

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
Mar 31, 2019
2. SEC Identification Number
AS095002283
3. BIR Tax Identification No.
004-703-376-000
4. Exact name of issuer as specified in its charter
DMCI Holdings Inc.
5. Province, country or other jurisdiction of incorporation or organization
Philippines
6. Industry Classification Code(SEC Use Only)
7. Address of principal office
3/F Dacon Bldg. 2281 Chino Roces Avenue, Makati City
Postal Code
1231
8. Issuer's telephone number, including area code
(632) 8883000
9. Former name or former address, and former fiscal year, if changed since last report
N/A
10. Securities registered pursuant to Sections 8 and 12 of the SRC 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	13,277,470,000	
Preferred	960	

11. Are any or all of registrant's securities listed on a Stock Exchange?

☒ Yes ☐ No

If yes, state the name of such stock exchange and the classes of securities listed therein:

The Philippine Stock Exchange / Common and Preferred Shares

12. Indicate by check mark whether the registrant:

(a) has filed all reports required to be filed by Section 17 of the SRC 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 that the registrant was required to file such reports)

☒ Yes ☐ No

(b) has been subject to such filing requirements for the past ninety (90) days

☒ Yes ☐ No

The Exchange does not warrant and holds no responsibility for the veracity of the facts and representations contained in all corporate disclosures, including financial reports. All data contained herein are prepared and submitted by the disclosing party to the Exchange, and are disseminated solely for purposes of information. Any questions on the data contained herein should be addressed directly to the Corporate Information Officer of the disclosing party.



DMCI Holdings, Inc. DMC

PSE Disclosure Form 17-2 - Quarterly Report References: SRC Rule 17 and Sections 17.2 and 17.8 of the Revised Disclosure Rules

For the period ended	Mar 31, 2019
Currency (indicate units, if applicable)	Php Thousands

Balance Sheet

	Period Ended	Fiscal Year Ended (Audited)
	Mar 31, 2019	Dec 31, 2018
Current Assets	101,600,867	95,890,197
Total Assets	187,261,902	182,404,715
Current Liabilities	45,888,669	45,312,599
Total Liabilities	88,567,111	85,325,256
Retained Earnings/(Deficit)	63,619,873	60,746,125
Stockholders' Equity	98,694,791	97,079,459
Stockholders' Equity - Parent	81,416,271	78,542,523
Book Value per Share	6.13	5.92

Income Statement

	Current Year (3 Months)	Previous Year (3 Months)	Current Year-To-Date	Previous Year-To-Date
Gross Revenue	19,651,825	20,311,957	19,651,825	20,311,957
Gross Expense	15,883,711	14,298,042	15,883,711	14,298,042
Non-Operating Income	905,246	574,448	905,246	574,448
Non-Operating Expense	408,758	305,518	408,758	305,518

Income/(Loss) Before Tax	4,264,602	6,282,845	4,264,602	6,282,845
Income Tax Expense	327,648	402,949	327,648	402,949
Net Income/(Loss) After Tax	3,936,954	5,879,896	3,936,954	5,879,896
Net Income Attributable to Parent Equity Holder	2,873,748	3,863,202	2,873,748	3,863,202
Earnings/(Loss) Per Share (Basic)	0.22	0.29	0.22	0.29
Earnings/(Loss) Per Share (Diluted)	0.22	0.29	0.22	0.29

	Current Year (Trailing 12 months)	Previous Year (Trailing 12 months)
Earnings/(Loss) Per Share (Basic)	1.02	1.1
Earnings/(Loss) Per Share (Diluted)	1.02	1.1

Other Relevant Information

Attached is SEC Form 17-Q for full disclosure of the 2019 First Quarter Interim Report

Filed on behalf by:

Name	Brian Lim
Designation	Vice President & Senior Finance Officer

COVER SHEET

A S O 9 5 0 0 2 2 8 3
SEC Registration Number

D M C I H O L D I N G S , I N C .

(Company's Full Name)

3 R D F L R . D A C O N B L D G . 2 2 8 1
C H I N O R O C E S A V E . M A K A T I C I T Y

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

HERBERT M. CONSUNJI
Contact Person

888-3000
Company Telephone Number

(Third Tuesday of May)

1 2 3 1
Month Day
Fiscal Year

SEC Form 17-Q
Frist Quarter Interim Report 2019
FORM TYPE

0 5 2 1
Month Day
Annual Meeting

N.A.
Secondary License Type, If Applicable

C F D
Dept Requiring this Doc

Amended Articles Number / Section

Total No. of Stockholders

Total Amount of Borrowings
Domestic Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document ID

Cashier

STAMPS

Remarks: Please use BLACK ink for scanning purposes

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 quarter ended March 31, 2019

2. SEC Identification No. AS095-002283

3. BIR Tax Identification No. 004-703-376

DMCI Holdings, Inc.

4. Exact name of issuer as specified in its charter

5. Philippines

6. (SEC Use Only)

Province, Country or other jurisdiction of
incorporation or organization

Industry Classification Code:

7. 3rd Floor, Dacon Building, 2281 Pasong Tamo Ext., Makati city1231

Address of principal office

Postal Code

8. Tel. (632) 888-3000

Fax (632) 816-7362

Issuer's telephone number, including area code

9. Not applicable

Former name, former address, and former fiscal year, if changed since last report.

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

<u>Title of Each Class</u>	<u>No. of Shares Outstanding</u>	<u>Amount</u>
Common Shares	Php13,277,470,000.00	Php13,277,470,000.00
Preferred Shares	960.00	960.00
TOTAL	Php13,277,470,960.00	Php13,277,470,960.00

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

Yes ☒ No ☐

If yes, state the name of such stock exchange and the classes of securities listed therein:

Philippine Stock Exchange

Class "A" Shares

Preferred Shares

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 ☒ No ☐

(b) has been subject to such filing requirements for the past ninety (90) days.

Yes ☒ No ☐

PART I--FINANCIAL INFORMATION

Item 1. Financial Statements.

The Financial Statements as of and for the period ended **March 31, 2019** are contained herein.

MANAGEMENT DISCUSSION AND ANALYSIS OF RESULTS OF CONSOLIDATED OPERATIONS AND CONSOLIDATED FINANCIAL CONDITION AS OF AND FOR THE PERIOD ENDED MARCH 31, 2019

March 31, 2019 (Unaudited) vs March 31, 2018 (Restated)

I. RESULTS OF OPERATIONS

Below is a table on the net income contributions of the Company's businesses for 2019 and 2018:

CONSOLIDATED NET INCOME AFTER NON-CONTROLLING INTERESTS

(in Php Millions)	For the Period		Variance	
	2019	2018 ¹	Amount	%
SEMIRARA MINING AND POWER CORPORATION	P1,417	P2,761	(P1,344)	-49%
DMCI HOMES	481	460	21	5%
MAYNILAD	436	387	49	13%
D.M. CONSUNJI, INC.	359	336	23	7%
DMCI MINING	103	45	58	129%
DMCI POWER (SPUG)	100	76	24	32%
PARENT & OTHERS	69	37	32	86%
CORE NET INCOME	2,965	4,102	(1,137)	-28%
NON-RECURRING ITEMS	(91)	(239)	148	-62%
REPORTED NET INCOME	P2,874	P3,863	(P989)	-26%

¹ DMCI Homes was restated using PFRS 15

DMCI Holdings, Inc. (the "Company") recorded P2.9 billion in consolidated net income for the first three months of 2019, a 26% drop from P3.9 billion last year. All business segments, except for SMPC, delivered healthy returns for the period.

Excluding the non-recurring items in 2019 and 2018, core net income of DMCI Holdings receded 28% from P4.1 billion to P3.0 billion.

The non-recurring items in the first quarter of 2019 pertains mainly to the P93 million share in accelerated depreciation of Sem-Calaca Power Corporation (SCPC) as Unit 1 is undergoing rehabilitation for the period.

Meanwhile, non-recurring items in the first quarter of 2018 include the P167 million share in accelerated depreciation of SCPC and the P72 million share in Maynilad's one-time refinancing costs.

Despite the weak performance of SMPC during the first quarter of 2019, DMCI Holdings saw its consolidated revenues dropped by only 3% from P20.3 billion to P19.7 billion due to the strong performance of its construction, off-grid power and nickel mining businesses.

Net income contributions from SMPC fell 49% from P2.6 billion to P1.3 billion owing to an 18% decline in the average selling price of coal and 21% drop in total power generation. Excluding non-recurring items, SMPC's core income attributable to DMCI Holdings declined 49% from P2.8 billion to P1.4 billion.

DMCI Homes contributed P481 million, a 5% improvement from restated first-quarter earnings of P460 million last year driven by lower cost of real estate development during the period. The restatement was due to the adoption of PFRS 15 which became effective in 2018.

Meanwhile, share in net income from affiliate Maynilad jumped by 39% from P315 million to P438 million due to the combined effect of higher billed volume, a more favorable customer mix, inflationary adjustment on the basic charge beginning January 1, 2019 and tariff adjustment of 2.7% starting October 1, 2018. Excluding non-recurring items, share in Maynilad's core income increased by 13% from P387 million to P436 million.

D.M. Consunji, Inc. delivered a 7% growth in net income share from P336 million to P359 million on the back of higher accomplishment of its ongoing infrastructure projects.

Off-grid energy business DMCI Power saw its net earnings surge 32% from P76 million to P100 million. The double-digit growth was driven by a 20% increase in energy sales volume.

