rounded to the nearest million pesos (₱000,000) unless otherwise indicated.

Statement of Compliance

The interim condensed consolidated financial statements have been prepared in compliance with the Philippine Financial Reporting Standards (PFRS) as of the period ended June 30, 2024.

As of the period ended June 30, 2023, the interim condensed consolidated financial statements have been prepared in compliance with the Philippine Financial Reporting Standards (PFRS), as modified by the application of the financial reporting relief on the accounting for significant financing component as issued and approved by the SEC in response to the COVID-19 pandemic. The Group has availed of the relief granted by the SEC under Memorandum Circular (MC) No. 34-2020 which further extended the deferral of PIC Q&A 2018-12-D, *Assessing if the transaction price includes a significant financing component* until December 31, 2023. This reporting relief is applicable to the Group's Real Estate Segment, specifically under the Federal Land Group.

PFRSs include Philippine Financial Reporting Standards, Philippine Accounting Standards (PAS) and Interpretations issued by the Philippine Interpretations Committee (PIC).

Presentation of Financial Statements

Financial assets and financial liabilities are offset and the net amount reported in the interim condensed consolidated statements of financial position only when there is a legally enforceable right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the assets and settle the liabilities simultaneously. Income and expense are not offset in the interim condensed consolidated statements of income unless required or permitted by any accounting standard or interpretation, and as specifically disclosed in the accounting policies of the Group.

Basis of Consolidation

The interim condensed consolidated financial statements of the Group comprise the financial statements of the Parent Company and the following domestic subsidiaries:

Country of Incorporation	Percentages of Ownership	
	June 30, 2024	December 31, 2023
Federal Land and Subsidiaries	Philippines	100.00
Toyota and Subsidiaries	-do-	51.00
GTCAM and Subsidiaries	-do-	100.00

Federal Land's Subsidiaries

	Percentages of Ownership	
	2024	2023
Horizon Land Property Development Corp. (HLPDC)	100.00	100.00
Federal Property Management Corp. (FPMC)	100.00	100.00
Federal Land Orix Corporation (FLOC)	100.00	100.00
Topsphere Realty Development Company Inc. (TRDCI)	100.00	100.00
Bonifacio Landmark Hotel Management Corporation (BLHMC)	100.00	100.00
Fed South Dragon Corporation (FSDC)	100.00	100.00
Federal Retail Holdings, Inc. (FRHI)	100.00	100.00
Magnificat Resources Corp. (MRC)	100.00	100.00
Mirai Properties Inc. (MPI)	100.00	100.00
Pasay Hongkong Realty Development Corp. (PHRDC)	100.00	100.00
Central Realty and Development Corp. (CRDC)	75.80	75.80
Federal Brent Retail, Inc. (FBRI)	51.66	51.66

Toyota's Subsidiaries

	Percentages of Ownership	
	2024	2023
Toyota Makati, Inc. (TMI)	100.00	100.00
Toyota Motor Philippines Logistics, Inc. (TLI)	100.00	100.00
Toyota Mobility Solutions Philippines, Inc. (TMSPH)	100.00	100.00
Lexus Manila, Inc. (LMI)	75.00	75.00
Toyota San Fernando Pampanga, Inc. (TSFI)	55.00	55.00

GTCAM's Subsidiaries

	Percentages of Ownership	
	2024	2023
GT Mobility Ventures, Inc. (GTMV)	66.67	66.67
Toyota Sta. Rosa Laguna, Inc. (TSRLI)	60.00	60.00
Toyota Manila Bay Corporation (TMBC)	58.10	58.10
Toyota Subic, Inc. (TSI)	55.00	55.00

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continue to be consolidated until the date when such control ceases. Control is achieved when the Parent Company is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Consolidation of subsidiaries ceases when control is transferred out of the Parent Company.

Specifically, the Parent Company controls an investee if, and only if, the Parent Company has:

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

When the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- i. the contractual arrangement with the other vote holders of the investee
- ii. rights arising from other contractual arrangements
- iii. the Group's voting rights and potential voting rights

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control.

The financial statements of the subsidiaries are prepared for the same reporting period as the Parent Company, using consistent accounting policies. All intragroup transactions, balances, income and expenses resulting from intragroup transactions and dividends are eliminated in full on consolidation.

Non-controlling interests (NCI) represent the portion of profit or loss and net assets in a subsidiary not attributed, directly or indirectly, to the Parent Company. The interest of non-controlling shareholders may be initially measured at fair value or share of the acquiree's identifiable net assets. The choice of measurement basis is made on an acquisition-by-acquisition basis. Subsequent to acquisition, NCI consists of the amount attributed to such interests at initial recognition and the NCI's share of changes in equity since the date of combination.

NCI are presented separately in the interim condensed consolidated statements of income, interim condensed consolidated statements of comprehensive income, interim condensed consolidated statements of changes in equity and within equity in the interim condensed consolidated statements of financial position, separately from the Parent Company's equity. Profit or loss and each component of other comprehensive income (OCI) are attributed to the equity holders of the Parent Company and to the NCI, even if that results in the NCI having a deficit balance.

If the Group loses control over a subsidiary, it:

- derecognizes the assets (including goodwill) and liabilities of the subsidiary, the carrying amount of any NCI and the cumulative translation differences, recorded in equity;
- recognizes the fair value of the consideration received, the fair value of any investment retained and any surplus or deficit in profit or loss; and
- reclassifies the parent's share of components previously recognized in other comprehensive income to profit or loss or retained earnings, as appropriate, as would be required if the Group had directly disposed of the related assets or liabilities.

Business Combinations Involving Entities Under Common Control

A business combination involving entities under common control is accounted for using the uniting of interest method, except when the acquisition is deemed to have commercial substance for the Group, in which case the business combination is accounted for under the acquisition method. The combined entities accounted for by the uniting of interests method reports the results of operations for the period in which the combination occurs as though the entities had been combined as of the beginning of the period. Financial statements of the separate entities presented for prior years are also restated on a combined basis to provide comparative information. The effects of intercompany transactions on assets, liabilities, revenues, and expenses for the periods presented, and on retained earnings at the beginning of the periods presented are eliminated to the extent possible.

