COVER SHEET

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S.E.C. Registration Number

PHILIPPINE REALTY AND HOLDINGS CORPORATION

(Company's Full Name)

ONE BALETE 1 BALETE DRIVE COR N DOMINGO ST BRGY KAUNLARAN DISTRICT 4 QUEZON CITY 1111

(Business Address : No. Street Company / Town / Province)

Mr. Mark Anthony M. Ramos	8631-3179
Contact Person	Company Telephone

Number

0 9	3 0	17Q		
Month	Day	FORM TYPE		

Month Day

Annual Meeting

N/A

Secondary License Type, If Applicable

Dept. Requiring this Doc. Number/Section

Amended Articles

Total Amount of Borrowings

Total No. of Stockholders

Domestic

Foreign

To be accomplished by SEC Personnel concerned

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 September 30, 2025

2. Commission identification number 99905 3. BIR Tax Identification No. 000-188-233

4. Exact name of issuer as specified in its charter

PHILIPPINE REALTY AND HOLDINGS CORPORATION

5. Province, country or other jurisdiction of incorporation or organization PHILIPPINES

6. Industry Classification Code: (SEC Use Only)

....

7. Address of issuer's principal office Postal Code

One Balete, 1 Balete Drive cor. N. Domingo St., Brgy Kaunlaran, District 4, Quezon City 1111
Satellite Office: E-1609 16th Floor East Tower, PSE Center, Exchange Rd., Ortigas Center, Pasig

8. Issuer's telephone number, including area code

(632) 8631-3179

9. The Registrant has not changed its corporate name and fiscal year. Prior to its transfer to the above satellite office address the registrant held its satellite office at 2002 East Tower, PSE Center, Exchange Rd., Ortigas Center, Pasig City.

10. Securities registered pursuant to Sections 8 and 12 of the Code, or Sections 4 and 8 of the RSA

Title of each Class	Number of shares of common stock outstanding and amount of debt outstanding
Common	9,100,102,685 shares

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

Yes [X] No [ ]

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

12. Indicate by check mark whether the registrant:

(a) has filed all reports required to be filed by Section 17 of the 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.

A copy of the comparative statements as of and for the quarters ended September 30, 2025 and 2024, is submitted as part of this report. The financial statements were prepared in accordance with accounting standards generally accepted in the Philippines. The accounting policies and methods of computations followed in the interim financial statements are the same compared with the audited financial statements for the period ended December 31, 2024.

Changes affecting balance sheet and income statement items are further disclosed in the Management Discussion and Analysis. There are no material events after the end of the interim period that have not been reflected in the financial statements for the interim period. The company had reclassified accounts such as dividends, capital and foreign exchange gains, interest, and equity earnings to investment income during the period.

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

Refer to the Nine months ended September 30, 2025 Analysis of Unaudited Consolidated Financial Statement attached as Exhibit I, Comparative Financial Soundness Indicators as Exhibit II, and Business Segments as Exhibit III.

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.

EDMUNDO C. MEDRANO
Director and President

November 10, 2025

MARISSA S. BONTOGON
Vice President and Treasurer and
Risk Officer

November 10, 2025

MARK ANTHONY M. RAMOS
Vice President and Controller, and
Compliance Officer

November 10, 2025

PHILIPPINE REALTY AND HOLDINGS CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