DMCI Mining registered strong growth in the first quarter of 2019 as its net income contribution climbed 129% from P45 million to P103 million. The increase was due to the 118% rise in nickel shipment volume during the period.

Contributions from Parent Company and other investments rose 86% from P37 million to P69 million due to higher interest income.

SEMI RARA MINING AND POWER CORPORATION

The coal and on-grid power businesses are reported under Semirara Mining and Power Corporation, a 56.65% owned subsidiary of DMCI Holdings, Inc.

Consolidated Net Income After Tax (NIAT) for Q1 2019 dropped to P2.33 billion, 49 percent lower from the P4.57 billion recorded in the same period last year. Net of eliminations, coal segment contributed P2.13 billion, Southwest Luzon Power Generation Corporation (SLPGC) contributed P226.10 million while SEM-Calaca Power Corporation (SCPC) recorded a net loss of P22.37 million this year.

With 37 percent higher strip ratio of 12.53 from 9.12 last year, coal production slightly dropped two percent to 4.06 million tons from 4.12 million tons last year. Export sales picked up, pushing total coal sales by four percent to 3.55 million tons compared to 3.42 million tons in Q1 2018. Drop in global coal prices translated to an 18 percent year-on-year decrease in coal average selling price from P2,786/ton last year to P2,272/ton this year.

Energy sales of SCPC and SLPGC increased by 11 percent to 638 GWh from 575GWh last year. Softer global coal prices also affected power average selling price which dropped 19 percent year-on-year to P4.32 per KWh from P5.35 per KWh in Q1 2018. Total generation from January to March fell to 508 GWh from 642 GWh during the same period last year.

SCPC's Unit 1 is on a six-month Life Extension Program (LEP) since December 30, 2018. LEP is a cost-effective strategy to maintain and upgrade operations of existing facilities beyond its traditional lifetime, at the same time to limit environmental complications and financial risks. SCPC's Unit 2 will also undergo LEP as soon as Unit 1 becomes commercially available. In Q1 this year, the plant's outages and deration were due to boiler tube leaks and repair of condenser.

Mostly due to boiler issues, SLPGC's Unit 3 was also down for a total of 29 days in Q1. Meanwhile, SLPGC's Unit 4 was placed on maintenance shutdown after experiencing tube leaks in mid-January. This, advancing the supposed planned maintenance shutdown for the middle of the year to Q1. There are no other planned outages for the unit for the rest of the year.

The power segment incurred a total loss of P95 million for purchases of replacement power totaling to 216 GWh in Q1.

As a result, net income contribution to the Parent Company for the first three months fell 49% from P2.6 billion to P1.3 billion. Excluding non-recurring items, SMPC's core income attributable to DMCI Holdings declined 49% from P2.8 billion to P1.4 billion.

For detailed information – refer to SMPC 17Q filed with SEC and PSE.

DMCI HOMES

Net income contribution of wholly owned subsidiary, DMCI Project Developer's Inc. (PDI) amounted to P481 million during the first quarter of 2019, a 5% rise from restated earnings of P460 million the previous year.

Realized revenues for the period slipped by 2% from P4.6 billion to P4.4 billion in 2019. While total operating costs (under cost of sales and operating expenses) declined at a faster pace of 5% from P4.1 billion to P3.9 billion. Total operating income jumped by 24% as a result of lower costs of real estate development.

Effective in 2018, DMCI Homes adopted PFRS 15. The new accounting standard resulted in significant changes in the Company's revenue process such as determination of actual costs incurred and recognition of sellers' commission as cost of sales instead of budgeted costs.

Sales and reservations for the first three months of 2019 stood at P11.1 billion, 27% down from P15.1 billion last year due mainly to the timing of project launches. From January to March 2019, the Company has launched one project in Quezon City with estimated sales value of P4.1 billion. The Company is planning to launch new projects the rest of the year which are located in various areas in Metro Manila, Cebu and Davao in order to expand its project offerings.

On the other hand, capex disbursements grew by 39% to P3.7 billion from P2.7 billion last year. Of the amount spent in 2019, 68% went to development cost and the rest to land and asset acquisition.

MAYNILAD

Maynilad's water and sewer service revenue rose by 9.7% to P5.6 billion from P5.1 billion last year driven by higher billed volume coupled with a favorable customer mix, inflation rate adjustment of 5.7% in January 2019 and the tariff adjustment of 2.7% in October 2018.

Average non-revenue water at district metered area (DMA) level improved from 32.48% in 2018 to 27.98% in 2019 as a result of the 4.8% decrease in water supply coupled with the 1.6% billed volume growth during the year.

Cash operating expenses grew by 5.9% to P1.7 billion due to higher personnel costs for the period. Meanwhile, noncash operating expenses rose by 22.8% primarily driven by increases in amortization of intangible assets and higher depreciation due to the effect of PFRS 16 Leases, where rentals previously reported as cash opex are now recorded as right-of-use asset and depreciated over the term of the lease contracts.

As a result, Maynilad reported a net income of P1.8 billion in the first three months of 2019, a 35% improvement from P1.3 billion last year.

After adjustments at the consortium company level, the Company's equity in net earnings reported a 39% growth from P315 million in 2018 to P438 million in 2019. Excluding the share in one-time loan refinancing cost in 2018 and other non-recurring items, equity in net earnings rose by 13% from P387 million to P436 million.

Maynilad is striving to meet its service obligations but financing these requires resolution of the remaining claims and tax recovery matters following a series of favorable rulings in arbitration and in court.

Following a constructive and professional rate rebasing, Maynilad was awarded a 16.2% tariff increase – excluding inflation – to be implemented on a staggered basis. The Metropolitan Waterworks and Sewerage System ("MWSS") also approved a 5.7% inflation-linked tariff increase in January 2019. Despite this, unfortunately the rebasing did not address Maynilad's corporate income tax recovery issue inherited from the previous Administration.

Recently, the Philippine Government expressed its intention to review the concession agreements, including Maynilad's. Maynilad shall cooperate in the review process and will continue to express its faith and confidence in the current concession arrangement which has seen strong and steady growth in the number of Maynilad customers receiving affordable clean water.

D.M. CONSUNJI, INC.

Earnings from construction business grew by 7% from P336 million to P359 million in the first quarter of 2019.

Construction revenue from January to March expanded by 22% from P3.2 billion to P3.9 billion in 2019. Higher accomplishment from ongoing infrastructure projects, such as the Cavite-Laguna Expressway and Skyway Stage 3, mainly accounted for the revenue growth during the period. As a result, gross profit rose by 10% from P577 million to P635 million in the first quarter of 2019. Meanwhile, operating expenses increased by 50% due mainly to increase in manpower costs and maintenance costs of information system.

Order book (balance of work) at the end of March 2019 stood at P25.8 billion, 8% down from P27.9 billion at the close of 2018. Awarded projects during the first quarter of the year totaled P2.2 billion which includes the Procurement of Trackwork, Electrical and Mechanical systems and Integration with Existing systems for LRT Line 2 - East (Masinag) Extension Project, Presidential Security Group (PSG) Station Hospital and the University of the Philippines College of Medicine Sciences Building.

DMCI POWER (SPUG)

DMCI Power Corporation (DPC), a wholly-owned subsidiary, provides off-grid power to missionary areas through long-term power supply agreements with local electric cooperatives.

As of March 31, 2019, installed rated capacity in Masbate, Palawan and Mindoro totaled 105.12MW. Operations in Sultan Kudarat ended in December 2018 following the expiration of the Power Supply Agreement (PSA) with Sultan Kudarat Electric Cooperative, Inc. (SUKELCO).

Sales volume for the first quarter of 2019 in Masbate (26.64 GWh), Palawan (33.21 GWh) and Mindoro (15.87 GWh) totaled 75.72 GWh, a 20% growth from last year due to higher power demand across all operating segments coupled with the improved distribution and transmission line systems. On the other hand, average selling prices increased by 10% from P11.77/kWh to P12.97/kWh due to its higher pass-through fuel component. As a result, total off-grid generation revenue rose by 31% to P982 million from P749 million last year. On the other hand, total costs (under cost of sales and operating expenses) went up by 31% to P847 million also driven by higher fuel prices.

Consequently, net income contribution of the off-grid power segment for the first three months expanded by 32% from P76 million in 2018 to P100 million in 2019.

DMCI MINING

The nickel and metals mining business is reported under DMCI Mining Corporation, a wholly-owned subsidiary of DMCI Holdings, Inc.

DMCI Mining Corporation delivered a 129% growth in net income contribution from P45 million to P103 million during the first three months of 2019.

Revenue rose by 63% to P501 million from P308 million as nickel shipments for the first quarter of 2019 stood at 338 thousand wet metric tons (WMT), more than doubled than last year's 156 thousand WMT. All nickel shipments for the period came from Berong Nickel Corporation following the resumption of its mining operations by virtue of the Department of Environment and Natural Resources (DENR) Resolution lifting its Suspension Order last November 2018.

Average ore grade in the first quarter of 2019 stood at 1.59% compared to 1.70% in the same period last year. As a result of selling lower ore grade, composite average price dropped to P1,480 per WMT in 2019 from P1,980 per WMT in 2018.

The segment's total depletion, depreciation and amortization amounted to P52 million in the first quarter of 2019, a 200% increase from P17 million in 2018 upon the resumption of mining operations in Berong. Meanwhile, total company cash cost per WMT (under cost of sales and operating expenses) amounted only to P775 per WMT in 2019 compared to P1,238 per WMT in 2018 following the 118% increase in nickel shipment for the first quarter.

