COVER SHEET

9 9 9 0 5

S.E.C. Registration Number

P H I L I P P I N E R E A L T Y A N D H O L D I N G S

C O R P O R A T I O N

(Company's Full Name)

O N E B A L E T E 1 B A L E T E D R I V E C O R

N D O M I N G O S T B R G Y K A U N L A R A N

D I S T R I C T 4 Q U E Z O N C I T Y 1 1 1 1

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

Mr. Mark Anthony M. Ramos

Contact Person

8631-3179

Company Telephone Number

0 6 3 0

Month Day

1 7 Q

FORM TYPE

Month Day

Annual Meeting

N/A

Secondary License Type, If Applicable

Dept. Requiring this Doc.

Amended Articles Number/Section

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 June 30, 2026

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 June 30, 2026 and 2025, 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, 2025.

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 Three months ended June 30, 2026 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
President

August 11, 2026

MARISSA S. BONTOGON
Vice President and Treasurer and
Risk Officer

August 11, 2026

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

August 11, 2026

PHILIPPINE REALTY AND HOLDINGS CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS OF JUNE 30, 2026 AND DECEMBER 31, 2025

		Unaudited June 30 2026		Audited December 31 2025
ASSETS				
Current Assets				
Cash and cash equivalents	**P**	**157,110,416**	P	67,956,349
Financial assets at fair value through profit or loss (FVPL)		**6,750,000**		6,750,000
Trade and other receivables - current portion		**212,283,387**		223,262,586
Real estate inventories		**3,273,091,474**		2,948,523,289
Prepayments and other assets - net		**962,217,417**		971,186,309
Total Current Assets		**4,611,452,694**		4,217,678,533
Non-current Assets				
Financial assets at fair value through other comprehensive income (FVOCI)		**31,552,234**		41,867,434
Trade and other receivables - net of current portion		**33,424,568**		33,424,568
Investments in and advances to associates - net		**52,921,920**		53,577,532
Investment properties - net		**5,451,388,370**		5,451,388,370
Property and equipment - net		**65,887,410**		71,629,190
Other non-current assets		**53,386**		53,386
Total Non-current Assets		**5,635,227,888**		5,651,940,480
Total Assets	**P**	**10,246,680,582**	P	9,869,619,013
LIABILITIES AND EQUITY				
LIABILITIES				
Current Liabilities				
Trade and other payables - current portion	**P**	**344,094,908**	P	336,992,014
Unearned income		**1,127,886**		-
Loans and notes payable - current portion		**1,227,261,516**		760,651,466
Total Current Liabilities		**1,572,484,310**		1,097,643,480
Non-current Liabilities				
Trade and other payables - net of current portion		**119,702,068**		108,849,648
Loans and note payable - net of current portion		**1,448,266,830**		1,448,970,595
Retirement benefit obligation		**102,824,024**		95,136,266
Deferred tax liabilities - net		**642,690,108**		642,690,108
Deferred rent income		**5,989,772**		11,879,904
Total Non-current Liabilities		**2,319,472,802**		2,307,526,521
Total Liabilities		**3,891,957,112**		3,405,170,001
Equity Attributable to Equity Holders of the Parent Company				
Capital stock		**4,275,721,448**		4,275,721,448
Additional paid-in capital		**777,487,094**		777,487,094
Reserves		**61,706,075**		72,021,276
Retained earnings		**1,395,047,019**		1,494,456,767
Treasury stock		**(110,049,633)**		(110,049,633)
		6,399,912,003		6,509,636,952
Equity Attributable to Non-Controlling Interest		**(45,188,533)**		(45,187,940)
		6,354,723,470		6,464,449,012
	P	**10,246,680,582**	P	9,869,619,013

PHILIPPINE REALTY AND HOLDINGS CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE SIX MONTHS ENDED JUNE 30, 2026 AND 2025