Under the uniting of interest method, the acquirer accounts for the combination as follows:

- the assets and liabilities of the acquiree are consolidated using the existing carrying values instead of fair values;
- intangible assets and contingent liabilities are recognized only to the extent that they were recognized by the acquiree in accordance with applicable PFRS;
- no amount is recognized as goodwill;
- any non-controlling interest is measured as a proportionate share of the book values of the related assets and liabilities; and
- comparative amounts are restated as if the combination had taken place at the beginning of the earliest comparative period presented.

The acquiree's equity are included in the opening balances of the equity as a restatement and are presented as 'Effect of uniting of interest' in the interim condensed consolidated statements of changes in equity. Cash considerations transferred on acquisition of a subsidiary under common control are deducted in the 'Retained earnings' at the time of business combination.

When evaluating whether an acquisition has commercial substance, the Group considers the following factors, among others:

- the purpose of the transaction;
- the involvement of outside parties in the transaction, such as NCI or other third parties; and
- whether or not the transaction is conducted at fair value.

Business Combinations and Goodwill

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the fair values, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the Group in exchange for control of the

acquiree. For each business combination, the acquirer elects whether to measure the NCI in the acquiree either at fair value or at the proportionate share of the acquiree's identifiable net assets at the date of acquisition. Acquisition-related costs are expensed and included in the interim condensed consolidated statements of income.

When the Group acquires a business, it assesses the financial assets and liabilities of the acquiree for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree. The Group also assesses whether assets or liabilities of the acquiree that are previously unrecognized in the books of the acquiree will require separate recognition in the interim condensed consolidated financial statements of the Group at the acquisition date.

In a business combination achieved in stages, the Group remeasures its previously-held equity interest in the acquiree at its acquisition-date fair value and recognizes the resulting gain or loss, if any, in the interim condensed consolidated statements of income. Any recognized changes in the value of its equity interest in the acquiree previously recognized in other comprehensive income are recognized by the Group in profit or loss, as if the previously-held equity interests are disposed of.

Any contingent consideration to be transferred by the acquirer will be recognized at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration which is deemed to be an asset or liability will be recognized either in the interim condensed consolidated statements of income or as changes to other comprehensive income. If the contingent consideration is classified as equity, it shall not be remeasured until it is finally settled within equity.

If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Group reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted during the measurement period, or additional assets or liabilities are recognized, to reflect new information obtained about facts and circumstances that existed as at the acquisition date that if known, would have affected the amounts recognized as at that date. The measurement period is the period from the date of acquisition to the date the Group receives complete information about facts and circumstances that existed as at the acquisition date and is subject to a maximum of one (1) year.

Goodwill is initially measured as the excess of the aggregate of the consideration transferred, the amount recognized for any NCI in the acquiree and the fair value of the acquirer's previously-held interest, if any, over the fair value of the net assets acquired.

If after reassessment, the fair value of the net assets acquired exceeds the consideration transferred, the amount recognized for any NCI in the acquiree and the fair value of the acquirer's previously-held interest, if any, the difference is recognized immediately in the interim condensed consolidated statements of income as 'Gain on bargain purchase'.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. Any impairment loss is recognized immediately in the interim condensed consolidated statements of income and is not subsequently reversed. For the purpose of impairment testing, goodwill acquired in a business combination is allocated to each of the Group's cash-generating units (CGU) that are expected to benefit from the combination from the acquisition date irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

Goodwill is not amortized but is reviewed for impairment at least annually. Any impairment losses are recognized immediately in profit or loss and are not subsequently reversed.

Where goodwill forms part of a CGU and part of the operation within that unit is disposed of, the goodwill associated with the operation disposed of is included in the carrying amount of the operation when determining the gain or loss on disposal of the operation. Goodwill disposed of in this circumstance is measured based on the relative values of the operation disposed of and the portion of the CGU retained.

Change in Ownership without Loss of Control

Changes in the Group's ownership interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions. In such circumstances, the carrying amounts of the controlling interest and NCI are adjusted by the Group to reflect the changes in its relative interests in the subsidiary. Any difference between the amount by which the NCI is adjusted and the fair value of the consideration paid or received is recognized directly in equity and attributed to the equity holders of the Parent Company.

Material Accounting Policies / Changes in Accounting Policies

The accounting policies adopted in the preparation of the unaudited interim condensed consolidated financial statements are consistent with those followed in the preparation of the annual audited consolidated financial statements as of and for the year ended December 31, 2023, except for the adoption of the following amended standards, which became effective beginning January 1, 2024.

Unless otherwise indicated, the adoption of these new standards did not have an impact on the consolidated financial statements of the Group.

- Amendments to PAS 1, *Presentation of Financial Statements*, and PFRS Practice Statement 2, *Disclosure of Accounting Policies*
- Amendments to PFRS 16, *Lease Liability in a Sale and Leaseback*
- Amendments to PAS 7 and PFRS 7, *Disclosures: Supplier Finance Arrangements*
- Adoption of PIC Q&A 2018-12, PFRS 15 *Implementation Issues Affecting the Real Estate Industry* (as amended by PIC Q&As 2020-02 and 2020-04)

The Group followed the allowed modified retrospective approach and presented the impact to previous periods in the opening balance of its 2024 unappropriated retained earnings.

In the first half of 2024, the Group assessed that the overall impact of the adoption of the requirement of PIC Q&A 2018-12 pertaining to significant financing component is not material.

Management's Judgments and Use of Estimates

The preparation of the financial statements in compliance with PAS 34 requires the Group to make estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses and the disclosures of contingent assets and contingent liabilities. Future events may occur which can cause the assumptions used in arriving at the estimates to change. The effects of any change in estimates are reflected in the financial statements as they become reasonably determinable. Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Management's judgments and use of estimates have been disclosed in the 2023 audited consolidated financial statements.