The DENR has resolved to partially grant the Motion for Reconsideration filed by Zambales Diversified Metals Corporation (ZDMC). ZDMC has since then submitted and secured approval of its Action Plan for the DENR findings. Upon full accomplishment of its Action Plan, the resumption of ZDMC's mine operations shall be recommended and ordered by DENR.

Explanation of movement in consolidated income statement accounts:

Revenue

Consolidated revenue for the first three months of 2019 amounted to P19.7 billion, 3% drop from P20.3 billion last year. The higher accomplishment in the construction business, increasing demand in the off-grid power business and higher nickel shipments were offset by the drop in coal prices and reduced power generation of SMPC.

Cost of Sales and Services

Higher coal stripping ratio, increase in fuel prices and higher generation of SLPGC largely accounted for the rise in consolidated cost of sales and services. From P10.9 billion in 2018, it increased by 21% to P13.2 billion in 2019.

Operating Expenses

Government royalties for the period amounted to P0.8 billion, a 47% decline from P1.5 billion last year due to lower profitability of the coal business. Excluding government royalties, operating expenses incurred during the first quarter of 2019 amounted to P1.9 billion, the same level with 2018.

Equity in Net Earnings

Equity in net earnings of associates expanded by 39% as a result of higher income take up from Maynilad.

Finance Income

Consolidated finance income grew by 21% due to higher interest income from placements during the period.

Finance Cost

Consolidated finance costs rose by 34% due to new loan availments from coal, power and real estate businesses.

Other Income-net

Other income jumped by 231% as minimal losses were booked on foreign currency denominated transactions.

Provision for Income Tax

Lower taxable profits mainly from Sem-Calaca (Units 1 and 2) accounted for the 19% drop in consolidated provision for income tax (both current and deferred) during the period.

II. CONSOLIDATED FINANCIAL CONDITION

March 31, 2019 (Unaudited) vs December 31, 2018 (Audited)

The Company's financial condition for the period improved as consolidated total assets and total equity amounted to P187 billion and P99 billion as of March 31, 2019. This is an improvement of 3% and 2%, respectively.

Consolidated cash expanded by 12% from P15.5 billion in December 31, 2018 to P17.3 billion in March 31, 2019 upon generation of P3.3 billion cash flows from operations. This was offset by capital expenditures during the period.

Receivables contracted by 11% from P16.7 billion to P14.9 billion in 2019 driven mainly by collections of power receivables.

Contract assets (current and non-current) grew by 8% due to the excess of progress of work over billed accomplishments in the real estate and construction businesses.

Consolidated inventories stood at P46.7 billion, 5% up from P44.7 billion last year coming from higher coal inventory and spare parts inventory for coal and on-grid power businesses as well as land acquisitions of the real estate business.

Other current assets rose by 6% to P10.7 billion due mainly to advances to suppliers for equipment and spare parts.

Investments in associates and joint ventures decreased by 2%. New investment in a joint venture by DMCI Homes were offset by higher dividends received from Maynilad.

Property, plant and equipment remained at the same level with last year's P57 billion as capital expenditures were offset by depreciation and depletion during the period.

Investment properties slipped by 2% due to depreciation for the year.

Other noncurrent assets jumped by 31% due to additional deferred input vat and real estate broker's commission capitalized during the period.

Accounts and other payables rose by 12% mainly attributed to dividends to non-controlling interest of SMPC that were paid in April 2019.

Contract liabilities (current and non-current) increased to P11.4 billion from P11.3 billion last year due mainly to excess of customer's deposit/billed accomplishments over progress of work.

Lower taxable profits in Sem-Calaca (Units 1 and 2) resulted to the drop in income tax payable by 57% from last year balance.

From P41.5 billion, total debt (under short-term and long-term debt) jumped to P42.1 billion following net loan availments during the period.

Liabilities for purchased land grew by 12% due to the acquisition of land for real estate development.

Consolidated retained earnings stood at P63.6 billion at the end of March 2019, 5% up from P60.7 billion at the close of 2018 after generation of P2.9 billion attributable net income to Parent.

Non-controlling interest fell by 7% as a result of the non-controlling share in net income reduced by dividends to non-controlling interest of SMPC.

III. KEY PERFORMANCE INDICATORS

The Company and its Subsidiaries (the "Group") use the following key performance indicators to evaluate its performance:

- a) Segment Revenues
- b) Segment Net Income (after Noncontrolling Interests)
- c) Earnings Per Share
- d) Return on Common Equity
- e) Net Debt to Equity Ratio

SEGMENT REVENUES

(in Php Millions)	For the Period		Variance	
	2019	2018	Amount	%
SEMIRARA MINING AND POWER CORPORATION	P9,738	P11,430	(P1,692)	-15%
DMCI HOMES	4,438	4,551	(113)	-2%
D.M. CONSUNJI, INC.	3,885	3,176	709	22%
DMCI POWER (SPUG)	982	749	233	31%
DMCI MINING	501	308	193	63%
PARENT & OTHERS	108	98	10	10%
TOTAL REVENUE	P19,652	P20,312	(P660)	-3%

The initial indicator of the Company's gross business results is seen in the movements in the different business segment revenues. As shown above, consolidated revenue for the first quarter of 2019 slipped by 3%. The higher accomplishments in the construction business, the increasing demand in the off-grid power business and higher nickel shipments were offset by the drop in coal prices and reduced power generation of SMPC.

CONSOLIDATED NET INCOME AFTER NON-CONTROLLING INTERESTS

(in Php Millions)	For the Period		Variance	
	2019	2018¹	Amount	%
SEMIRARA MINING AND POWER CORPORATION	P1,417	P2,761	(P1,344)	-49%
DMCI HOMES	481	460	21	5%
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PARENT & OTHERS	69	37	32	86%
CORE NET INCOME	2,965	4,102	(1,137)	-28%
NON-RECURRING ITEMS	(91)	(239)	148	-62%
REPORTED NET INCOME	P2,874	P3,863	(P989)	-26%

¹ DMCI Homes was restated using PFRS 15

The net income (after non-controlling interest) of the Company have multiple drivers for growth from different business segments. For the first quarter of 2019, all businesses contributed a positive growth to the consolidated net income except for SMPC.

EARNINGS PER SHARE

Earnings per share (EPS) pertains to the company's income allocated to each outstanding share of common stock. It serves as an indicator of the company's profitability.

The Company's consolidated basic and diluted EPS was P0.22/share for the three months ended March 31, 2019, a 26% drop from P0.29/share EPS year-on-year.

RETURN ON COMMON EQUITY

Return on common equity is defined as the amount of net income a company earns per amount of shareholders equity. It is one of the common metrics used by investor to determine how effectively their capital is being reinvested. It is arrived at by dividing the net income share of the parent company over the average parent equity. The Company's return on common equity stood at 4% and 5% for the first three months of 2019 and 2018, respectively.

NET DEBT TO EQUITY RATIO

As a stockholder/investor, financial position and stability would be an important aspect. The Company tests its solvency and leverage exposure through the net debt to equity ratio. This test indicates the Company's ownership of creditors vs. owners/investors. Net debt to equity ratio is computed by dividing the interest-bearing loans net of cash and cash equivalents over total equity.

Total borrowings stood at P42.1 billion from P41.5 billion last year, which resulted to a net debt to equity ratio of 0.25:1 as of March 31, 2019 and 0.27:1 as of December 31, 2018.

FINANCIAL SOUNDNESS RATIOS

	March 31, 2019	December 31, 2018
Current Ratio	2.21 times	2.12 times
Net Debt to Equity Ratio	0.25 times	0.27 times
Asset to Equity Ratio	1.90 times	1.88 times
	March 31, 2019	March 31, 2018
Return on Assets	2%	4%
Return on Common Equity	4%	5%
Interest Coverage Ratio	8 times	13 times
Gross Profit Margin	33%	46%
Net Profit Margin	20%	29%

PART II--OTHER INFORMATION

1. The Company's operation is a continuous process. It is not dependent on any cycle or season;
2. Economic and infrastructure developments in the country may affect construction business; Interest rate movements may affect the performance of the real estate industry; Mining activities are generally hinge on the commodities market and affected by weather conditions. Businesses not affected by known cycle, trends or uncertainties are power and water.
3. On April 10, 2019, the BOD of the Parent Company has declared cash dividends amounting P0.28 regular dividends and P0.20 special cash dividends for a total of P6.37 billion in favor of the stockholders of record as of April 29, 2019 and was paid on May 10, 2019.
4. There were no undisclosed material subsequent events and transferring of assets not in the normal course of business that have not been disclosed for the period that the company have knowledge of;

5. There are no material contingencies during the interim period; events that will trigger direct or contingent financial obligation that is material to the company, including any default or acceleration of an obligation has been disclosed in the notes to financial statements.
6. There are no 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.
7. Except for interest payments on loans, which the Company can fully service, the only significant commitment that would have a material impact on liquidity are construction guarantees. These are usually required from contractors in case of any damage / destruction to a completed project.
8. Any known trends or any known demands, commitments, events or uncertainties that will result in or that will have a material impact on the registrant's liquidity. - None
9. The Group does not have any offering of rights, granting of stock options and corresponding plans therefore.
10. All necessary disclosures were made under SEC Form 17-C.

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 DMCI Holdings, Inc.