AS OF SEPTEMBER 30, 2025 AND DECEMBER 31, 2024

		Unaudited September 30 2025		Audited December 31 2024
ASSETS				
Current Assets				
Cash and cash equivalents	P	**69,314,348**	P	212,525,104
Financial assets at fair value through profit or loss (FVPL)		**6,750,000**		6,750,000
Trade and other receivables - current portion		**211,562,047**		310,056,766
Real estate inventories		**2,787,009,470**		2,395,612,671
Prepayments and other assets - net		**998,801,056**		995,291,809
Investment in finance lease - current portion		**3,757,585**		16,798,904
Total Current Assets		**4,077,194,506**		3,937,035,254
Non-current Assets				
Financial assets at fair value through other comprehensive income (FVOCI)		**31,977,715**		27,925,315
Trade and other receivables - non-current portion		**68,744,092**		68,744,092
Investments in and advances to associates - net		**52,969,079**		54,301,261
Investment properties - net		**5,328,558,002**		5,326,432,281
Property and equipment - net		**73,504,714**		83,892,120
Right-of-use asset - net		**68,910,884**		76,909,906
Investment in finance Lease - net of current portion		**155,173,275**		155,173,275
Other non-current assets		**53,386**		53,386
Total Non-current Assets		**5,779,891,147**		5,793,431,636
	P	**9,857,085,653**	P	9,730,466,890
LIABILITIES AND EQUITY				
LIABILITIES				
Current Liabilities				
Trade and other payables - current portion	P	**333,888,429**	P	201,192,447
Loans and notes payable - current portion		**1,189,646,244**		984,428,257
Lease liability - current portion		**4,165,722**		16,367,703
Total Current Liabilities		**1,527,700,395**		1,201,988,407
Non-current Liabilities				
Trade and other payables - net of current portion		**115,591,223**		104,872,422
Loans and note payable - net of current portion		**857,491,696**		857,491,696
Retirement benefit obligation		**96,864,110**		90,759,285
Deferred tax liabilities - net		**790,887,733**		790,887,733
Other non-current liabilities		**18,532,539**		41,405,086
Lease liability - non-current portion		**126,725,111**		126,725,111
Total Non-current Liabilities		**2,006,092,412**		2,012,141,333
		3,533,792,807		3,214,129,740
Equity Attributable to Equity Holders of the Parent Company				
Capital stock		**4,275,721,448**		4,275,721,448
Additional paid-in capital		**780,630,029**		780,630,029
Reserves		**58,414,919**		54,362,518
Retained earnings		**1,360,120,137**		1,557,228,901
Treasury stock		**(110,049,633)**		(110,049,633)
		6,364,836,900		6,557,893,263
Equity Attributable to Non-Controlling Interest		**(41,544,054)**		(41,556,113)
		6,323,292,846		6,516,337,150
	P	**9,857,085,653**	P	9,730,466,890

PHILIPPINE REALTY AND HOLDINGS CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2025 AND 2024

	2025	2024
INCOME		
Sales of real estate	P -	P 46,246,226
Rent	60,246,832	58,628,264
Management fees	29,655,072	32,869,111
Interest income	8,356,866	7,822,920
Commission income	5,637,826	7,040,849
Other income	3,894,417	7,045,866
	107,791,013	159,653,236
COSTS AND EXPENSES		
Cost of real estate sold	-	25,972,600
Cost of services	63,640,207	57,408,333
General and administrative expenses	184,812,855	192,016,966
Finance cost	53,554,349	57,209,694
Equity in net loss of associate	1,332,182	508,257
	303,339,593	333,115,850
LOSS BEFORE INCOME TAX	(195,548,580)	(173,462,614)
INCOME TAX EXPENSE	1,548,125	2,880,482
NET LOSS	(197,096,705)	(176,343,096)
ATTRIBUTABLE TO:		
Equity holders of the parent	(197,108,764)	(176,335,017)
Non-controlling interest	12,059	(8,079)
	(197,096,705)	(176,343,096)
OTHER COMPREHENSIVE INCOME (LOSS):		
Unrealized holding gain (loss) on AFS investments	4,052,400	(2,851,747)
TOTAL COMPREHENSIVE LOSS	(P 193,044,305)	(P 179,194,843)
Loss per share		
Basic	(0.021662)	(0.019379)
Diluted	(0.021662)	(0.019379)
Number of shares outstanding		
Basic	9,099,309,288	9,099,309,288
Diluted	9,099,309,288	9,099,309,288