3. Cash and cash equivalents

This account consists of:

	June 30, 2024 (Unaudited)	June 30, 2023 (Unaudited)	December 31, 2023 (Audited)
Cash on hand	₱23	₱17	₱21
Cash in banks and other financial institution	9,918	5,272	6,242
Cash equivalents	19,122	18,844	10,468
	₱29,063	₱24,133	₱16,731

4. Investments

Financial assets at fair value through profit or loss (FVTPL)

This pertains to the Group's investments in Unit Investment Trust Fund (UITF) as of June 30, 2024.

Financial assets at fair value through other comprehensive income (FVOCI)

This pertains mainly to the Parent Company's investment in common shares of Toyota Motor Corporation (TMC) and Vivant Corporation (VVT).

5. Investments in subsidiaries, associates and joint ventures

Investment in MPIC

In the first half of 2024, a total of 8.85 million shares were bought back by MPIC as it continued to buy back shares held by its minority shareholders who missed the opportunity to participate in the delisting tender offer. This increased the Parent Company's ownership interest in MPIC from 18.19% to 18.20% as of June 30, 2024.

On April 26, 2023, the Parent Company, together with other entities, formed a consortium to undertake a tender offer for the outstanding common shares of MPIC, with the aim of taking MPIC private through a voluntary delisting process. Pursuant to this, on various dates in September 2023, the Parent Company acquired an aggregate of 840 million common shares of MPIC for a total consideration of ₱4.37 billion which increased the Parent Company's ownership interest in

MPIC from 17.08% to 20.00%. In relation to the acquisition, the Parent Company capitalized advisory fees and other professional fees totaling ₱0.24 billion as part of the cost of the investment.

Subsequently, on November 8, 2023, MPIC issued an aggregate of 2.87 billion new common shares to its shareholders, of which the Parent Company did not participate, and this decreased the Parent Company's ownership interest in MPIC to 18.18%. Further, in December 2023, MPIC continued to buy back shares held by its minority shareholders who missed the opportunity to participate in the delisting tender offer. A total of 16.5 million shares were bought back from minority shareholders in December 2023, which increased the Parent Company's ownership interest in MPIC to 18.19% as of December 31, 2023.

As a result of these events, the Parent Company has recorded a provisional gain of ₱1.70 billion in 2023, representing the difference between the Parent Company's share in the net fair values of MPIC's identifiable assets and liabilities that were preliminarily determined at the acquisition date and the cost of the additional investment. The provisional purchase price allocation is subject to revision to reflect the final determination of fair values and will be completed within 12 months from acquisition date.

Further, the Parent Company recorded the effect of the dilution in ownership interest as a loss amounting to ₱1.70 billion also in 2023, representing the difference between the carrying value of the investment in MPIC before and after the deemed partial disposal of ownership interest.

Investment in Federal Land NRE Global, Inc. (FNG)

In May 2023, the Parent Company and FNG entered into a deed of absolute sale, wherein, the Parent Company agreed to sell to FNG certain real estate inventories located in Cavite with a gross aggregate area of eight hundred eighty five thousand sixty seven square meters (885,067 sqm). The total selling price and total cost of the said real estate inventories amounted to ₱9.28 billion and ₱2.74 billion, respectively. The gain on sale recognized from this transaction at the Group level amounted to ₱2.16 billion, net of intercompany elimination and applicable taxes.

In May 2023, Federal Land and FNG also entered into a deed of absolute sale, wherein, Federal Land agreed to sell to FNG certain real estate inventories located in Cavite with a gross aggregate area of one million two hundred thirty four thousand five hundred sixty six square meters (1,234,566 sqm). The total selling price and total cost of the said real estate inventories amounted to ₱11.41 billion and ₱4.86 billion, respectively. The gain on sale recognized from this transaction at the Federal Land level and GT Capital Group level amounted to ₱588.96 million and ₱490.14 million, respectively, net of intercompany elimination and applicable taxes.

In January 2022, Federal Land, HLPDC and Nomura Real Estate Development Co., Ltd. (NRE) entered into a joint venture agreement (JVA) whereby the parties agree to create a joint venture entity, FNG. Under the JVA, Federal Land and HLPDC shall collectively own 66% and NRE shall own 34% of FNG. FNG was incorporated on March 25, 2022.

Cash dividends

The following table summarizes cash dividends declared and paid by the Group's associates and joint ventures (amount in millions, except for dividend per share):

	Declaration Date	Per Share	Total	Record Date	Payment Date
2024					
MBTC (1 st payout)*	February 21, 2024	₱1.50	₱6,746	March 8, 2024	March 25, 2024
MBTC**	February 21, 2024	2.00	8,995	March 8, 2024	March 25, 2024
MPIC	March 6, 2024	0.14	4,420	March 22, 2024	April 18, 2024
SMFC	June 28, 2024	5.45	109	June 13, 2024	July 23, 2024
2023					
MBTC	February 22, 2023	₱0.80	₱3,598	March 17, 2023	March 31, 2023
MBTC	February 22, 2023	0.80	3,598	September 8, 2023	September 22, 2023
MBTC*	February 22, 2023	1.40	6,296	March 17, 2023	March 31, 2023
MPIC	March 8, 2023	0.076	2,181	March 27, 2023	April 13, 2023
SMFC	June 23, 2023	9.60	192	July 10, 2023	July 19, 2023
MPIC	August 14, 2023	0.05	1,435	September 1, 2023	September 15, 2023
Phil AXA	December 11, 2023	100.00	1,000	November 30, 2023	January 17, 2024

* At its regular meeting held on February 21, 2024, the BOD of MBTC approved regular cash dividends of ₱3.00/share, payable on semi-annual basis. Exact dates relative to the 2nd payout will be disclosed after the regular meeting of the BOD in September 2024.