		2026		2025
INCOME				
Sales of real estate	P	1,751,400	P	-
Rent		41,957,861		40,486,689
Management fees		18,344,169		18,968,443
Interest Income		803,842		5,869,555
Commission Income		2,509,313		4,503,262
Other income		9,700,238		1,521,876
		75,066,823		71,349,825
COSTS AND EXPENSES				
Cost of real estate sold		500,000		-
Cost of services		39,329,055		41,921,026
General and administrative expenses		100,684,465		105,470,637
Finance cost		32,260,941		34,308,282
Equity in net loss of associate		655,612		923,918
		173,430,073		182,623,863
LOSS BEFORE INCOME TAX		(98,363,250)		(111,274,038)
INCOME TAX EXPENSE		1,129,512		879,349
NET LOSS		(99,492,762)		(112,153,387)
ATTRIBUTABLE TO:				
Equity holders of the parent		(99,492,169)		(112,151,838)
Non-controlling interest		(593)		(1,549)
		(99,492,762)		(112,153,387)
OTHER COMPREHENSIVE INCOME (LOSS):				
Unrealized holding loss on AFS investments		(10,315,200)		1,473,600
TOTAL COMPREHENSIVE LOSS	(P	109,807,962)	(P	110,679,787)
Loss per share				
Basic		(0.010934)		(0.012325)
Diluted		(0.010934)		(0.012325)
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 SECOND QUARTER ENDED JUNE 30, 2026 AND 2025

		2026		2025
INCOME				
Sales of real estate	**P**	**1,751,400**	P	-
Rent		**21,499,392**		20,404,831
Management fees		**9,177,507**		8,732,442
Interest income		**455,691**		3,355,109
Commission		**1,373,223**		-
Other income		**4,937,493**		715,454
		39,194,706		33,207,836
COSTS AND EXPENSES				
Cost of real estate sold		**500,000**		-
Cost of services		**19,671,816**		20,016,725
General and administrative expenses		**51,884,753**		55,014,165
Finance cost		**16,115,344**		14,878,140
Equity in net loss of associate		**292,115**		404,847
		88,464,028		90,313,877
LOSS BEFORE INCOME TAX		**(49,269,322)**		(57,106,041)
INCOME TAX EXPENSE		**322,624**		(128,025)
NET LOSS		**(49,591,946)**		(56,978,016)
ATTRIBUTABLE TO:				
Equity holders of the parent		**(62,501,778)**		(56,980,989)
Minority interest		**(956)**		2,973
		(62,502,734)		(56,978,016)
OTHER COMPREHENSIVE INCOME (LOSS):				
Unrealized holding gain (loss) on				
AFS investments		**4,789,200**		2,578,800
TOTAL COMPREHENSIVE LOSS		**(P57,713,534)**		(P54,399,216)
Income per share				
Basic		**(0.006869)**		(0.006262)
Diluted		**(0.006869)**		(0.006262)
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 SIX MONTHS ENDED JUNE 30, 2026 AND 2025

		2026		2025
Capital Stock				
Authorized 8,000,000,000 common shares				
Issued and outstanding 7,866,647,523 shares in 2026;				
7,866,647,523 shares in 2025				
Capital stock	**P**	**3,933,323,762**	P	3,933,323,762
Subscribed capital stock 1,314,711,262 shares in 2026;				
1,314,711,262 shares in 2025		**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		**777,487,094**		780,630,029
Total Capital stock		**5,053,208,542**		5,056,351,477
Reserves				
Appropriated retained earnings for				
Treasury stock acquisition		**109,712,439**		109,712,439
Revaluation on FVOCI				
Balance, beginning		**(17,868,901)**		(31,811,020)
Unrealized holding loss on financial assets at FVOCI		**(10,315,200)**		1,473,600
Balance, end		**(28,184,101)**		(30,337,420)
Accumulated Remeasurement Losses		**(19,822,263)**		(23,538,901)
		61,706,076		55,836,118
Retained earnings				
Balance, beginning		**1,494,539,188**		1,557,228,901
Net loss		**(99,492,169)**		(112,151,838)
Balance, end		**1,395,047,019**		1,445,077,063
		6,509,961,637		6,557,264,658
Treasury Stock		**(110,049,633)**		(110,049,633)
		6,399,912,004		6,447,215,025
Minority Interest				
Balance, beginning		**(45,187,940)**		(41,556,113)
Adjustment		**(593)**		(1,549)
		(45,188,533)		(41,557,662)
	P	**6,354,723,470**	P	6,405,657,364

PHILIPPINE REALTY AND HOLDINGS CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE SIX MONTHS ENDED JUNE 30, 2026 AND 2025