Signature and Title



Herbert M. Consunji

Executive Vice President & Chief Finance Officer

Signature and Title



Brian T. Lim

Vice President & Senior Finance Officer

Date

May 15, 2019

DMCI HOLDINGS, INC. AND SUBSIDIARIES**UNAUDITED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**

(Amounts in Thousands)

	March 31, 2019 (Unaudited)	December 31, 2018 (Audited)
ASSETS		
Current Assets		
Cash and cash equivalents	₱17,291,526	₱15,481,964
Receivables - net (Note 9)	14,900,194	16,745,426
Current portion of contract assets	11,964,672	8,868,598
Inventories	46,733,671	44,691,520
Other current assets	10,710,804	10,102,689
Total Current Assets	101,600,867	95,890,197
Noncurrent Assets		
Contract asset - net of current portion	5,867,344	7,583,336
Investments in associates and joint ventures (Note 6)	13,922,682	14,230,651
Investment properties	152,999	156,721
Property, plant and equipment	56,985,533	57,086,944
Exploration and evaluation asset	226,319	226,319
Goodwill	1,637,430	1,637,430
Deferred tax assets - net	620,359	606,877
Pension assets - net	913,390	915,400
Other noncurrent assets	5,334,979	4,070,840
Total Noncurrent Assets	85,661,035	86,514,518
	₱187,261,902	₱182,404,715
LIABILITIES AND EQUITY		
Current Liabilities		
Short-term debt	₱5,640,595	₱7,015,276
Current portion of liabilities for purchased land	680,889	502,591
Accounts and other payables	24,610,698	22,040,880
Current portion of contract liabilities and other customers' advances and deposits	8,527,633	8,954,356
Current portion of long-term debt	6,232,413	6,342,766
Income tax payable	196,441	456,730
Total Current Liabilities	45,888,669	45,312,599

(Forward)

	March 31, 2019 (Unaudited)	December 31, 2018 (Audited)
Noncurrent Liabilities		
Contract liabilities - net of current portion	₱2,852,019	₱2,298,983
Long-term debt - net of current portion	30,230,098	28,163,290
Liabilities for purchased land - net of current portion	1,568,077	1,499,552
Deferred tax liabilities - net	5,284,309	5,279,000
Pension liabilities - net	275,084	268,046
Other noncurrent liabilities	2,468,855	2,503,786
Total Noncurrent Liabilities	42,678,442	40,012,657
Total Liabilities	88,567,111	85,325,256
Equity (Note 3)		
Equity attributable to equity holders of the Parent Company:		
Paid-in capital	17,949,868	17,949,868
Treasury shares - Preferred	(7,069)	(7,069)
Retained earnings	63,619,873	60,746,125
Premium on acquisition of non-controlling interests	(817,958)	(817,958)
Remeasurements on retirement plans - net of tax	636,260	636,260
Net accumulated unrealized gains on equity investments designated at FVOCI	76,688	76,688
Other equity	(41,391)	(41,391)
	81,416,271	78,542,523
Non-controlling interests	17,278,520	18,536,936
Total Equity	98,694,791	97,079,459
	₱187,261,902	₱182,404,715

DMCI HOLDINGS, INC. AND SUBSIDIARIES**UNAUDITED CONSOLIDATED STATEMENTS OF INCOME**

For the Period and Quarter Ended March 31, 2019 and 2018

(Amounts in Thousands, except for Earnings Per Share figures)

	For the period		For the quarter	
		Jan to Mar 2018		Jan to Mar 2018
	Jan to Mar 2019	(Restated- Note 2)	Jan to Mar 2019	(Restated- Note 2)
REVENUE (Notes 4 and 8)				
Coal mining	P6,986,275	P8,354,104	P6,986,275	P8,354,104
Real estate sales	4,437,832	4,551,492	4,437,832	4,551,492
Construction contracts	3,885,198	3,175,797	3,885,198	3,175,797
Electricity sales	3,733,774	3,825,091	3,733,774	3,825,091
Nickel mining	501,119	308,067	501,119	308,067
Merchandise sales and others	107,627	97,406	107,627	97,406
	19,651,825	20,311,957	19,651,825	20,311,957
COSTS OF SALES AND SERVICES				
Coal mining	3,786,872	2,953,670	3,786,872	2,953,670
Real estate sales	3,129,632	3,506,487	3,129,632	3,506,487
Construction contracts	3,250,286	2,598,674	3,250,286	2,598,674
Electricity sales	2,751,728	1,672,698	2,751,728	1,672,698
Nickel mining	187,872	94,716	187,872	94,716
Merchandise sales and others	79,480	75,063	79,480	75,063
	13,185,870	10,901,308	13,185,870	10,901,308
GROSS PROFIT	6,465,955	9,410,649	6,465,955	9,410,649
OPERATING EXPENSES (Note 5)	2,697,841	3,396,734	2,697,841	3,396,734
	3,768,114	6,013,915	3,768,114	6,013,915
OTHER INCOME (EXPENSES)				
Equity in net earnings of associates				
(Note 6)	454,850	328,468	454,850	328,468
Finance income	210,735	173,471	210,735	173,471
Finance costs	(408,758)	(305,518)	(408,758)	(305,518)
Other income - net	239,661	72,509	239,661	72,509
INCOME BEFORE INCOME TAX	4,264,602	6,282,845	4,264,602	6,282,845
PROVISION FOR INCOME TAX	327,648	402,949	327,648	402,949
NET INCOME	P3,936,954	P5,879,896	P3,936,954	P5,879,896
NET INCOME ATTRIBUTABLE TO				
Equity holders of the Parent				
Company (Note 4)	P2,873,748	P3,863,202	P2,873,748	P3,863,202
Non-controlling interests	1,063,206	2,016,694	1,063,206	2,016,694
	P3,936,954	P5,879,896	P3,936,954	P5,879,896
EARNINGS PER SHARE				
ATTRIBUTABLE TO EQUITY				
HOLDERS OF THE PARENT				
COMPANY-BASIC AND DILUTED				
(Note 7)	P0.22	P0.29	P0.22	P0.29

DMCI HOLDINGS, INC. AND SUBSIDIARIES
UNAUDITED CONSOLIDATED STATEMENTS OF
COMPREHENSIVE INCOME

For the Period and Quarter Ended March 31, 2019 and 2018

(Amounts in Thousands)

	For the period		For the quarter	
		Jan to Mar 2018		Jan to Mar 2018
	Jan to Mar 2019	(Restated- Note 2)	Jan to Mar 2019	(Restated- Note 2)
NET INCOME	P3,936,954	P5,879,896	P3,936,954	P5,879,896
OTHER COMPREHENSIVE INCOME				
(LOSS)				
Items to be reclassified subsequently to profit or loss				
Changes in fair values of investments in equity instruments designated at FVOCI	—	—	—	—
	—	—	—	—
Items not to be reclassified to profit or loss in subsequent periods				
Remeasurement gains on retirement plans	—	—	—	—
Income tax effect	—	—	—	—
	—	—	—	—
OTHER COMPREHENSIVE INCOME	—	—	—	—
TOTAL COMPREHENSIVE INCOME	P3,936,954	P5,879,896	P3,936,954	P5,879,896
TOTAL COMPREHENSIVE INCOME				
ATTRIBUTABLE TO:				
Equity holders of the Parent Company (Note 4)	P2,873,748	P3,863,202	P2,873,748	P3,863,202
Non-controlling interests	1,063,206	2,016,694	1,063,206	2,016,694
	P3,936,954	P5,879,896	P3,936,954	P5,879,896

DMCI HOLDINGS, INC. AND SUBSIDIARIES

UNAUDITED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

For the Period Ended March 31, 2019 and 2018

(Amounts in Thousands)

Attributable to Equity Holders of the Parent Company												
	Capital Stock	Additional Paid-in Capital	Total Paid-in Capital	Treasury Shares - Preferred	Unappropriated Retained Earnings	Premium on Acquisition of Non-controlling Interest	Remeasurements on Retirement Plans	Net Accumulated Unrealized Gain (Loss) on equity investments designated at FVOCI	Other Equity	Parent Equity	Non controlling Interests	Total Equity
For the Period Ended March 31, 2019												
Balances as of January 1, 2019	P13,277,474	P4,672,394	P17,949,868	(P7,069)	P60,746,125	(P817,958)	P636,260	P76,688	(P41,391)	P78,542,523	P18,536,936	P97,079,459
Comprehensive income												
Net income	—	—	—	—	2,873,748	—	—	—	—	2,873,748	1,063,206	3,936,954
Other comprehensive income	—	—	—	—	—	—	—	—	—	—	—	—
Total comprehensive income	—	—	—	—	2,873,748	—	—	—	—	2,873,748	1,063,206	3,936,954
Cash dividends declared	—	—	—	—	—	—	—	—	—	—	(2,321,622)	(2,321,622)
Balances at March 31, 2019	P13,277,474	P4,672,394	P17,949,868	(P7,069)	P63,619,873	(P817,958)	P636,260	P76,688	(P41,391)	P81,416,271	P17,278,520	P98,694,791
For the Period Ended March 31, 2018												
Balances as of January 1, 2018,												
as previously reported	P13,277,474	P4,672,394	P17,949,868	P—	P58,308,942	(P599,082)	P708,374	P35,699	(P41,391)	P76,362,410	P17,244,144	P93,606,554
Effect of adoption of PFRS 15	—	—	—	—	670,616	—	—	—	—	670,616	—	670,616
Balances as of January 1, 2018,												
as restated	13,277,474	4,672,394	17,949,868	—	58,979,558	(599,082)	708,374	35,699	(41,391)	77,033,026	17,244,144	94,277,170
Comprehensive income												
Net income	—	—	—	—	3,863,202	—	—	—	—	3,863,202	2,016,694	5,879,896
Other comprehensive income	—	—	—	—	—	—	—	—	—	—	—	—
Total comprehensive income	—	—	—	—	3,863,202	—	—	—	—	3,863,202	2,016,694	5,879,896
Acquisition of noncontrolling interest	—	—	—	—	—	(76,244)	—	—	—	(76,244)	(9,370)	(85,614)
Cash dividends declared	—	—	—	—	(6,373,186)	—	—	—	—	(6,373,186)	(2,301,078)	(8,674,264)
Balances at March 31, 2018	P13,277,474	P4,672,394	P17,949,868	P—	P56,469,574	(P675,326)	P708,374	P35,699	(P41,391)	P74,446,798	P16,950,390	P91,397,188