PHILIPPINE REALTY AND HOLDINGS CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE THIRD QUARTER ENDED SEPTEMBER 30, 2025 AND 2024

	2025	2024
INCOME		
Sales of real estate	P -	P 7,911,280
Rent	**40,164,974**	21,470,753
Management fees	**19,419,071**	10,894,272
Interest income	**5,842,420**	2,347,011
Commission	**1,134,564**	1,567,393
Other income	**3,087,995**	3,187,053
	69,649,024	47,377,762
COSTS AND EXPENSES		
Cost of real estate sold	-	7,192,072
Cost of services	**41,735,906**	20,762,842
General and administrative expenses	**134,356,383**	61,487,113
Finance cost	**34,124,207**	19,347,238
Equity in net loss of associate	**813,111**	377,174
	211,029,607	109,166,439
LOSS BEFORE INCOME TAX	**(141,380,583)**	(61,788,677)
INCOME TAX EXPENSE	**540,751**	720,005
NET LOSS	**(141,921,334)**	(62,508,682)
ATTRIBUTABLE TO:		
Equity holders of the parent	**(141,937,915)**	(62,508,682)
Minority interest	**16,581**	-
	(141,921,334)	(62,508,682)
OTHER COMPREHENSIVE INCOME (LOSS):		
Unrealized holding gain (loss) on AFS investments	**5,157,600**	(736,800)
TOTAL COMPREHENSIVE LOSS	**(P136,763,734)**	(P63,245,482)
Income per share		
Basic	**(0.015599)**	(0.007152)
Diluted	**(0.015599)**	(0.007152)
Number of shares outstanding		
Basic (net of treasury stock 125,644,005)	**9,099,309,288**	9,099,309,288
Diluted (net of treasury stock 125,644,005)	**9,099,309,288**	9,099,309,288

PHILIPPINE REALTY AND HOLDINGS CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2025 AND 2024

		2025		2024
Capital Stock				
Authorized 8,000,000,000 common shares				
Issued and outstanding 7,866,647,523 shares in 2025;				
7,866,647,523 shares in 2024				
Capital stock	P	**3,933,323,762**	P	3,933,323,762
Subscribed capital stock 1,314,711,262 shares in 2025;				
1,314,711,262 shares in 2024		**657,355,632**		657,355,632
Less: Subscription receivable - Capital Stock		**157,478,973**		157,478,973
Subscription receivable - APIC		**157,478,973**		157,478,973
		342,397,686		342,397,686
Capital stock		**4,275,721,448**		4,275,721,448
Additional paid-in capital		**780,630,029**		780,630,029
Total Capital stock		**5,056,351,477**		5,056,351,477
Reserves				
Appropriated retained earnings for Treasury stock acquisition		**109,712,439**		109,712,439
Revaluation on FVOCI				
Balance, beginning		**(31,811,020)**		(26,485,605)
Disposal		-		(8,466,333)
Unrealized holding gain (loss) on financial assets at FVOCI		**4,052,400**		(2,851,747)
Balance, end		**(27,758,620)**		(37,803,685)
Accumulated Remeasurement Losses		**(23,538,901)**		(27,049,512)
		58,414,919		44,859,242
Retained earnings				
Balance, beginning		**1,557,228,901**		1,668,286,406
Reclass from reserves		-		8,466,333
Net loss		**(197,108,764)**		(176,335,017)
Balance, end		**1,360,120,137**		1,500,417,722
		6,474,886,533		6,601,628,441
Treasury Stock		**(110,049,633)**		(110,049,633)
		6,364,836,900		6,491,578,808
Minority Interest				
Balance, beginning		**(41,556,113)**		(41,552,254)
Adjustment		**12,059**		(8,079)
		(41,544,054)		(41,560,333)
	P	**6,323,292,846**	P	6,450,018,475

PHILIPPINE REALTY AND HOLDINGS CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2025 AND 2024