	2026	2025
Cash flows from Operating Activities		
Net Loss	**(P 99,492,169)**	(P 112,151,838)
Adjustments for:		
Financial assets at fair value through other comprehensive income (FVOCI)	**(10,315,200)**	1,473,600
Increase (decrease) in minority interest	**(593)**	(1,549)
Depreciation and amortization	**6,741,918**	7,918,988
Loss from operations before working capital changes	**(103,066,045)**	(102,760,799)
Decrease (Increase) in:		
Real estate inventories	**(324,568,185)**	(279,436,490)
Trade and other receivables - net	**10,979,199**	73,276,111
Prepayments and other current assets	**9,051,312**	(6,257,711)
Increase (Decrease) in:		
Trade and other payables	**17,955,314**	107,417,636
Retirement benefit obligation	**7,687,758**	2,748,117
Other non-current liabilities	**(5,890,132)**	(14,606,951)
Net cash used in operating activities	**(386,722,893)**	(219,620,087)
Cash Flows from Investing Activities		
Decrease (Increase) in:		
Right of use asset	**-**	5,332,681
Investment in finance lease	**-**	8,094,317
Lease liability	**-**	(8,085,852)
Investments in and advances to associates - net	**655,612**	923,917
Financial assets at fair value through other comprehensive income (FVOCI)	**10,315,200**	(1,473,600)
Investment property	**-**	(1,099,900)
Net disposal (additions) to property and equipment	**(1,000,137)**	(922,201)
Net cash provided by investing activities	**9,970,675**	2,769,362
Cash Flows from Financing Activities		
Availment of loans payable	**1,501,450,963**	1,538,832,000
Payment of bank loans and notes	**(1,035,544,678)**	(1,441,761,385)
Net cash provided by financing activities	**465,906,285**	97,070,615
Net increase (decrease) in Cash and Cash Equivalents	**89,154,067**	(119,780,110)
Cash and Cash Equivalents, Beginning	**67,956,349**	212,525,104
Cash and Cash Equivalents, End	**P 157,110,417**	P 92,744,994

FINANCIAL INFORMATION

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

The financial results for the first six (6) months of 2026 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 ₱100 million. Notwithstanding the net loss reported for the period, the Group continued to maintain adequate liquidity and a conservative solvency position, as reflected in its liquidity and solvency ratios. The Group's financial position remained manageable, with its existing resources and capital structure providing sufficient support for its current obligations and ongoing operations.

GDP Growth

The country's gross domestic product (**GDP**) posted a year-on-year growth of 2.3% in the second quarter of 2026. This represents a decline from the 2.8% growth rate recorded in the first quarter of 2026. The second quarter performance represented the slowest quarterly growth since the pandemic, amid rising oil prices that weighed on consumer spending and contributed to inflationary pressures.

The main contributors to the country's year-on-year GDP growth during the second quarter of 2026 were Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles, which grew by 4.6%; Education, which expanded by 12.7%; and Manufacturing, which increased by 2.6%.

Government Borrowings

As of June 2026, the outstanding debt of the National Government (**NG**) stood at ₱19.07 trillion, representing an increase of 10.40% from ₱17.27 trillion recorded in the same period in 2025. Of the total NG debt stock, 67.33% was sourced from domestic borrowings, while the remaining 32.67% was attributable to external borrowings.

According to the Bureau of the Treasury (**BTr**), the year-on-year increase in the NG's outstanding debt was primarily attributable to the revaluation effect of the peso's depreciation against the US dollar, together with the net issuance of domestic government securities.

Debt-to-GDP Ratio

Latest data from the BTr showed that the country's debt-to-GDP ratio rose to 66.0% at end June 2026 from 63.1% at end- June 2025, marking the highest annual level since it hit 65.7% in 2005.

The increase came after the NG's outstanding debt hit a fresh high of ₱19.07 trillion in June, driven largely by the peso's weakening against the dollar and higher domestic borrowings. While the country's latest debt-to-GDP ratio was above the 60% prudential benchmark for emerging economies, it does not automatically mean a debt crisis for the Philippines.

Inflation

The Philippine Statistics Authority (**PSA**) reported that the country's headline inflation rate stood at 6.4% in June 2026, significantly higher than the 1.4% recorded in June 2025 and the 4.1% registered in March 2026. Inflation accelerated sharply during the second quarter of 2026, rising from 4.1% in March to 7.2% in April, before gradually moderating to 6.8% in May and 6.4% in June. While the June inflation rate reflected an easing from its April peak, it remained 2.3 percentage points higher than the March 2026 level and 5.0 percentage points above the June 2025 rate.