**Special cash dividends.

6. Loans Payable

This account consists of:

June 30, 2024 (Unaudited)			
Long-term debt			
	Short-term debt	Loans payable	Total
Parent Company	₱-	₱69,977	₱69,977
Federal Land Group	6,450	39,759	46,209
Toyota Group	1,778	246	2,024
GTCAM Group	1,410	314	1,724
	9,638	110,296	119,934
Less: Deferred financing cost	–	334	334
	9,638	109,962	119,600
Less: Current portion of long-term debt	–	29,551	29,551
	₱9,638	₱80,411	₱90,049

December 31, 2023 (Audited)			
Long-term debt			
	Short-term debt	Loans payable	Total
Parent Company	₱-	₱70,811	₱70,811
Federal Land Group	7,600	40,573	48,173
Toyota Group	12,276	246	12,522
GTCAM Group	1,240	393	1,633
	21,116	112,023	133,139
Less: Deferred financing cost	–	385	385
	21,116	111,638	132,754
Less: Current portion of long-term debt	–	16,110	16,110
	₱21,116	₱95,528	₱116,644

7. Bonds Payable

This account consists of the following Peso Bonds:

Maturity Dates	Interest rate	Par Value	Carrying Value	
			June 30, 2024 (Unaudited)	December 31, 2023 (Audited)
P12.0 billion Bonds				
August 7, 2024	5.6250%	4,000	3,999	3,997

Unamortized debt issuance costs on these bonds amounted to ₱0.56 million and ₱3.24 million as of June 30, 2024 and December 31, 2023, respectively.

10.0 billion GT Capital bonds due 2020, 2023

The ₱6.10 billion bonds with maturity date of February 27, 2023 were paid.

The ₱3.90 billion bonds with maturity date of February 27, 2020 were paid. This was refinanced in February 2020 with a long-term loan from a non-affiliated local bank.

12.0 billion GT Capital bonds due 2019, 2021, 2024

The ₱5.00 billion bonds with maturity date of August 7, 2021 were paid. This was refinanced in July 2021 with a long-term loan from a non-affiliated local bank.

The ₱3.00 billion bonds with maturity date of November 7, 2019 were paid. This was refinanced in November 2019 with a long-term loan from a non-affiliated local bank.

8. Equity

Retained earnings

Details of the Parent Company's dividend distributions to preferred shareholders out of the Parent Company's retained earnings as approved by the Parent Company's BOD follow:

Date of declaration	Per share	Total amount (in millions)	Record date	Payment date
<i>Voting preferred shares</i>				
March 13, 2024	₱0.00377	₱0.66	March 27, 2024	April 12, 2024
March 20, 2023	0.00377	0.66	April 3, 2023	April 19, 2023
March 25, 2022	0.00377	0.66	April 8, 2022	April 22, 2022
<i>Perpetual Preferred Shares</i>				
Series A				
December 16, 2022	11.57475	56.01	January 5, 2023	January 27, 2023
December 16, 2022	11.57475	56.01	April 5, 2023	April 27, 2023
December 16, 2022	11.57475	56.01	July 5, 2023	July 27, 2023
December 16, 2022	11.57475	56.01	October 5, 2023	October 27, 2023
Series B				
December 15, 2023	12.73725	91.21	January 5, 2024	January 29, 2024
December 15, 2023	12.73725	91.21	April 5, 2024	April 29, 2024
December 15, 2023	12.73725	91.21	July 5, 2024	July 29, 2024
December 15, 2023	12.73725	91.21	October 7, 2024	October 28, 2024
December 16, 2022	12.73725	91.21	January 5, 2023	January 27, 2023

Date of declaration	Per share	Total amount (in millions)	Record date	Payment date
December 16, 2022	12.73725	91.21	April 5, 2023	April 27, 2023
December 16, 2022	12.73725	91.21	July 5, 2023	July 27, 2023
December 16, 2022	12.73725	91.21	October 5, 2023	October 27, 2023

Details of the Parent Company's dividend distributions to common shareholders out of the Parent Company's retained earnings as approved by the Parent Company's BOD follow:

Date of declaration	Per share	Total amount	Record date	Payment date
March 13, 2024 (1 st payout)*	₱3.00	₱645.85	March 27, 2024	April 12, 2024
March 13, 2024**	2.00	430.57	March 27, 2024	April 12, 2024
March 20, 2023	3.00	645.85	April 3, 2023	April 19, 2023
March 25, 2022	3.00	645.85	April 8, 2022	April 22, 2022

*At its regular meeting held on March 13, 2024, the BOD of the Parent Company approved regular cash dividends of ₱6.00/share, payable on semi-annual basis. See Note 15 for the details relative to the second payout.

**Special cash dividend

Other Comprehensive Income (Loss)

Other comprehensive income (loss) consists of the following, net of applicable income taxes:

	June 30, 2024 (Unaudited)	June 30, 2023 (Unaudited)	December 31, 2023 (Audited)
Net unrealized gain on financial assets at FVOCI	₱8,038	₱3,871	₱5,588
Net unrealized loss on remeasurement of retirement plan	(230)	(146)	(228)
Cash flow hedge reserve	13	(34)	(14)
Cumulative translation adjustments	2	2	6
Equity in other comprehensive income (losses) of associates:			
Equity in net unrealized loss on financial assets at FVOCI	(3,895)	(5,795)	(2,697)
Equity in cumulative translation adjustments	(3,024)	(3,037)	(2,996)
Equity in net unrealized loss on remeasurement of retirement plan	(2,207)	(649)	(2,188)
Equity in cash flow hedge reserves	(88)	(249)	(189)
Equity in remeasurement on life insurance reserves	264	305	236
Equity in other equity adjustments	5	5	5
	(₱1,122)	(₱5,727)	(₱2,477)

The movements and analysis of the other comprehensive loss are presented in the interim condensed consolidated statements of comprehensive income.

9. Related Party Transactions

Parties are considered to be 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 and the parties are subject to common control or common significant influence. Related parties may be individuals or corporate entities. These related parties include subsidiaries, associates, joint venture, key management personnel, stockholders and other related parties which include affiliates.

An entity is considered an affiliate if such entity and the Parent Company have common shareholders. In effect, such entity is a sister company of the Parent Company by virtue of ownership and common control. It is neither a subsidiary nor associate of the Group.

The Group, in its regular conduct of its business, has entered into transactions with its associates, joint venture and other related parties principally consisting of cash advances for reimbursement of expenses, merger and acquisitions and capital infusion, leasing agreements, management agreements and dividends received from associates. Transactions with related parties are made at normal market prices.