	2025	2024
Cash flows from Operating Activities		
Net Loss	(P 197,108,764)	(P 176,335,017)
Adjustments for:		
Financial assets at fair value through other comprehensive income (FVOCI)	4,052,400	(2,851,747)
Increase (decrease) in minority interest	12,059	(8,079)
Depreciation and amortization	11,789,496	11,491,046
Loss from operations before working capital changes	(181,254,809)	(167,703,797)
Decrease (Increase) in:		
Real estate inventories	(391,396,799)	(115,977,651)
Trade and other receivables - net	98,494,719	118,404,027
Prepayments and other current assets	(3,509,247)	(297,168,813)
Increase (Decrease) in:		
Trade and other payables	143,414,783	52,309,029
Retirement benefit obligation	6,104,825	9,113,152
Other non-current liabilities	(22,872,546)	(5,201,110)
Net cash used in operating activities	(351,019,074)	(406,225,163)
Cash Flows from Investing Activities		
Decrease (Increase) in:		
Right of use asset	7,999,022	8,043,665
Investment in finance lease	13,041,319	11,631,797
Lease liability	(12,201,981)	(11,607,387)
Investments in and advances to associates - net	1,332,182	508,256
Financial assets at fair value through other comprehensive income (FVOCI)	(4,052,400)	13,264,554
Investment property	(2,125,721)	(74,108)
Net additions to property and equipment	(1,402,090)	(9,958,311)
Net cash provided by investing activities	2,590,331	11,808,466
Cash Flows from Financing Activities		
Availment of loans payable	2,155,832,000	2,112,327,439
Payment of bank loans and notes	(1,950,614,013)	(1,788,860,326)
Net cash provided by financing activities	205,217,987	323,467,113
Net decrease in Cash and Cash Equivalents	(143,210,756)	(70,949,584)
Cash and Cash Equivalents, Beginning	212,525,104	283,145,676
Cash and Cash Equivalents, End	P 69,314,348	P 212,196,092

PHILIPPINE REALTY AND HOLDINGS CORPORATION AND SUBSIDIARIES
AGING OF ACCOUNTS RECEIVABLE-TRADE
AS OF SEPTEMBER 30, 2025

		OVER DUE			
PARTICULARS	*CURRENT*	*31-60 DAYS*	*61-90 DAYS*	*OVER 91 DAYS*	*TOTAL*
PHILIPPINE REALTY AND HOLDINGS CORPORATION	P 122,447,389	P 5,872	P 80,854	P 128,609,223	P 251,143,338
PRHC PROPERTY MANAGERS, INC.	2,325,881	151,458	-	-	2,477,339
TEKTITE INSURANCE BROKERS, INC.	4,011,814	-	-	-	4,011,814
UNIVERSAL TRAVEL CORPORATION	-	-	-	-	-
SULTAN'S POWER INC.	-	-	-	-	-
THREE CORNERS REALTY CORPORATION	-	-	-	-	-
GRAND TOTAL	P 128,785,084	P 157,330	P 80,854	P 128,609,223	P 257,632,491

Accounts Receivable - Trade	P 257,632,491
Accounts Receivable - Others	22,673,648
Total	P 280,306,139

FINANCIAL INFORMATION

Management's Discussion and Analysis of Financial Condition or Results of Operation

The financial results for the first nine (9) months of 2025 of Philippine Realty and Holdings Corporation (interchangeably referred to by its PSE trading symbol "**RLT**" or "**Parent Company**" or as the "**RLT Group**" or "**Group**") reflected a consolidated net loss after tax of ₱197 million. But in spite of this, the Group still maintained acceptable and very conservative liquidity and solvency ratios.

GDP Growth

The country's gross domestic product (**GDP**) growth rate significantly slowed in the third quarter of 2025, recording a year-on-year growth of 4.0%, down from the 5.5% growth rate observed in the second quarter of 2025.