I. **Review of Consolidated Statement of Income for the Period Ending 30 June 2026 vs. 30 June 2025**

For the period ended June 30 (In millions)				
	2026 (Unaudited)	**2025 (Unaudited)**	**Change in Peso**	**Change in Percentage**
REVENUES				
Sales of real estate	₱2	₱ -	₱2	100%
Rent	42	41	1	2%
Management fees	18	19	(1)	(5%)
Interest income	1	6	(5)	(83%)
Commission	2	4	(2)	(50%)
Other income	10	1	9	900%
TOTAL	**75**	**71**	4	6%
COSTS AND EXPENSES				
Cost of real estate sold	1	-	1	100%
Cost of services	39	42	(3)	(71%)
General and administrative expenses	101	105	(4)	(4%)
Finance cost	32	34	(2)	(6%)
Equity in net loss of associate	1	1	-	-
TOTAL	**174**	**182**	(8)	(4%)
LOSS BEFORE INCOME TAX	(99)	(111)	12	11%
INCOME TAX EXPENSE	1	1	-	-
NET LOSS AFTER TAX	**(₱100)**	**(₱112)**	₱12	11%
OTHER COMPREHENSIVE INCOME (LOSS)	(10)	1	(11)	(1,100%)
TOTAL COMPREHENSIVE LOSS	**(₱110)**	**(₱111)**	**₱1**	1%

1. **Consolidated net loss after tax**. The RLT Group posted a net loss after tax of ₱100 million for the six (6) months ended 30 June 2026.

The RLT Group's lower consolidated net loss after tax for the first six (6) months of 2026 compared with the same period in 2025 is primarily attributable to the decrease in total costs and expenses incurred by the Group compared with the same period the previous year.

a. **Income**

1) **Sale of Real Estate.** This account increased by ₱2 million due to the sale of a parking slot during the period.

2) **Management Fee.** This account decreased by ₱1 million or by 5% due to lower income from the Group's property management subsidiary.

3) **Interest Income.** This account declined by 83% due to the absence of interest income from sublease by the Parent Company. The contract of lease covering a parcel of land in Bonifacio Global City (**BGC**) was pre-terminated by the Parent Company's lessor effective at the end of 2025. Necessarily, the Parent Company had to also pre-terminate the contract of sublease with its sublessee.

4) **Commission.** This account decreased by ₱2 million due to the lower

commission bookings by the Group's insurance agency subsidiary.

5) **Other income.** This account increased by ₱9 million compared with the same period in the previous year. The increase is primarily attributable to the ₱1 million in dividend income received by the Parent Company, ₱2 million in rental income generated by the Group's property management subsidiary, and ₱2 million in other miscellaneous income.

b. Costs and Expenses

1) **Cost of real estate sold.** Cost of real estate sold increased during the first six (6) months of 2026, due to the cost recognized in connection with the sale of a parking slot by the Parent Company.

2) **Cost of Services.** Cost of services decreased by ₱3 million, or 71%, during the first six (6) months of 2026 compared with the same period in 2025. The decrease is primarily attributable to lower expenses incurred by the Parent Company, including lower commission expenses and depreciation costs following the pre-termination of the sublease arrangement at the end of 2025. Lower costs incurred by the Group's property management subsidiary likewise contributed to the overall decrease in cost of services.

3) **Finance Cost**. Finance Cost decreased by ₱2 million from ₱34 million last year, marking a 6% drop, due to the repayment of non-project related loans (or non-Unico project related loans).

4) **Other Comprehensive income.** This account decreased by ₱11 million compared with the same period in the previous year, primarily due to unrealized mark-to-market losses arising from changes in the fair value of the Parent Company's investments in equity securities.