As of June 30, 2024 and December 31, 2023, outstanding balances are unsecured and settlement occurs generally in cash, except otherwise indicated. There have been no guarantees provided or received for any related party receivables or payables. The Group does not provide any allowance relating to receivable from related parties. This assessment is undertaken each financial year through examining the financial position of the related parties and the markets in which the related parties operate.

10. Basic/Diluted Earnings Per Share

The basic/diluted earnings per share attributable to equity holders of the Parent Company for the periods indicated were computed as follows:

	June 30, 2024 (Unaudited)	June 30, 2023 (Unaudited)	December 31, 2023 (Audited)
a.) Net income attributable to equity holders of the Parent Company	₱13,782	₱16,583	₱28,743
b.) Effect of dividends declared to voting and perpetual preferred shareholders of the Parent Company	(183)	(294)	(365)
c.) Net income attributable to common shareholders of the Parent Company	13,599	16,289	28,378
d.) Weighted average number of outstanding common shares of the Parent Company	215	215	215
e.) Basic/diluted earnings per share, (c / d)	₱63.17	₱75.66	₱131.81

Basic earnings per share (EPS) is computed by dividing net income for the year attributable to common shareholders of the Parent Company by the weighted average number of common shares outstanding during the year after giving retroactive effect to stock dividends declared and exercised during the year. Basic and diluted earnings per share are the same due to the absence of dilutive potential common shares.

11. Operating Segments

Segment Information

For management purposes, the Group is organized into business units based on their products and activities and has four reportable segments as follows:

- Real estate is engaged in real estate and leasing, development and selling of properties of every kind and description, as well as ancillary trading of goods such as petroleum, non-fuel products on wholesale or retail basis, maintenance of a petroleum service station, engaging in food and restaurant service and acting as a marketing agent for and in behalf of any real estate development company or companies;
- Financial institutions are engaged in the banking and insurance industry;
- Automotive operations is engaged in the assembly, manufacture, importation, sale and distribution of all kinds of automobiles including automobile parts, accessories, and instruments;
- Infrastructure is engaged in the water distribution, toll operation, power sector, hospitals and rail; and
- Others pertain to other corporate activities of the Group (i.e., capital raising activities, acquisitions and investments).

The Chief Operating Decision Maker (CODM), which is the Executive Committee, monitors the operating results of the Group for making decisions about resource allocation and performance assessment. Segment performance is evaluated based on revenue, earnings before interest, taxes and depreciation/amortization (EBITDA) and pretax income which are measured similarly under PFRS, except for EBITDA. EBITDA is computed by reconciling net interest income (expense) and provision for income taxes to the net income and adding back depreciation and amortization expenses for the period.

There were no revenue transactions with a single external customer which accounted for 10% or more of the consolidated revenue from external customers. Intragroup transactions were eliminated during consolidation.

Seasonality of Operations

The operations of the Group are not materially affected by seasonality, except for the mall leasing operations of the real estate segment which experiences higher revenues during the holiday seasons. This information is provided to allow for a proper appreciation of the results of the Group's operations. However, management concluded that the aforementioned discussions of seasonality do not constitute "highly seasonal" as considered in PAS 34.

Segment Assets

Segment assets are resources owned by each of the operating segments that are employed in its operating activities.

Segment Liabilities

Segment liabilities are obligations incurred by each of the operating segments from its operating activities.

The following tables present the financial information of the operating segments of the Group as of and for the quarter ended June 30, 2024 and as of and for the year ended December 31, 2023:

	June 30, 2024 (Unaudited)					
	Real Estate	Financial Institution	Automotive Operations	Infra structure	Others	Total
Revenue	₱3,671	₱-	₱131,641	₱-	₱-	₱135,312
Other income	1,670	-	879	-	326	2,875
Equity in net income of associates and joint ventures	317	9,514	-	2,210	-	12,041
	5,658	9,514	132,520	2,210	326	150,228
Cost of goods and services sold	493	-	92,838	-	-	93,331
Cost of goods manufactured and sold	-	-	21,114	-	-	21,114
Cost of rental	467	-	-	-	1	468
Cost of real estate sales	1,311	-	-	-	-	1,311
General and administrative expenses	2,003	-	7,685	-	307	9,995
	4,274	-	121,637	-	308	126,219
Earnings before interest and taxes	1,384	9,514	10,883	2,210	18	24,009
Depreciation and amortization	315	-	458	-	15	788
EBITDA	1,699	9,514	11,341	2,210	33	24,797
Interest income	19	-	302	-	203	524
Interest expense	(1,325)	-	(228)	-	(2,095)	(3,648)
Depreciation and amortization	(315)	-	(458)	-	(15)	(788)
Pretax income	78	9,514	10,957	2,210	(1,874)	20,885
Provision for income tax	(168)	-	(2,745)	-	(52)	(2,965)
Income after tax	(₱90)	₱9,514	₱8,212	₱2,210	(₱1,926)	₱17,920
Segment assets	₱115,048	₱153,953	₱87,364	₱48,070	₱45,028	₱449,463
Segment liabilities	₱64,184	₱-	₱49,610	₱-	₱77,803	₱191,597

	December 31, 2023 (Audited)					
	Real Estate	Financial Institution	Automotive Operations	Infra structure	Others	Total
Revenue	₱14,181	₱-	₱261,544	₱-	₱1	₱275,726
Other income	4,020	-	2,118	-	798	6,936
Equity in net income of associates and joint ventures	2,269		17,207	-	3,452	-
	20,470	17,207	263,662	3,452	799	305,590
Cost of goods and services sold	1,063	-	188,285	-	-	189,348
Cost of goods manufactured and sold	-	-	39,661	-	-	39,661
Cost of rental	904	-	-	-	1	905
Cost of real estate sales	5,400	-	-	-	-	5,400
General and administrative expenses	3,965	-	15,641	-	651	20,257
	11,332	-	243,587	-	652	255,571
Earnings before interest and taxes	9,138	17,207	20,075	3,452	147	50,019
Depreciation and amortization	653	-	1,532	-	11	2,196
EBITDA	9,791	17,207	21,607	3,452	158	52,215
Interest income	160	-	428	-	523	1,111
Interest expense	(3,062)	-	(570)	-	(4,256)	(7,888)
Depreciation and amortization	(653)	-	(1,532)	-	(11)	(2,196)
Pretax income	6,236	17,207	19,933	3,452	(3,586)	43,242
Provision for income tax	(1,752)	-	(4,933)	-	(252)	(6,937)
Net income	₱4,484	₱17,207	₱15,000	₱3,452	(₱3,838)	₱36,305
Segment assets	₱116,961	₱151,328	₱92,339	₱46,794	₱39,194	₱446,616
Segment liabilities	₱66,435	₱-	₱55,489	₱-	₱77,438	₱199,362