In the third quarter of 2025, the Services sector posted the highest growth rate of 5.5% while the Agriculture, Forestry and Fishing sector grew by 2.8% in the third quarter of 2025.

Government Borrowings

As of September 2025, the outstanding debt of the National Government (**NG**) reached ₱17.46 trillion, 9.8% higher compared to ₱15.89 trillion in the same period last year. Of the total NG debt stock, 68.6% was sourced domestically, while 31.4% came from external borrowings.

Finance Secretary Ralph G. Recto downplayed the government's increasing debt, stating, "There is nothing inherently wrong with a country having debts. As long as the money is used for the right purposes such as growing the economy, which in turn, creates more jobs, increases income, and provides more revenues for the government."

Debt-to-GDP Ratio

The Philippines' debt-to-GDP ratio, or the country's outstanding debt relative to its gross domestic product, remained at 63.1 percent in the third quarter of 2025

Some economists believe that the higher debt-to-GDP ratio was likely due to a wider budget deficit, combined with relatively slower GDP growth, which mathematically slowed the growth in the GDP denominator.

Economists also cited the need for more tax and other fiscal reform measures to increase the recurring sources of government tax revenue, ensure more disciplined government spending in an effort to narrow the budget deficit and further bring down the NG debt-to-GDP ratio.

The Department of Finance (**DoF**) considers the current debt-to-GDP ratio of 63.1% to still be at a sustainable level as the DOF considers 70% of GDP to be the international threshold for sustainable borrowing, as opposed to the 60% rule-of-thumb that multilateral banks often hold developing countries to.

Inflation

The Philippine Statistics Authority (**PSA**) reported that the inflation rate for September 2025 rose to 1.7%, up from 1.5% in August 2025. However, this figure reflects a decrease compared to September 2024, when the inflation rate was 1.9%. According to the PSA, the national average inflation rate from January to September 2025 stands at 1.7%, falling even below the government's comfortable ceiling of 2% to 4%.

I. Review of Consolidated Statement of Income for the Period Ending 30 September 2025 vs. 30 September 2024

For the period ended September 30 (In millions)				
	2025 (Unaudited)	**2024 (Unaudited)**	**Change in Peso**	**Change in Percentage**
REVENUES				
Sales of real estate	₱ -	₱46	(₱46)	(100%)
Rent	60	59	1	2%
Management fees	30	33	(3)	(9%)
Interest income	8	8	-	-
Commission	6	7	(1)	(14%)
Other income	4	7	(3)	(43%)
TOTAL	**108**	**160**	(52)	(33%)
COSTS AND EXPENSES				
Cost of real estate sold	-	26	(26)	(100%)
Cost of services	64	57	7	12%
General and administrative expenses	185	192	(7)	(4%)
Finance cost	53	57	(4)	(3%)
Equity in net loss of associate	1	1	-	-
TOTAL	**303**	**333**	(30)	(9%)
LOSS BEFORE INCOME TAX	(195)	(173)	(22)	(13%)
INCOME TAX EXPENSE	2	3	(1)	(33%)
NET LOSS AFTER TAX	**(₱197)**	**(₱176)**	(₱21)	(12%)
OTHER COMPREHENSIVE INCOME (LOSS)	4	(3)	7	233%
TOTAL COMPREHENSIVE LOSS	**(₱193)**	**(₱179)**	**(₱14)**	8%

1. **Consolidated net loss after tax**. The RLT Group posted a net loss after tax of **₱197 million** for the nine (9) months ended 30 September 2025.

   The RLT Group's higher net loss after tax was primarily attributable to the lower total revenue in the first nine (9) months of 2025 compared to the same period last year.

   a. **Income**

      1) **Sales of Real Estate.** No Sales of Real Estate was recorded for the first nine (9) months of 2025 as the Parent Company opted to increase the price for its very few remaining ready-for-occupancy upscale condominium units. In comparison, the Group generated ₱46 million in revenue from Sales of Real Estate during the same period last year.