II. Review of Consolidated Statement of Financial Position for the Period Ending 30 June 2026 vs. 31 December 2025

As of 30 June 2026 vs. 31 December 2025				
	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)	Change in Peso	Change in Percentage
Assets				
Cash and cash equivalents	₱157	₱68	₱89	131%
Financial assets	38	49	(11)	(22%)
Trade and other receivables – net	246	257	(11)	(4%)
Real estate inventories	3,273	2,948	325	11%
Prepayments and other assets – net	963	971	(8)	(1%)
Investments in and advances to associates – net	53	53	-	-
Property and equipment – net	66	72	(6)	(8%)
Investment properties – net	5,451	5,451	-	-
TOTAL ASSETS	**₱10,247**	**₱9,869**	**₱378**	**4%**
Liabilities				
Trade and other payables	₱464	₱446	₱18	4%
Loans and notes payable	2,675	2,210	465	21%
Retirement benefit obligation	103	95	8	8%
Other liabilities	650	653	(3)	-
Total Liabilities	**3,892**	**3,404**	**488**	**14%**
Equity				
Capital stock	5,053	5,053	-	-
Reserves	62	72	(10)	(14%)
Retained earnings	1,395	1,495	(100)	(7%)
Treasury stock	(110)	(110)	-	-
Equity attributable to non-controlling interest	(45)	(45)	-	-
Total Equity	**₱6,355**	**₱6,465**	**(₱110)**	**(2%)**
TOTAL LIABILITIES AND EQUITY	**₱10,247**	**₱9,869**	**₱378**	**4%**

1. **Total Assets**. The RLT Group's Total Assets stood at ₱10 billion as of 30 June 2026, higher by ₱378 million compared to the Total Assets reported by the Group as of 31 December 2025. The RLT Group's Real Estate Assets accounted for 85% of the Total Assets of the Group as of 30 June 2026.

   Cash and Cash Equivalents increased by ₱89 million or by 130%. The increase was mainly due to cash collections from the sale of a real estate unit and lease collections, as well as proceeds from loans obtained during the period.

   Financial Assets decreased by ₱11 Million or by 22% due to the unrealized fair value losses on the Parent Company's investments in equity securities resulting from changes in market prices during the period.

   Real Estate Inventories increased by ₱325 million or 11% on account of additional construction and development costs capitalized during the period in connection with the Parent Company's Unico residential tower project.

Property and equipment – net decreased by ₱6 million due to depreciation expenses recognized during the first six (6) months of 2026.

2. **Total Liabilities.** Total Liabilities as of 30 June 2026 increased by ₱488 million at ₱3.892 billion or by 14% compared with the ₱3.404 billion recorded as of 31 December 2025. The increase was due to new bank loans obtained by the Parent Company to finance the construction and development of its Unico luxury residential tower project in BGC, as well as the increase in the Group's Trade and Other Payables.

Trade and other payables increased by ₱18 million or by 4% due to the increase in payables to suppliers and contractors in connection with the ongoing construction and development of the Unico residential tower project.

Loans and Notes Payable increased by ₱465 million or by 21% due to the additional loans availed by the Parent Company for the construction and development of its Unico residential tower project during the period.

Retirement benefit obligation increased by ₱8 million due to the recognition of retirement benefit expense during the period.

3. **Total Equity.** Total Equity as of 30 June 2026 decreased by ₱110 million compared to 31 December 2025. This is attributable to the consolidated ₱100 million net loss incurred by the Group for the six-month period ended 30 June 2026, as well as the ₱10 million unrealized holding loss on financial assets measured at Fair Value through Other Comprehensive Income (FVOCI) recognized during the period.

III. Performance Indicators

The table below presents the comparative performance indicators of the RLT Group as of 30 June 2026 compared to 31 December 2025.

Performance Indicators	30 June 2026 Unaudited	31 December 2025 Audited
Current ratio[1]	2.93:1	3.84:1
Debt-to-equity ratio[2]	0.61:1	0.53:1
Asset-to-equity ratio[3]	1.61:1	1.53:1
Book value per share[4]	₱0.72	₱0.75
Earnings per share[5]	(₱0.01)	(₱0.01)

[1] *Current assets / current liabilities*
[2] *Total debt / consolidated stockholders' equity*
[3] *Total assets / Total stockholders' equity*
[4] *Total stockholders' equity plus Subscriptions receivable / No. of shares outstanding*
[5] *Net income attributable to equity holders of Parent Company / Weighted average no. of common shares issued and outstanding*

The table above reflects the continuing conservative stance of the RLT Group in terms of the Group's liquidity and solvency positions. The steady performance of the Debt-to-Equity and Asset-to-Equity Ratios of the Group for the periods under review clearly demonstrate that the Group's conservative solvency position and low debt level.