Geographical Information

The following table shows the distribution of the Group's consolidated revenues to external customers by geographical market, regardless of where the goods were produced:

	June 30, 2024 (Unaudited)	June 30, 2023 (Unaudited)	December 31, 2023 (Audited)
Domestic	₱145,197	₱143,207	₱295,865
Foreign	5,555	5,010	10,836
	₱150,752	₱148,217	₱306,701

12. Financial Risk Management and Objectives

The Group's principal financial instruments are composed of cash and cash equivalents, short-term investments, receivables, due from related parties, financial assets at FVTPL, financial assets at FVOCI, accounts and other payables, due to related parties, loans payable and derivative liabilities.

Exposure to credit, liquidity, foreign currency and interest rate risks arise in the normal course of the Group's business activities. The main objectives of the Group's financial risk management are as follows:

- to identify and monitor such risks on an ongoing basis;
- to minimize and mitigate such risks; and
- to provide a degree of certainty about costs.

The use of financial derivative instruments (if any) is solely for the management of the Group's financial risk exposures. It is the Group's policy not to enter into derivative transactions for speculative purposes.

The Group's respective financing and treasury functions focus on managing financial risks and activities as well as providing optimum investment yield and cost-efficient funding for the Group.

Credit risk

The Group's credit risks are primarily attributable to its financial assets. To manage credit risks, the Group maintains defined credit policies and monitors on a continuous basis its exposure to credit risks. Given the Group's diverse base of counterparties, it is not exposed to large concentrations of credit risk.

Financial assets comprise of cash and cash equivalents, financial assets at FVTPL, receivables, due from related parties and financial assets at FVOCI. The Group adheres to fixed limits and guidelines in its dealings with counterparty banks and its investment in financial instruments. Bank limits are established on the basis of an internal rating system that principally covers the areas of liquidity, capital adequacy and financial stability. The rating system likewise makes use of available international credit ratings. Given the high credit standing of its accredited counterparty banks, management does not expect any of these financial institutions to fail in meeting their obligations.

In respect of installment receivables from the sale of properties, credit risk is managed primarily through credit reviews and an analysis of receivables on a continuous basis. The Group also undertakes supplemental credit review procedures for certain installment payment structures. Customer payments are facilitated through various collection modes including the use of postdated checks and auto-debit arrangements. Exposure to bad debts is not significant and the requirement for remedial procedures is minimal given the profile of buyers.

Maximum exposure to credit risk after taking into account collateral held or other credit enhancements

As of June 30, 2024 and December 31, 2023, the maximum exposure to credit risk of the Group's financial assets is equal to its carrying value except for installment contracts receivable with nil exposure to credit risk since the fair value of the related collateral is greater than the carrying value of the installment contracts receivable.

Liquidity risk

The Group monitors its cash flow position, debt maturity profile and overall liquidity position in assessing its exposure to liquidity risk. The Group maintains a level of cash and cash equivalents deemed sufficient to finance operations and to mitigate the effects of fluctuation in cash flows. Accordingly, its loan maturity profile is regularly reviewed to ensure availability of funding through an adequate amount of credit facilities with financial institutions.

Overall, the Group's funding arrangements are designed to keep an appropriate balance between equity and debt, to give financing flexibility while continuously enhancing the Group's businesses. To serve as back-up liquidity, management develops variable funding alternatives either by issuing debt or raising capital.

The table summarizes the maturity profile of the Group's financial assets and liabilities based on contractual undiscounted payments:

	June 30, 2024 (Unaudited)			
	< 1 year	> 1 to < 5 years	> 5 years	Total
Financial assets				
Cash and cash equivalents*	₱29,070	₱-	₱-	₱29,070
Receivables	21,060	2,912	-	23,972
Due from related parties	268	-	-	268
Financial assets at FVTPL				
Investments in UITF	882	-	-	882
Financial assets at FVOCI				
Equity securities				
Quoted	-	-	20,250	20,250
Unquoted	-	-	276	276
Other noncurrent assets				
Derivative assets	-	13	-	13
Total undiscounted financial assets	₱51,280	₱2,925	₱20,526	₱74,731
Other financial liabilities				
Accounts and other payables	₱38,960	₱1,254	₱-	₱40,214
Dividends payable	7,337	-	-	7,337
Loans payable	41,999	58,952	41,223	142,174
Bonds payable	4,023	-	-	4,023
Due to related parties	416	-	-	416
Liabilities on purchased properties	166	643	441	1,250
Total undiscounted financial liabilities	₱92,901	₱60,849	₱41,664	₱195,414
Liquidity Gap	(₱41,621)	(₱57,924)	(₱21,138)	(₱120,683)

*Excludes cash on hand amounting to ₱22.57 million.

	December 31, 2023 (Audited)			
	< 1 year	> 1 to < 5 years	> 5 years	Total
Financial assets				
Cash and cash equivalents*	₱16,717	₱-	₱-	₱16,717
Receivables	30,956	8,073	-	39,029
Due from related parties	134	-	-	134
Financial assets at FVTPL				
Investments in UITF	871	-	-	871
Financial assets at FVOCI				
Equity securities				
Quoted	-	-	17,420	17,420
Unquoted	-	-	276	276
Other noncurrent assets				
Derivative assets	-	-	-	-
Total undiscounted financial assets	₱48,678	₱8,073	₱17,696	₱74,447
Other financial liabilities				
Accounts and other payables	₱41,440	₱1,213	₱-	₱42,653
Dividends payable	365	-	-	365
Loans payable	40,940	73,629	42,758	157,327
Bonds payable	4,136	-	-	4,136
Due to related parties	416	-	-	416
Liabilities on purchased properties	348	770	528	1,646
Other noncurrent liabilities				
Derivative liabilities	14	-	-	14
Total undiscounted financial liabilities	₱87,659	₱75,612	₱43,286	₱206,557
Liquidity Gap	(₱38,981)	(₱67,539)	(₱25,590)	(₱132,110)

*Excludes cash on hand amounting to ₱21.15 million.