         Sales of Real Estate pertains to units sold by the Parent Company at the Skyline and SkyVillas Towers located in Quezon City, at the Icon Plaza located in Bonifacio Global City (**BGC**), and at Casa Miguel located in San Juan City.

      2) **Management Fee.** This account decreased by ₱3 million or by 9% due to lower income from the Group's property management subsidiary.

      3) **Commission.** This account decreased by ₱1 million, representing a 14% decline due to lower income from the Group's insurance brokerage subsidiary.

4) **Other income.** This account decreased by ₱3 million, primarily because of the absence this year of gain on the sale of stock investments and dividend income by the Parent Company unlike in the previous year.

b. **Costs and Expenses**

1) **Cost of Real Estate Sold**. The Cost of Real Estate Sold for the nine (9) months ended 30 September 2025, decreased by ₱26 million, which represents a 100% decrease. The Cost of Real Estate Sold moves in tandem with Sales of Real Estate. As reported earlier, there were no reported Sales of Real Estate in the first nine (9) months of 2025.

   In September 2024, the percentage of the Cost of Real Estate Sold to Sales of Real Estate was 57%.

2) **Cost of Services.** Cost of Services increased by ₱7 million or by 12% due to higher maintenance and upkeep expenses incurred by the Parent Company and by its property management subsidiary for their various Investment Properties for the nine (9) months ended 30 September 2025 compared to the same period last year.

3) **Income tax expense.** Income tax expenses decreased by ₱1 million due to the lower taxable income reported by the Parent Company's property management and insurance brokerage subsidiaries.

4) **Other Comprehensive income.** This account increased by ₱7 million or by 233%. This is primarily due to the mark-to-market unrealized gains attributable to the Parent Company's stock investments.

II. Review of Consolidated Statement of Financial Position for the Period Ending 30 September 2025 vs. 31 December 2024

As of 30 September 2025 vs. 31 December 2024				
	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)	Change in Peso	Change in Percentage
Assets				
Cash and cash equivalents	₱69	₱213	(₱144)	(68%)
Financial assets	39	35	4	11%
Trade and other receivables – net	280	379	(99)	(26%)
Real estate inventories	2,787	2,396	391	16%
Prepayments and other assets – net	999	995	4	-
Investments in and advances to associates – net	53	54	(1)	(2%)
Property and equipment – net	73	84	(11)	(13%)
Investment properties – net	5,329	5,326	3	-
Other Assets	228	248	(20)	(8%)
TOTAL ASSETS	**₱9,857**	**₱9,730**	**₱127**	**1%**
Liabilities				
Trade and other payables	₱450	₱306	₱144	47%
Loans and notes payable	2,047	1,842	205	11%
Retirement benefit obligation	97	91	6	7%
Other liabilities	940	975	(35)	(3%)
Total Liabilities	**3,534**	**3,214**	**320**	**10%**
Equity				
Capital stock	5,056	5,056	-	-
Reserves	58	54	4	7%
Retained earnings	1,360	1,557	(197)	(13%)
Treasury stock	(110)	(110)	-	-
Equity attributable to non-controlling interest	(41)	(41)	-	-
Total Equity	**₱6,323**	**₱6,516**	**(₱193)**	**(3%)**
TOTAL LIABILITIES AND EQUITY	**₱9,857**	**₱9,730**	**₱127**	**1%**

1. Total Assets. The RLT Group's Total Assets stood at ₱9.9 billion as of 30 September 2025, higher by ₱127 million compared to the Total Assets reported by the Group as of 31 December 2024. The RLT Group's Real Estate Assets accounted for 82% of the Total Assets of the Group as of 30 September 2025.

   Cash and Cash Equivalents decreased by ₱144 million or by 68%. The decrease was mainly due to the payments made to contractors by the Parent Company for its upscale Unico residential tower project in the BGC.