DMCI HOLDINGS, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
For the Period Ended March 31, 2019 and 2018
(Amounts in Thousands)

	March 31	
	2019	2018
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	₱4,264,602	₱6,282,845
Adjustments for:		
Depreciation, depletion and amortization	2,129,082	2,115,393
Finance cost	408,758	305,518
Movement in net retirement asset	9,048	13,535
Equity in net earnings of associates and joint ventures	(454,850)	(328,468)
Finance income	(210,735)	(173,471)
Net unrealized foreign exchange loss (gain)	(5,003)	166,927
Gain on sale of property, plant and equipment	—	(158)
Operating income before changes in working capital	6,140,902	8,382,121
Decrease (increase) in:		
Receivables and contract assets	467,383	2,226,581
Inventories	(1,559,116)	(1,233,010)
Other current assets	(1,371,745)	(1,285,143)
Increase (decrease) in:		
Accounts and other payables	(215,880)	(1,285,113)
Contract liabilities and other customer advances and deposits	126,312	(517,542)
Liabilities for purchased land	246,823	194,337
Cash generated from operations	3,834,679	6,482,231
Interest received	210,735	173,471
Income taxes paid	(596,109)	(350,072)
Interest paid and capitalized as cost of inventory	(155,814)	(206,852)
Net cash provided by operating activities	3,293,491	6,098,778
CASH FLOWS FROM INVESTING ACTIVITIES		
Additions to:		
Property, plant and equipment	(2,336,473)	(3,060,915)
Investments in associates and joint ventures	(500,000)	—
Proceeds from disposal of property, plant and equipment	—	256
Dividends received	1,260,586	758,472
Interest paid and capitalized as part of property, plant and equipment	—	(1,938)
Increase in other noncurrent assets	(54,784)	(10,174)
Net cash used in investing activities	(1,630,671)	(2,314,299)

(Forward)

	March 31	
	2019	2018
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from:		
Short-term debt	₱4,474,680	₱2,311,499
Long-term debt	3,317,485	—
Payments of:		
Short-term debt	(5,849,361)	(48,461)
Long-term debt	(1,360,864)	(921,860)
Interest	(401,732)	(305,518)
Dividends to non-controlling interests	—	(2,301,078)
Repurchase of noncontrolling shares of a subsidiary	—	(85,614)
Decrease (increase) in other noncurrent liabilities	(34,931)	32,668
Net cash used in financing activities	145,277	(1,318,364)
EFFECT OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS		
	1,465	(8,005)
NET DECREASE IN CASH AND CASH EQUIVALENTS	1,809,562	2,458,110
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	15,481,964	25,323,774
CASH AND CASH EQUIVALENTS AT END OF PERIOD	₱17,291,526	₱27,781,884

DMCI HOLDINGS, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. Corporate Information

DMCI Holdings, Inc. (the Parent Company) was incorporated on March 8, 1995 with a corporate life of 50 years from and after the date of incorporation and is domiciled in the Philippines. The Parent Company's registered office address and principal place of business is at 3rd Floor, Dacon Building, 2281 Don Chino Roces Avenue, Makati City.

The Parent Company and its subsidiaries (collectively referred to herein as the Group) is primarily engaged in general construction, coal and power generation, real estate development, water concession, nickel mining and manufacturing.

The Parent Company's shares of stock are listed and are currently traded at the Philippine Stock Exchange (PSE).

The accompanying consolidated financial statements were approved and authorized for issue by the Audit Committee of the Board on May 9, 2019.

2. Summary of Significant Accounting Policies

Basis of Preparation

The interim unaudited condensed consolidated financial statements of the Group have been prepared in accordance with Philippine Accounting Standards (PAS) 34, *Interim Financial Reporting*. Accordingly, the unaudited 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 consolidated financial statements as at December 31, 2018.

The interim financial statements have been prepared using the historical cost basis, except for financial assets at fair value through profit or loss (FVPL) and at fair value through comprehensive income (FVOCI) financial assets that have been measured at fair value. The Group's functional and presentation currency is the Philippine Peso (₱). All amounts are rounded to the nearest thousand (₱000), unless otherwise indicated.

Statement of Compliance

The interim unaudited condensed consolidated financial statements of the Group have been prepared in compliance with Philippine Financial Reporting Standards (PFRSs), which include availment of the relief granted by the Securities and Exchange Commission (SEC) under Memorandum Circular No. 14-2018 and 3-2019 as discussed in the section below on Adoption of New and Amended Accounting Standards and Interpretations. PFRS include Philippine Financial Reporting Standards, Philippine Accounting Standards and Interpretations issued by Philippine Interpretations Committee (PIC).

Basis of Consolidation

The interim unaudited condensed consolidated financial statements comprise the financial statements of the Group as of March 31, 2019 and December 31, 2018.

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

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

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

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

Profit or loss and each component of other comprehensive income (OCI) are attributed to the equity holders of the Parent Company and to the noncontrolling interests (NCI), even if this results in the NCI having a deficit balance. The consolidated financial statements are prepared using uniform accounting policies for like transactions and other similar events. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary, it derecognizes the related assets (including goodwill), liabilities, non-controlling interest and other components of equity, while any resultant gain or loss is recognized in profit or loss. Any investment retained is recognized at fair value.

The consolidated financial statements include the financial statements of the Parent Company and the following subsidiaries (which are all incorporated in the Philippines). The voting rights held by the Group in these subsidiaries are in proportion of their ownership interest.

	Nature of Business	2019			2018		
		Direct	Indirect	Effective Interest	Direct	Indirect	Effective Interest
(In percentage)							
General Construction:							
D.M. Consunji, Inc. (DMCI)	General Construction	100.00	–	100.00	100.00	–	100.00
Beta Electromechanical Corporation (Beta Electric) ¹	General Construction	–	53.95	53.95	–	53.95	53.95
Raco Haven Automation Philippines, Inc. (Raco) ¹	Non- operational	–	50.14	50.14	–	50.14	50.14

(Forward)

	Nature of Business	2019			2018		
		Direct	Indirect	Effective Interest (In percentage)	Direct	Indirect	Effective Interest
Oriken Dynamix Company, Inc. (Oriken) ¹	Non- operational	–	89.00	89.00	–	89.00	89.00
DMCI Technical Training Center (DMCI Training) ¹	Services	–	100.00	100.00	–	100.00	100.00
<u>Real Estate:</u>							
DMCI Project Developers, Inc. (PDI)	Real Estate Developer	100.00	–	100.00	100.00	–	100.00
Riviera Land Corporation (Riviera) ²	Real Estate Developer	–	100.00	100.00	–	100.00	100.00
DMCI-PDI Hotels, Inc. (PDI Hotels) ²	Hotel Operator	–	100.00	100.00	–	100.00	100.00
DMCI Homes Property Management Corporation (DPMC) ²	Property Management	–	100.00	100.00	–	100.00	100.00
Zenith Mobility Solutions Services, Inc. ²	Services	–	51.00	51.00	–	51.00	51.00
Hampstead Gardens Corporation (Hampstead) ^{2*}	Real Estate Developer	–	100.00	100.00	–	100.00	100.00
DMCI Homes, Inc. (DMCI Homes) ^{2*}	Marketing Arm	–	100.00	100.00	–	100.00	100.00
<u>Coal Mining:</u>							
Semirara Mining and Power Corporation (SMPC)	Mining	56.65	–	56.65	56.65	–	56.65
<u>On-Grid Power:</u>							
Sem-Calaca Power Corporation (SCPC) ³	Power Generation	–	56.65	56.65	–	56.65	56.65
Southwest Luzon Power Generation Corporation (SLPGC) ³	Power Generation	–	56.65	56.65	–	56.65	56.65
Sem-Calaca RES Corporation (SCRC) ³	Retail	–	56.65	56.65	–	56.65	56.65
SEM-Cal Industrial Park Developers, Inc. (SIPDI) ³	Non-operational	–	56.65	56.65	–	56.65	56.65
Semirara Energy Utilities, Inc. (SEUI) ³	Non-operational	–	56.65	56.65	–	56.65	56.65
Southeast Luzon Power Generation Corporation (SeLPGC) ³	Non-operational	–	56.65	56.65	–	56.65	56.65
Semirara Claystone, Inc. (SCI) ³	Non-operational	–	56.65	56.65	–	56.65	56.65
<u>Off-Grid Power:</u>							
DMCI Power Corporation (DPC)	Power Generation	100.00	–	100.00	100.00	–	100.00
DMCI Masbate Power Corporation (DMCI Masbate) ⁴	Power Generation	–	100.00	100.00	–	100.00	100.00
<u>Nickel Mining:</u>							
DMCI Mining Corporation (DMC)	Mining	100.00	–	100.00	100.00	–	100.00
Berong Nickel Corporation (BNC) ⁵	Mining	–	74.80	74.80	–	74.80	74.80
Ulugan Resouces Holdings, Inc. (URHI) ⁵	Holding Company	–	30.00	30.00	–	30.00	30.00
Ulugan Nickel Corporation (UNC) ⁵	Holding Company	–	58.00	58.00	–	58.00	58.00
Nickeline Resources Holdings, Inc. (NRHI) ⁵	Holding Company	–	58.00	58.00	–	58.00	58.00
TMM Management, Inc. (TMM) ⁵	Services	–	40.00	40.00	–	40.00	40.00
Zambales Diversified Metals Corporation (ZDMC) ⁵	Mining	–	100.00	100.00	–	100.00	100.00
Zambales Chromite Mining Company Inc. (ZCMC) ⁵	Non-operational	–	100.00	100.00	–	100.00	100.00
Fil-Asian Strategic Resources & Properties Corporation (FASRPC) ⁵	Non-operational	–	100.00	100.00	–	100.00	100.00
Montague Resources Philippines Corporation (MRPC) ⁵	Non-operational	–	100.00	100.00	–	100.00	100.00
Montemina Resources Corporation (MRC) ⁵	Non-operational	–	100.00	100.00	–	100.00	100.00
Mt. Lanat Metals Corporation (MLMC) ⁵	Non-operational	–	100.00	100.00	–	100.00	100.00
Fil-Euro Asia Nickel Corporation (FEANC) ⁵	Non-operational	–	100.00	100.00	–	100.00	100.00
Heraan Holdings, Inc. (HHI) ⁵	Holding Company	–	100.00	100.00	–	100.00	100.00
Zambales Nickel Processing Corporation (ZNPC) ⁵	Non-operational	–	100.00	100.00	–	100.00	100.00
Zamnorth Holdings Corporation (ZHC) ⁵	Holding Company	–	100.00	100.00	–	100.00	100.00
ZDMC Holdings Corporation (ZDMCHC) ⁵	Holding Company	–	100.00	100.00	–	100.00	100.00