1. **Current Ratio.** The Group's Current ratio remained at a very conservative and acceptable level at 2.93:1 despite a slight deterioration from 3.84:1 as of 31 December 2025.

2. **Debt-to-Equity Ratio.** Similarly, the RLT Group's Debt-to-Equity Ratio remained very conservative at 0.61:1 for the period under review.

3. **Asset-to-Equity Ratio.** The Asset-to-Equity Ratio for the period under review reflected a slight increase at 1.61:1 from 1.53:1 as of 31 December 2025.

4. **Book Value per Share.** The performance of the Company's Book Value per Share has also been steady at ₱0.72 per share.

TOP CONTRIBUTORS TO REVENUE

The table below presents the top contributors to revenue (before elimination of intercompany transactions) for the six (6) months ended 30 June 2026 and for the years ended 31 December 2025, and 31 December 2024.

(In millions)

SUBSIDIARIES	June 2026 Unaudited	December 2025 Audited	December 2024 Audited
PRHC Property Managers, Inc. (**PPMI**)	₱22	₱39	₱44
Tektite Insurance Agency, Inc.- (**TIAI**)	₱3	₱7	₱10

The contributions of the Company's subsidiaries to revenues and net income are shown below:

1. **PRHC Property Managers, Inc. (PPMI).** The RLT Group's property management company, PPMI, registered a Net Income before Tax of ₱2.2 million for the six (6) months ended 30 June 2026. It is higher by ₱1.9 million compared to the ₱0.24 million Net Income before Tax that the Company registered for the same period last year.

2. **Tektite Insurance Agency, Inc. (TIAI).** The RLT Group's insurance agency subsidiary posted a Net Income before Tax of ₱0.41 million for the six (6) months ended 30 June 2026 which is lower by ₱1.67 million compared to the ₱2.08 million Net Income before Tax that TIAI registered for the same period last year.

Key Financial Ratios of the Top Subsidiaries

PRHC Property Managers, Inc. (PPMI)

Performance Indicators	31 June 2026 Unaudited	31 December 2025 Audited	31 December 2024 Audited
Current ratio[1]	5.78:1	5.77:1	5.75:1
Debt-to-equity ratio[2]	0.67:1	0.67:1	0.51:1
Asset-to-equity ratio[3]	1.67:1	1.67:1	1.51:1
Book value per share[4]	₱12.38	₱12.07	₱13.74
Earnings per share[5]	₱0.32	(₱1.73)	₱1.51

[1] *Current assets / current liabilities*
[2] *Total debt / consolidated stockholders' equity*
[3] *Total assets / Total stockholders' equity*
[4] *Total stockholders' equity plus Subscriptions receivable / No. of shares outstanding*
[5] *Net income attributable to equity holders of Parent Company / Weighted average no. of common shares issued and outstanding*

Tektite Insurance Agency, Inc. (TIAI)

Performance Indicators	30 June 2026 Unaudited	31 December 2025 Audited	31 December 2024 Audited
Current ratio[1]	23.47:1	7.88:1	5.25:1
Debt-to-equity ratio[2]	0.31:1	0.44:1	0.68:1
Asset-to-equity ratio[3]	1.31:1	1.44:1	1.68:1
Book value per share[4]	₱0.88	₱0.85	₱0.71
Earnings per share[5]	₱0.02	₱0.12	₱0.28

[1] *Current assets / current liabilities*
[2] *Total debt / consolidated stockholders' equity*
[3] *Total assets / Total stockholders' equity*
[4] *Total stockholders' equity plus Subscriptions receivable / No. of shares outstanding*
[5] *Net income attributable to equity holders of Parent Company / Weighted average no. of common shares issued and outstanding*

There was no issuance, repurchase, or payment of equity securities or dividends during the first six (6) months of 2026.

As of this report, there is no other known event that will trigger direct or contingent financial obligation that is material to the Company. Moreover, there is no material off-balance sheet transaction, arrangement, obligation, and other relationship of the Company with unconsolidated entities or other persons created during this period.