   Financial Assets increased by ₱4 Million or by 11% due to the fair value gains attributable to the Parent Company's stock investments.

   Trade and Other Receivables – Net decreased by ₱99 Million or by 26% due to the collection of turnover balances on the sale of real estate.

   Real Estate Inventories increased by ₱391 million or 16% mainly due to additional construction costs charged to the Parent Company's Unico residential tower project.

PHILIPPINE REALTY AND HOLDINGS CORPORATION **Exhibit II**

FINANCIAL SOUNDNESS INDICATORS

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2025 AND 2024

			2025		2024
Net Profit Margin:					
Shows how much profit is made for every peso of revenue	Net Income(Loss)/ Total Revenues	**(197,096,705)** / **107,791,013**	**-182.85%**	(176,343,096) / 159,653,236	**-110.45%**
Asset Turnover:					
Shows efficiency of asset used in operations	Total Revenues/ Ave. Total Assets	**107,791,013** / **9,793,776,272**	**0.01**	159,653,236 / 9,106,312,566	**0.02**
Interest Rate Coverage Ratio:					
Determine how easily a company can pay interest on outstanding debt	EBITDA/ Interest Expense	**(130,204,735)** / **53,554,349**	**-2.43**	(104,761,874) / 57,209,694	**-1.83**

PHILIPPINE REALTY AND HOLDINGS CORPORATION AND SUBSIDIARIES
BUSINESS SEGMENTS
AS OF SEPTEMBER 30, 2025

Exhibit III

	Sale of Real Estate and Leasing	Property Management	Insurance Brokerage	Holding Company	Real Estate	Travel Services	Elimination	Consolidated
Revenue	P 60,650,842.00	P 31,979,740.00	P 5,637,826.00	P -	P -	P -	P -	P 98,268,408.00
Segment Result	(125,127,557)	1,918,880	2,411,817	(17,070)	(28,180,508)	(24,477)	-	(149,018,915)
Interest expense/Bank charges	(53,554,349)	-	-	-	-	-	-	(53,554,349)
Interest income	8,261,178	2,272	3,566	-	82	89,768	-	8,356,866
Equity in net loss of associate	-	-	-	-	-	-	(1,332,182)	(1,332,182)
Income taxes	(585,328)	(479,720)	(483,077)	-	-	-	-	(1,548,125)
Net Income (Loss)	(P 171,006,056)	P 1,441,432	P 1,932,306	(P 17,070)	(P 28,180,426)	P 65,291	(P 1,332,182)	(P 197,096,705)
Net Loss attributable to:								
Equity holders of PRHC								(197,108,764)
Non-controlling interests								12,059
								(197,096,705)
Other Information								
Segment assets	9,713,908,951	106,090,186	17,453,059	122,280	999,582	210,465	(34,667,950)	9,804,116,573
Investment at equity method	101,929,858	-	-	-	-	-	(48,960,778)	52,969,080
Consolidated Total Assets	P 9,815,838,809	P 106,090,186	P 17,453,059	P 122,280	P 999,582	P 210,465	(P 83,628,728)	P 9,857,085,653
Segment liabilities	2,674,308,018	33,174,830	5,677,551	81,600,397	28,237,968	29,094,204	(112,801,678)	2,739,291,290
Unallocated corporate liabilities	794,501,517	-	-	-	-	-	-	794,501,517
Consolidated Total Liabilities	P 3,468,809,535	P 33,174,830	P 5,677,551	P 81,600,397	P 28,237,968	P 29,094,204	(P 112,801,678)	P 3,533,792,807
Capital expenditure	3,527,811	132,000	-	-	-	-	-	3,659,811
Depreciation	11,701,781	46,197	41,518	-	-	-	-	11,789,496
Non-cash expenses other than depreciation	10,107,817	1,497,008	-	-	-	-	-	11,604,825