(Forward)

	Nature of Business	2019			2018		
		Direct	Indirect	Effective Interest (In percentage)	Direct	Indirect	Effective Interest
Semirara Cement Corporation (SemCem)	Non-operational	100.00	–	100.00	100.00	–	100.00
Wire Rope Corporation of the Philippines (Wire Rope)	Manufacturing	45.68	16.02	61.70	45.68	16.02	61.70

*Liquidating as of December 31, 2018

¹ DMCI's subsidiaries

² PDI's subsidiaries

³ SMPC's subsidiaries

⁴ DPC's subsidiaries

⁵ DMC's subsidiaries

⁵ DMC's subsidiaries

Noncontrolling Interests

Noncontrolling interests represent the portion of profit or loss and net assets not owned, directly or indirectly, by the Group.

Noncontrolling interests are presented separately in the consolidated statement of income, consolidated statement of comprehensive income, and within equity in the consolidated statement of financial position, separately from parent shareholder's equity. Any losses applicable to the noncontrolling interests are allocated against the interests of the noncontrolling interest even if this results to the noncontrolling interest having a deficit balance. The acquisition of an additional ownership interest in a subsidiary without a change of control is accounted for as an equity transaction. Any excess or deficit of consideration paid over the carrying amount of the noncontrolling interest is recognized in equity of the parent in transactions where the noncontrolling interest are acquired or sold without loss of control.

The proportion of ownership interest held by noncontrolling interests on the consolidated subsidiaries are presented below. The voting rights held by the Group in these subsidiaries are in proportion of their ownership interest.

	Percentage	
	2019	2018
Beta Electromechanical Corporation (Beta Electromechanical)	46.05	46.05
Raco Haven Automation Philippines, Inc. (Raco)	49.86	49.86
Oriken Dynamix Company, Inc. (Oriken)	11.00	11.00
Zenith Mobility Solutions Services, Inc.	49.00	49.00
Semirara Mining and Power Corporation (SMPC)	43.35	43.35
Sem-Calaca Power Corporation (SCPC)	43.35	43.35
Southwest Luzon Power Generation Corporation (SLPGC)	43.35	43.35
Sem-Calaca RES Corporation (SCRC)	43.35	43.35
SEM-Cal Industrial Park Developers, Inc. (SIPDI)	43.35	43.35
Semirara Energy Utilities, Inc. (SEUI)	43.35	43.35
Southeast Luzon Power Generation Corporation (SeLPGC)	43.35	43.35
Semirara Claystone, Inc. (SCI)	43.35	43.35
Berong Nickel Corporation (BNC)	25.20	25.20
Ulugan Resources Holdings, Inc. (URHI)	70.00	70.00
Ulugan Nickel Corporation (UNC)	42.00	42.00
Nickeline Resources Holdings, Inc. (NRHI)	42.00	42.00
TMM Management, Inc. (TMM)	60.00	60.00
Wire Rope Corporation of the Philippines (Wire Rope)	38.30	38.30

In 2018, the SEC approved the change in name of Beta Electric Corporation to Beta Electromechanical Corporation.

Changes in Accounting Policies and Disclosures

The accounting policies adopted are consistent with those of the previous financial year, except that the Group has adopted the following new accounting pronouncements starting January 1, 2018:

- **PFRS 9, *Financial Instruments***

PFRS 9 reflects all phases of the financial instruments project and replaces PAS 39, *Financial Instruments: Recognition and Measurement*, and all previous versions of PFRS 9. The standard introduces new requirements for classification and measurement, impairment, and hedge accounting. Retrospective application is required but providing comparative information is not compulsory. For hedge accounting, the requirements are generally applied prospectively, with some limited exceptions.

The adoption of PFRS 9 only impacts the classification and measurement of financial assets and did not have material impact on the Group's financial performance and operating, investing and financing cash flows and the basic and diluted earnings per share.

(a) Classification and measurement

Under PFRS 9, there is a change in the classification and measurement requirements relating to financial assets. Previously, there were four categories of financial assets: loans and receivables, financial assets at fair value through profit or loss (FVPL), held to maturity (HTM) financial assets and available for sale (AFS) financial assets. Under PFRS 9, financial assets are either classified as financial assets at amortized cost, financial assets at fair value through profit or loss (FVPL) or fair value through other comprehensive income (FVOCI).

For debt instruments, these are subsequently measured at fair value through profit or loss, at amortized cost, or at fair value through OCI. The classification is based on two criteria: the Group's business model for managing the assets; and whether the instruments' contractual cash flows represent 'solely payments of principal and interest' (SPPI) on the principal amount outstanding.

A financial asset can only be measured at amortized cost if both of the following are satisfied:

- *Business model*: the objective of the business model is to hold the financial asset for the collection of the contractual cash flows
- *Contractual cash flows*: the contractual cash flows under the instrument relate solely to payments of principal and interest

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

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

(b) Impairment

The adoption of PFRS 9 has fundamentally changed the Group's accounting for impairment losses for financial assets by replacing PAS 39's incurred loss approach with a forward-looking expected credit loss (ECL) approach. PFRS 9 requires the Group to recognize an allowance for ECLs for all debt instruments not held at FVPL in the scope of PFRS 15.

ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all cash flows that the Group expects to receive. The shortfall is then discounted at an approximation to the asset's original effective interest rate. The expected cashflows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual term.

The Group applied the simplified approach, except for receivables from related parties where the Group applied general approach, and recorded lifetime expected losses on all financial assets, which consist of cash and cash equivalents and receivables. For the Group's debt securities and other receivables measured at amortized cost, the simplified approach for measuring expected credit losses was applied.

For real estate installment contract receivables (ICR) and contract assets, the Group has applied PFRS 9's simplified approach and has calculated ECLs based on lifetime expected credit losses. Therefore, the Group does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date.

The Group used vintage analysis accounts for expected credit losses by calculating the cumulative loss rates of a given installment contract receivables and contract assets pool. It derives the probability of default from the historical data of a homogenous portfolio that share the same origination period. The information on the number of defaults during the fixed time intervals of the accounts is utilized to create the probability of default (PD) model. It allows the evaluation of the loan activity from its origination period until the end of the contract period.

In addition to life of loan loss data, primary drivers like macroeconomic indicators of qualitative factors such as forward-looking data on interest rates and bank lending rates were added to the expected loss calculation to reach a forecast supported by both quantitative and qualitative data points.

The key inputs in the model include the Group's definition of default and historical data of three years for the origination, maturity date and default date. The Group considers an installment contract receivable in default upon cancellation of the CTS.

The probability of default is applied to the estimate of the loss arising on the default which is based on the difference between the contractual cash flows due and those that the Group would expect to receive, including from the repossession of the subject real estate property, net of cash outflows. For purposes of calculating loss given default, accounts are segmented based on facility/collateral type and completion. In calculating recovery rates, the Group considered collections of cash and/or cash from resale of real estate properties after foreclosure, net of direct costs of obtaining and selling the real estate properties after the default event such as commission, rehabilitation costs, payment required under Maceda Law and cost to complete (for incomplete units).