IV. Financial Risk Management

The Company's activities expose it to a variety of financial risks. The Group's overall risk management program seeks to minimize potential adverse effects on the financial performance of the Group. The policies for managing specific risks are summarized below:

1. **Foreign currency risk.** The Group undertakes certain transactions denominated in foreign currencies. Hence, exposure to exchange rate fluctuations arises with respect to transactions denominated in US Dollars. Foreign exchange risk arises when future commercial transactions and recognized assets and liabilities are denominated in a currency that is not the Group's functional currency. Significant fluctuation in the exchange rates could significantly affect the Group's financial position.

   Foreign exchange risk exposure of the Group is limited to its cash and cash equivalents. Currently, the Group has a policy not to incur liabilities in foreign currency. Construction and supply contracts, which may have import components, are normally denominated in Philippine peso.

   Should there be any large supply contract denominated in foreign currency that the Group must enter into and which cannot be avoided, the Group closes its open foreign exchange position immediately, and avoids currency exchange speculation.

2. **Credit risk.** Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Group.

   The Group has adopted stringent procedures in evaluating and accepting risk by setting counterparty and transaction limits. In addition, the Group has policies in place to ensure that sales are made to customers with an appropriate and acceptable credit history.

With respect to installments receivable from the sale of properties, credit risk is managed primarily through credit reviews and an analysis of receivables on a continuous basis. The Company also undertakes supplemental credit review procedures for certain installment payment structures. The Company's stringent customer requirements and policies in place contribute to lower customer default than its competitors. Customer payments are facilitated through various collection modes including the use of postdated checks.

Exposure to bad debts is not significant as title to real estate properties are not transferred to the buyers until full payment has been made and the requirement for remedial procedures is minimal given the profile of buyers.

Credit risk arising from rental income from leasing properties is primarily managed through a tenant selection process. Prospective tenants are evaluated on the basis of payment track record and other credit information. In accordance with the provisions of the lease contracts, the lessees are required to deposit with the Company security deposits and advance rentals which help reduce the Company's credit risk exposure in case of defaults by the tenants. For existing tenants, the Company has put in place a monitoring and follow-up system. Receivables are aged and analyzed on a continuous basis to minimize credit risk associated with these receivables. Regular meetings with tenants are also undertaken to provide opportunities for counseling and further assessment of paying capacity.

Other financial assets are comprised of cash and cash equivalents excluding cash on hand, financial assets at Fair Value through Profit and Loss (**FVPL**), financial assets at Fair Value through Other Comprehensive Income (**FVOCI**) and advances to subsidiaries and associates. The Company adheres to fixed limits and guidelines in its dealings with counterparty banks and its investment in financial instruments. Bank investment 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 to meet their obligations. Nevertheless, the Company closely monitors developments with counterparty banks and adjusts its exposure accordingly while adhering to pre-set limits.

3. **<u>Interest rate risk.</u>** Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

The primary source of the Group's interest rate risk relates to its cash and cash equivalents and loans payable.

Cash and cash equivalents are short-term in nature and with the current interest rate level, any variation in the interest will not have a material impact on the profit or loss of the Group.

Management is responsible for monitoring the prevailing market-based interest rate and ensures that the mark-up charged on its borrowings are optimal and benchmarked against the rates charged by other creditor banks.

4. **<u>Price risk.</u>** Price risk is the risk that the fair value of the financial investments particularly debt and equity instruments will fluctuate as a result of changes in market prices (other than those arising from interest rate risk or foreign currency risk), whether caused by factors specific to an individual investment, its issuer or factors affecting all instruments traded in the market.

   The Group manages the equity price risk through diversification and by placing limits on individual and total equity instruments. The Group's Board of Directors reviews and approves all equity investment decisions.

5. **<u>Liquidity Risk.</u>** The Group maintains adequate highly liquid assets in the form of cash and cash equivalents to assure necessary liquidity. Free cash flows have been restricted primarily for the settlement of the Parent's Company's debt obligations.

   The Company manages liquidity risk by maintaining adequate reserves, establishing banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows and matching the maturity profiles of financial assets and liabilities.