Foreign currency risk

Foreign currency risk is the risk that the value of financial instruments will fluctuate due to changes in foreign exchange rate. The Group's foreign currency-denominated financial instruments primarily consist of cash and cash equivalents, accounts receivable, accounts payable and loans payable. The Group's policy is to maintain foreign currency exposure within acceptable limits.

Interest rate risk

The Group's interest rate exposure management policy centers on reducing the Group's overall interest expense and exposure to changes in interest rates. Changes in market interest rates relate primarily to the Group's interest-bearing debt obligations with floating interest rate as it can cause a change in the amount of interest payments.

The Group manages its interest rate risk by leveraging on its premier credit rating and maintaining a debt portfolio mix of both fixed and floating interest rates. The portfolio mix is a function of historical, current trend and outlook of interest rates, volatility of short-term interest rates, the steepness of the yield curve and degree of variability of cash flows.

13. Fair Value Measurement

The methods and assumptions used by the Group in estimating the fair value of the financial instruments are as follows:

Cash and cash equivalents and short-term cash investments

The fair value of cash and cash equivalents approximate the carrying amounts at initial recognition due to the short-term maturities of these instruments.

Receivables

The fair value of receivables due within one year approximates its carrying amounts. The fair values of installment contracts receivable are based on the discounted value of future cash flows using the applicable rates for similar types of instruments. The discount rate used was 8.00% as of June 30, 2024 and December 31, 2023. For the long-term loan receivable, the Group used discounted cash flow analyses to measure the fair value of the loan and determined that the carrying amount of the loans receivable was not materially different from its calculated fair value.

Due from and to related parties

The carrying amounts approximate fair values due to its short term nature. Related party receivables and payables are due and demandable.

Financial assets at FVTPL

These pertain to the Group's investment in UITFs. UITFs are ready-made investments that allow pooling of funds from different investors with similar investments objectives. These UITFs are managed by professional fund managers and may be invested in various financial instruments such as money market securities, bonds and equities, which are normally available to large investors only. A UITF uses the mark-to-market method in valuing the fund's securities.

Financial assets at FVOCI – quoted

The fair value of quoted equity securities is based on the quoted market prices or binding dealer price quotations, without any deduction for transaction cost.

Financial assets at FVOCI – unquoted

The fair value of unquoted equity securities is estimated based on the market data approach that makes use of market multiples derived from a set of comparables. Multiples were determined that is most relevant to assessing the value of unquoted securities (e.g., earnings, book value). The selection of the appropriate multiple within the range is based on qualitative and quantitative factors specific to the measurement.

Derivative financial instruments

The fair values of interest rate swap transactions are derived using acceptable valuation method. The valuation assumptions are based on market conditions existing at the reporting dates.

Accounts and other payables

The fair values of accounts and other payables approximate the carrying amounts due to the short-term nature of these transactions.

Loans payable

Current portion of loans payable approximates its fair value due to its short-term maturity. Long-term portion of loans payable subjected to quarterly repricing is not discounted. Estimated fair value of long-term portion of loans payable with fixed interest and not subjected to quarterly repricing is based on the discounted value of future cash flows using applicable interest rates for similar types of loans as of reporting date. The interest rates used ranged from 2.44% to 6.58% and 2.45% to 6.46% as of June 30, 2024 and December 31, 2023, respectively.

Bonds payable

Current portion of bonds payable approximates its fair value due to its short-term maturity. The fair value of the long-term portion of bonds payable is based on its quoted market price in the Philippine Dealing and Exchange Corporation.

Liabilities on purchased properties

Estimated fair value was based on the discounted value of future cash flows using the applicable interest rates for similar types of loans as of reporting date. Long-term payable was incurred in 2019, 2017 and 2012 with interest rates ranging from 3.00% to 3.25% per annum.

The following tables summarize the carrying amount and fair values of financial assets and liabilities, as well as nonfinancial assets, analyzed based on the fair value hierarchy (see accounting policy on Fair Value Measurement), except for assets and liabilities where the carrying values as reflected in the interim condensed consolidated statements of financial position and related notes approximate their respective fair values.

	June 30, 2024 (Unaudited)				
	Carrying Value	Level 1	Level 2	Level 3	Total
Assets measured at fair value:					
Financial Assets					
Financial assets at FVTPL	₱882	₱-	₱882	₱-	₱882
Financial assets at FVOCI					
Quoted equity securities	20,250	20,250	-	-	20,250
Unquoted equity securities	276	-	276	-	276
Other noncurrent assets					
Derivative assets	13	-	13	-	13
	₱21,421	₱20,250	₱1,171	₱-	₱21,421
Assets for which fair values are disclosed:					
Financial Assets					
Loans and receivables					
Loans receivables	1,803	-	-	1,803	1,803
Non-financial Assets					
Investment in listed associates	141,049	112,850	-	-	112,850
Investment properties	22,081	-	-	66,065	66,065
	₱164,933	₱112,850		₱67,868	₱180,718
Liabilities for which fair values are disclosed:					
Financial Liabilities					
Liabilities on purchased properties	₱991	₱-	₱-	₱991	₱991
Loans payable	80,411	-	-	88,729	88,729
	₱81,402	₱-	₱-	₱89,720	₱89,720