As these are future cash flows, these are discounted back to the reporting date using the appropriate effective interest rate, usually being the original effective interest rate or an approximation thereof.

For other financial assets such as receivable from related parties, other receivables and recoverable deposits, ECLs are recognized in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for expected credit losses that result from default events that are possible within the next 12-months

(a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over remaining life of the exposure, irrespective of the timing of default (a lifetime ECL).

For cash and cash equivalents, the Group applies the low credit risk simplification. The probability of default and loss given defaults are publicly available and are considered to be low credit risk investments. It is the Group's policy to measure ECLs on such instruments on a 12-month basis. However, when there has been a significant increase in credit risk since origination, the allowance will be based on the lifetime ECL. The Group uses the ratings from Philippines Ratings Services Corporation (PhilRatings), Standard & Poor's (S&P), Moody's and Fitch to determine whether the debt instrument has significantly increased in credit risk and to estimate ECLs.

- **PFRS 15, *Revenue from Contracts with Customers***
PFRS 15 and its related amendments supersede PAS 11, *Construction Contracts*, PAS 18 *Revenue* and related Interpretations. It applies to all revenue arising from contracts with its customers and became effective for annual periods beginning on or after January 1, 2018. PFRS 15 establishes a new five-step model that will apply to revenue arising from contracts with customers. Under PFRS 15, revenue is recognized at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer.

PFRS 15 requires entities to exercise judgement, taking into consideration all of the relevant facts and circumstances when applying each step of the model to contracts with their customers. The standard also specifies the accounting for the incremental costs of obtaining a contract and the costs directly related to fulfilling a contract. In addition, the standard requires enhanced and extensive disclosures about revenue to help investors better understand the nature, amount, timing and uncertainty of revenue and cash flows from contracts with customers.

On February 14, 2018, the Philippines Interpretation Committee (PIC) issued PIC Q&A 2018-12 (PIC Q&A) which provides guidance on some implementation issues of PFRS 15 affecting real estate industry. On October 25, 2018 and February 8, 2019, the SEC issued SEC Memorandum Circular No. 14 Series of 2018 and SEC Memorandum Circular No. 3 Series of 2019, respectively, providing relief to the real estate industry by deferring the application of the following provisions of the above PIC Q&A for a period of three (3) years:

- a. Exclusion of land and uninstalled materials in the determination of percentage of completion (POC) discussed in PIC Q&A No. 2018-12-E;
- b. Accounting for significant financing component discussed in PIC Q&A No. 2018-12-D; and,
- c. Accounting to Common Usage Service Area (CUSA) Charges discussed in PIC Q&A No. 2018-12-H.

Under the same SEC Memorandum Circular No. 3 Series of 2019, the adoption of PIC Q&A No. 2018-14: PFRS 15 - Accounting for Cancellation of Real Estate Sales was also deferred.

The SEC Memorandum Circulars also provided certain mandatory disclosure requirements should an entity decide to avail of any relief.

Except for the CUSA charges discussed under PIC Q&A No. 2018-12-H which applies to leasing transactions, the above deferral is only be applicable for real estate sales transactions.

Effective January 1, 2021, real estate companies will adopt PIC Q&A No. 2018-12 and PIC Q&A No. 2018-14 and any subsequent amendments thereof retrospectively or as the SEC will later prescribe.

The Group availed of the deferral of adoption of the accounting for significant financing component and accounting for cancellation of real estate sales. Had these provisions been adopted, it would have impacted retained earnings as at January 1, 2018, real estate sales, cost of real estate sold, other income and real estate inventories for 2018.

Set out below are the amounts by which each financial statement line item is affected as of and for the period ended March 31, 2018 as a result of the adoption of PFRS 15. The adoption of PFRS 15 did not have a material impact on OCI or the Group's operating, investing and financing cash flows.

	Amounts prepared under		Increase/ (Decrease)
	PFRS 15	Previous PFRS	
Cost of Sales-Real estate	₱3,506,487	₱2,753,319	₱753,168
Operating Expenses	3,396,734	3,595,086	(198,352)
Provision for Income Tax	402,949	569,394	(166,445)
Net Income	5,879,896	6,268,267	(388,371)
Net Income attributable to equity holders of the parent company	3,863,202	4,251,573	(388,371)
Earnings Per Share			
Basic/ Diluted earnings per share	₱0.29	₱0.32	(₱0.03)

The adoption of PFRS 15 resulted to the ₱388.37 million adjustment on the related receivables and real estate inventories and the recognition of contract assets, contract liabilities and costs to obtain contract as of March 31, 2018. Details of which are as follows:

Contract balances

The Group records any excess of progress of work over the right to an amount of consideration that is unconditional, recognized ICR, as contract asset while the excess of collection/receivable over progress of work is recorded as contract liability.

Before the adoption of PFRS 15, for real estate segment, contract asset is not presented separately from ICR while contract liabilities are presented as customer deposit. For those receivables with interest rate explicit in the contract, the Group records interest income based on the principal amount multiplied by the applicable interest rate. Receivables without explicit interest rate stated in the contract were recorded at fair value at initial recognition and the related interest is accreted using the effective interest rate method. For the construction segment operations, the costs, estimated earnings and billings on uncompleted contracts are recognized as contract assets and liabilities. These are presented as "Contract asset" and "Contract liability" in the consolidated statement of financial position.

Cost recognition

Before the adoption of PFRS 15, for real estate segment, cost of real estate sales was determined on the basis of the acquisition cost of the land, plus its full development costs, which includes estimated costs for future development works, allocated to saleable area based on relative size and takes into account the percentage of completion (POC) used for revenue recognition purposes.

Under PFRS 15, real estate cost of sales recognized by the Group includes the following costs allocated to sold units: actual development costs incurred during the year; and fulfillment costs

(i.e., land costs and connection fees) applied with the incremental POC of the project. Uninstalled materials are capitalized as asset and only form part of expense when consumed to satisfy the performance obligation.

Cost to obtain contract

The Group pays commission to sales agents for each contract that they obtain for the sale of pre-completed real estate units. Before the adoption of PFRS 15, these are deferred and are charged to expense in the period in which the related revenue is recognized as earned. Commission expense was presented under “Operating expense” account in the consolidated statement of comprehensive income, determined with reference to the commission paid to sales agents based on relative payout schedule and takes into account the POC used for revenue recognition purposes.

PFRS 15 requires incremental costs of obtaining a contract with a customer recognized as an asset if these are expected to be recovered. The incremental costs of obtaining a contract are those costs that an entity incurs to obtain a contract with a customer that it would not have incurred if the contract had not been obtained (i.e., a sales commission).

Costs to obtain a contract that would have been incurred regardless of whether the contract was obtained shall be recognized as an expense when incurred, unless those costs are explicitly chargeable to the customer regardless of whether the contract is obtained.

PIC Q&A 2018-15, *Classification of Advances to Contractors in the Nature of Prepayments: Current vs. Non-current*, aims to classify the prepayment based on the actual realization of such advances determined with reference to usage/realization of the asset to which it is intended for (e.g., inventory, investment property, property plant and equipment). The Group’s policy on the classification of prepayments is consistent with the interpretation.

- Amendments to PAS 28, *Measuring an Associate or Joint Venture at Fair Value* (Part of Annual Improvements to PFRSs 2014 - 2017 Cycle)
The amendments clarify that an entity that is a venture capital organization, or other qualifying entity, may elect, at initial recognition on an investment-by-investment basis, to measure its investments in associates and joint ventures at fair value through profit or loss. They also clarify that if an entity that is not itself an investment entity has an interest in an associate or joint venture that is an investment entity, the entity may, when applying the equity method, elect to retain the fair value measurement applied by that investment entity associate or joint venture to the investment entity associate’s or joint venture’s interests in subsidiaries.

This election is made separately for each investment entity associate or joint venture, at the later of the date on which (a) the investment entity associate or joint venture is initially recognized; (b) the associate or joint venture becomes an investment entity; and (c) the investment entity associate or joint venture first becomes a parent. The amendments should be applied retrospectively, with earlier application permitted.

The amendments are not applicable to the Group as the Group does not measure those investments at FVPL.

- Amendments to PAS 40, *Investment Property, Transfers of Investment Property*
The amendments clarify when an entity should transfer property, including property under construction or development into, or out of investment property. The amendments state that a change in use occurs when the property meets, or ceases to meet, the definition of investment property and there is evidence of the change in use. A mere change in management’s intentions

for the use of a property does not provide evidence of a change in use. The amendments should be applied prospectively to changes in use that occur on or after the beginning of the annual reporting period in which the entity first applies the amendments. Retrospective application is only permitted if this is possible without the use of hindsight.

- *Philippine Interpretation IFRIC 22, Foreign Currency Transactions and Advance Consideration*
The interpretation clarifies that, in determining the spot exchange rate to use on initial recognition of the related asset, expense or income (or part of it) on the derecognition of a non-monetary asset or non-monetary liability relating to advance consideration, the date of the transaction is the date on which an entity initially recognizes the non-monetary asset or non-monetary liability arising from the advance consideration. If there are multiple payments or receipts in advance, then the entity must determine a date of the transactions for each payment or receipt of advance consideration. If there are multiple payments or receipts in advance, then the entity must determine the date of the transaction for each payment or receipt of advance consideration. Retrospective application of this interpretation is not required.

Since the Group's current practice is in line with the clarifications issued, hence adoption of the interpretation did not have significant impact to the consolidated financial statements.