PHILIPPINE REALTY AND HOLDINGS CORPORATION AND SUBSIDIARIES
AGING OF ACCOUNTS RECEIVABLE-TRADE
AS OF JUNE 30, 2026

		OVER DUE			
PARTICULARS	*CURRENT*	*31-60 DAYS*	*61-90 DAYS*	*OVER 91 DAYS*	*TOTAL*
PHILIPPINE REALTY AND HOLDINGS CORPORATION	P 184,657,689	P 504,756	P 351,330	P 27,834,453	P 213,348,228
PRHC PROPERTY MANAGERS, INC.	2,828,551	157,204	-	-	2,985,756
TEKTITE INSURANCE BROKERS, INC.	1,560,470	-	-	-	1,560,470
UNIVERSAL TRAVEL CORPORATION	-	-	-	-	-
SULTAN'S POWER INC.	-	-	-	-	-
THREE CORNERS REALTY CORPORATION	-	-	-	-	-
GRAND TOTAL	P 189,046,710	P 661,960	P 351,330	P 27,834,453	P 217,894,454

Accounts Receivable - Trade	P 217,894,454
Accounts Receivable - Others	27,813,502
Total	P 245,707,955

PHILIPPINE REALTY AND HOLDINGS CORPORATION **Exhibit II**
FINANCIAL SOUNDNESS INDICATORS
FOR THE SIX MONTHS ENDED JUNE 30, 2026 AND 2025

			2026		2025
Net Profit Margin:					
Shows how much profit is made for every peso of revenue	Net Income(Loss)/ Total Revenues	(99,492,762) / 75,066,823	-132.54%	(112,153,387) / 71,349,825	-157.19%
Asset Turnover:					
Shows efficiency of asset used in operations	Total Revenues/ Ave. Total Assets	75,066,823 / 10,058,149,798	0.01	71,349,825 / 9,767,398,779	0.01
Interest Rate Coverage Ratio:					
Determine how easily a company can pay interest on outstanding debt	EBITDA/ Interest Expense	(59,360,391) / 32,260,941	-1.84	(69,046,768) / 34,308,282	-2.01

PHILIPPINE REALTY AND HOLDINGS CORPORATION AND SUBSIDIARIES

BUSINESS SEGMENTS

AS OF JUNE 30, 2026

Exhibit III

	Sale of Real Estate and Leasing	Property Management	Insurance Brokerage	Holding Company	Real Estate	Travel Services	Elimination	Consolidated
Revenue	P 43,686,131.00	P 21,680,287.00	P 2,509,313.00	P -	P -	P -	P -	P 67,875,731.00
Segment Result	(68,705,706)	2,183,287	410,119	(18,061)	(116,970)	(3,209)	-	(66,250,540)
Interest expense/Bank charges	(32,260,941)	-	-	-	-	-	-	(32,260,941)
Interest income	800,410	1,441	1,991	-	-	-	-	803,842
Equity in net loss of associate	-	-	-	-	-	-	(655,612)	(655,612)
Income taxes	(501,268)	(545,822)	(82,422)	-	-	-	-	(1,129,512)
Net Income (Loss)	(P 100,667,505)	P 1,638,906	P 329,688	(P 18,061)	(P 116,970)	(P 3,209)	(P 655,612)	(P 99,492,762)
Net Loss attributable to:								
Equity holders of PRHC								(99,492,169)
Non-controlling interests								(593)
								(99,492,762)
Other Information								
Segment assets	8,503,631,736	107,396,454	15,896,034	130,048	1,610,308,665	210,465	(43,814,739)	10,193,758,663
Investment at equity method	1,685,929,857	-	-	-	-	-	(1,633,007,937)	52,921,920
Consolidated Total Assets	P 10,189,561,593	P 107,396,454	P 15,896,034	P 130,048	P 1,610,308,665	P 210,465	(P 1,676,822,676)	P 10,246,680,582
Segment liabilities	3,189,972,640	42,997,278	3,730,110	86,482,420	28,703,258	29,148,933	(124,460,062)	3,256,574,577
Unallocated corporate liabilities	635,382,536	-	-	-	-	-	-	635,382,536
Consolidated Total Liabilities	P 3,825,355,176	P 42,997,278	P 3,730,110	P 86,482,420	P 28,703,258	P 29,148,933	(P 124,460,062)	P 3,891,957,112
Capital expenditure	1,000,137	(0)	-	-	-	-	-	1,000,137
Depreciation	6,720,201	19,137	2,579	-	-	-	-	6,741,917
Non-cash expenses other than depreciation	6,675,814	1,011,944	-	-	-	-	-	7,687,758