	December 31, 2023 (Audited)				
	Carrying Value	Level 1	Level 2	Level 3	Total
Assets measured at fair value:					
Financial Assets					
Financial assets at FVTPL	₱871	₱-	₱871	₱-	₱871
Financial assets at FVOCI					
Quoted equity securities	17,420	17,420	-	-	17,420
Unquoted equity securities	276	-	276	-	276
	₱18,567	₱17,420	₱1,147	₱-	₱18,567
Assets for which fair values are disclosed:					
Financial Assets					
Loans and receivables					
Installment contracts receivables	₱195	₱-	₱-	₱196	₱196
Loans receivables	5,804	-	-	5,437	5,437
Non-financial Assets					
Investment in listed associates	139,115	85,702	-	-	85,702
Investment properties	22,326	-	-	66,052	66,052
	₱167,440	₱85,702	₱-	₱71,685	₱157,387
Liabilities measured at fair value:					
Financial Liabilities					
Other noncurrent liabilities					
Derivative liabilities	₱14	₱-	₱14	₱-	₱14
Liabilities for which fair values are disclosed:					
Financial Liabilities					
Liabilities on purchased properties	₱981	₱-	₱-	₱1,329	₱1,329
Loans payable	95,528	-	-	104,363	104,363
	₱96,509	₱-	₱-	₱105,692	₱105,692

As of June 30, 2024 and December 31, 2023, no transfers were made among the three levels in the fair value hierarchy.

Inputs used in estimating fair values of financial instruments carried at cost and categorized under Level 3 include risk-free rates and applicable risk premium.

The fair value of the Group's investment properties has been determined based on valuations performed by third party valuers. The value of the land was estimated by using the Market Data Approach, a valuation approach that considers the sales, listings and other related market data within the vicinity of the subject properties and establishes a value estimate by processes involving comparison.

The table below summarizes the valuation techniques used and the significant unobservable inputs valuation for each type of investment properties held by the Group:

	Valuation Techniques	Significant Unobservable Inputs
Land	Market Data Approach	Price per square meter, size, location, shape, time element and corner influence
Building and Land Improvements	Cost Approach and Market Data Approach	Lineal and square meter, current cost of materials, labor and equipment, contractor's profits, overhead, taxes and fees

Description of the valuation techniques and significant unobservable inputs used in the valuation of the Group's investment properties are as follows:

Valuation Techniques

Market Data Approach	A process of comparing the subject property being appraised to similar comparable properties recently sold or being offered for sale.
Cost Approach	A process of determining the cost to reproduce or replace in new condition the assets appraised in accordance with current market prices for similar assets, with allowance for accrued depreciation on physical wear and tear, and obsolescence.

Significant Unobservable Inputs

Reproduction Cost New	The cost to create a virtual replica of the existing structure, employing the same design and similar building materials.
Size	Size of lot in terms of area. Evaluate if the lot size of property or comparable conforms to the average cut of the lots in the area and estimate the impact of lot size differences on land value.
Shape	Particular form or configuration of the lot. A highly irregular shape limits the usable area whereas an ideal lot configuration maximizes the usable area of the lot which is associated in designing an improvement which conforms with the highest and best use of the property.
Location	Location of comparative properties whether on a Main Road, or secondary road. Road width could also be a consideration if data is available. As a rule, properties located along a Main Road are superior to properties located along a secondary road.
Time Element	"An adjustment for market conditions is made if general property values have appreciated or depreciated since the transaction dates due to inflation or deflation or a change in investors' perceptions of the market over time". In which case, the current data is superior to historic data.
Discount	Generally, asking prices in ads posted for sale are negotiable. Discount is the amount the seller or developer is willing to deduct from the posted selling price if the transaction will be in cash or equivalent.
Corner influence	Bounded by two (2) roads.

14. Contingencies

In the normal course of the Group's operations, certain entities within the Group have pending tax assessments/claims which are in various stages of protest/appeal with the tax authorities, the amounts of which cannot be reasonably estimated. The information usually required by PAS 37 is not disclosed on the ground that it can be expected to prejudice the outcome of pending litigations.

In addition, in order to partially guarantee the completion of Federal Land's ongoing projects and in the ordinary course of the Group's business, the Parent Company issued Letters of Guarantee (LG) in favor of Department of Human Settlements and Urban Development (DHSUD) for a total guarantee amount of ₱0.76 billion and ₱1.53 billion as of June 30, 2024 and December 31, 2023, respectively.

15. Subsequent Events

The Parent Company paid ₱4.00 billion bonds which matured on August 7, 2024.

The BOD of the Parent Company at its regular meeting held on August 7, 2024, passed a resolution for the fixing of August 22, 2024 as record date and September 6, 2024 as payment date for the second payout of regular cash dividend of P3.00, representing second half of the previously approved Php6.00 regular dividend last March 13, 2024.

GT CAPITAL HOLDINGS, INC. AND SUBSIDIARIES**SCHEDULE OF FINANCIAL SOUNDNESS INDICATORS****AS OF AND FOR THE PERIODS ENDED JUNE 30, 2024 AND JUNE 30, 2023 (UNAUDITED)**

(Amounts in millions except ratio and %)	2024	2023
Liquidity Ratio		
Current ratio	1.38	2.04
Current assets	₱138,256	₱139,720
Current liabilities	99,944	68,606
Solvency Ratio		
Total liabilities to total equity ratio	0.74	0.84
Total liabilities	191,597	197,073
Total equity	257,866	233,763
Debt to equity ratio	0.48	0.58
Total debt	124,590	134,500
Total equity	257,866	233,763
Asset to Equity Ratio		
Asset to equity ratio	1.74	1.84
Total assets	449,463	430,836
Total Equity	257,866	233,763
Interest Rate Coverage Ratio*		
Interest rate coverage ratio	6.58	7.23
Earnings before interest and taxes (EBIT)	24,009	28,684
Interest expense	3,648	3,967
Profitability Ratio		
Return on average assets	3.08%	3.91%
Net income attributable to Parent Company	13,782	16,583
Total assets	449,463	430,836
Average assets	448,040	423,996
Return on Average Equity**	5.88%	8.15%
Net income attributable to Parent Company (Common)	13,599	16,288
Equity attributable to Parent Company (Common)	237,987	209,275
Average equity attributable to Parent Company	231,154	199,773

*computed as EBIT/Interest Expense

**based on actual year-to-date