Standards Issued But Not Yet Effective

Pronouncements issued but not yet effective are listed below. Unless otherwise indicated, the Group does not expect that the future adoption of the said pronouncements will have a significant impact on its consolidated financial statements. The Group intends to adopt the following pronouncements when they become effective.

Effective beginning on or after January 1, 2019

- *Amendments to PFRS 9, Prepayment Features with Negative Compensation*
Under PFRS 9, a debt instrument can be measured at amortized cost or FVOCI, provided that the contractual cash flows are 'solely payments of principal and interest on the principal amount outstanding' (the SPPI criterion) and the instrument is held within the appropriate business model for that classification. The amendments to PFRS 9 clarify that a financial asset passes the SPPI criterion regardless of the event or circumstance that causes the early termination of the contract and irrespective of which party pays or receives reasonable compensation for the early termination of the contract. The amendments should be applied retrospectively and are effective from January 1, 2019, with earlier application permitted.
- *PFRS 16, Leases*
PFRS 16 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all leases under a single on-balance sheet model similar to the accounting for finance leases under PAS 17, *Leases*. The standard includes two recognition exemptions for lessees – leases of 'low-value' assets (e.g., personal computers) and short-term leases (i.e., leases with a lease term of 12 months or less). At the commencement date of a lease, a lessee will recognize a liability to make lease payments (i.e., the lease liability) and an asset representing the right to use the underlying asset during the lease term (i.e., the right-of-use asset). Lessees will be required to separately recognize the interest expense on the lease liability and the depreciation expense on the right-of-use asset.

Lessees will be also required to remeasure the lease liability upon the occurrence of certain events (e.g., a change in the lease term, a change in future lease payments resulting from a change in an

index or rate used to determine those payments). The lessee will generally recognize the amount of the remeasurement of the lease liability as an adjustment to the right-of-use asset.

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

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

Early application is permitted, but not before an entity applies PFRS 15. A lessee can choose to apply the standard using either a full retrospective or a modified retrospective approach. The standard's transition provisions permit certain reliefs. The Group expects the standard to impact its operating lease arrangements for land, buildings and mining and construction equipments which will require recognition of right of use asset in the books and its related lease liability. The Group does not expect significant impact of the standards to its lease arrangements as a lessor.

- *Amendments to PAS 19, Employee Benefits, Plan Amendment, Curtailment or Settlement*
The amendments to PAS 19 address the accounting when a plan amendment, curtailment or settlement occurs during a reporting period. The amendments specify that when a plan amendment, curtailment or settlement occurs during the annual reporting period, an entity is required to:
 - Determine current service cost for the remainder of the period after the plan amendment, curtailment or settlement, using the actuarial assumptions used to remeasure the net defined benefit liability (asset) reflecting the benefits offered under the plan and the plan assets after that event.
 - Determine net interest for the remainder of the period after the plan amendment, curtailment or settlement using: the net defined benefit liability (asset) reflecting the benefits offered under the plan and the plan assets after that event; and the discount rate used to remeasure that net defined benefit liability (asset).

The amendments also clarify that an entity first determines any past service cost, or a gain or loss on settlement, without considering the effect of the asset ceiling. This amount is recognized in profit or loss. An entity then determines the effect of the asset ceiling after the plan amendment, curtailment or settlement. Any change in that effect, excluding amounts included in the net interest, is recognized in other comprehensive income.

The amendments apply to plan amendments, curtailments, or settlements occurring on or after the beginning of the first annual reporting period that begins on or after January 1, 2019, with early application permitted. These amendments will apply only to any future plan amendments, curtailments, or settlements of the Group.

- *Amendments to PAS 28, Long-term Interests in Associates and Joint Ventures*
The amendments clarify that an entity applies PFRS 9 to long-term interests in an associate or joint venture to which the equity method is not applied but that, in substance, form part of the net investment in the associate or joint venture (long-term interests). This clarification is relevant because it implies that the expected credit loss model in PFRS 9 applies to such long-term interests.

The amendments also clarified that, in applying PFRS 9, an entity does not take account of any losses of the associate or joint venture, or any impairment losses on the net investment, recognized as adjustments to the net investment in the associate or joint venture that arise from applying PAS 28, *Investments in Associates and Joint Ventures*.

The amendments should be applied retrospectively and are effective from January 1, 2019, with early application permitted. Since the Group currently does not have such long-term interests in its associate and joint venture, the amendments is not expected to have an impact on its consolidated financial statements.

- **Philippine Interpretation IFRIC 23, *Uncertainty over Income Tax Treatments***
The interpretation addresses the accounting for income taxes when tax treatments involve uncertainty that affects the application of PAS 12 and does not apply to taxes or levies outside the scope of PAS 12, nor does it specifically include requirements relating to interest and penalties associated with uncertain tax treatments.

The interpretation specifically addresses the following:

- Whether an entity considers uncertain tax treatments separately;
- The assumptions an entity makes about the examination of tax treatments by taxation authorities;
- How an entity determines taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates; and
- How an entity considers changes in facts and circumstances.

An entity must determine whether to consider each uncertain tax treatment separately or together with one or more uncertain tax treatments. The approach that better predicts the resolution of uncertainty should be followed.

The Group is currently assessing the impact of adopting this interpretation.

- ***Annual Improvements to PFRSs 2015-2017 Cycle***
 - Amendments to PFRS 3, *Business Combinations*, and PFRS 11, *Joint Arrangements, Previously Held Interest in a Joint Operation*
The amendments clarify that, when an entity obtains control of a business that is a joint operation, it applies the requirements for a business combination achieved in stages, including remeasuring previously held interests in the assets and liabilities of the joint operation at fair value. In doing so, the acquirer remeasures its entire previously held interest in the joint operation.

A party that participates in, but does not have joint control of, a joint operation might obtain joint control of the joint operation in which the activity of the joint operation constitutes a business as defined in PFRS 3. The amendments clarify that the previously held interests in that joint operation are not remeasured.

An entity applies those amendments to business combinations for which the acquisition date is on or after the beginning of the first annual reporting period beginning on or after January 1, 2019 and to transactions in which it obtains joint control on or after the beginning of the first annual reporting period beginning on or after January 1, 2019, with early

application permitted. These amendments are currently not applicable to the Group but may apply to future transactions.

- Amendments to PAS 12, *Income Tax Consequences of Payments on Financial Instruments Classified as Equity*

The amendments clarify that the income tax consequences of dividends are linked more directly to past transactions or events that generated distributable profits than to distributions to owners. Therefore, an entity recognizes the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where the entity originally recognized those past transactions or events.

An entity applies those amendments for annual reporting periods beginning on or after January 1, 2019, with early application is permitted. These amendments are not relevant to the Group because dividends declared by the Group do not give rise to tax obligations under the current tax laws.

- Amendments to PAS 23, *Borrowing Costs, Borrowing Costs Eligible for Capitalization*

The amendments clarify that an entity treats as part of general borrowings any borrowing originally made to develop a qualifying asset when substantially all of the activities necessary to prepare that asset for its intended use or sale are complete.

An entity applies those amendments to borrowing costs incurred on or after the beginning of the annual reporting period in which the entity first applies those amendments. An entity applies those amendments for annual reporting periods beginning on or after January 1, 2019, with early application permitted.

The Group has yet to evaluate the impact on its consolidated financial statements of the adoption of these amendments.

Effective beginning on or after January 1, 2020

- Amendments to PFRS 3, *Definition of a Business*

The amendments to PFRS 3 clarify the minimum requirements to be a business, remove the assessment of a market participant's ability to replace missing elements, and narrow the definition of outputs. The amendments also add guidance to assess whether an acquired process is substantive and add illustrative examples. An optional fair value concentration test is introduced which permits a simplified assessment of whether an acquired set of activities and assets is not a business.

An entity applies those amendments prospectively for annual reporting periods beginning on or after January 1, 2020, with earlier application permitted. These amendments will apply on future business combinations of the Group.

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

The amendments refine the definition of material in PAS 1 and align the definitions used across PFRSs and other pronouncements. They are intended to improve the understanding of the existing requirements rather than to significantly impact an entity's materiality judgements.

An entity applies those amendments prospectively for annual reporting periods beginning on or after January 1, 2020, with earlier application permitted.

Effective beginning on or after January 1, 2021

- *PFRS 17, Insurance Contracts*

PFRS 17 is a comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure. Once effective, PFRS 17 will replace PFRS 4, *Insurance Contracts*. This new standard on insurance contracts applies to all types of insurance contracts (i.e., life, non-life, direct insurance and re-insurance), regardless of the type of entities that issue them, as well as to certain guarantees and financial instruments with discretionary participation features. A few scope exceptions will apply.

The overall objective of PFRS 17 is to provide an accounting model for insurance contracts that is more useful and consistent for insurers. In contrast to the requirements in PFRS 4, which are largely based on grandfathering previous local accounting policies, PFRS 17 provides a comprehensive model for insurance contracts, covering all relevant accounting aspects. The core of PFRS 17 is the general model, supplemented by:

- A specific adaptation for contracts with direct participation features (the variable fee approach)
 - A simplified approach (the premium allocation approach) mainly for short-duration contracts
- PFRS 17 is effective for reporting periods beginning on or after January 1, 2021, with comparative figures required. Early application is permitted.

Deferred effectivity

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

The amendments address the conflict between PFRS 10 and PAS 28 in dealing with the loss of control of a subsidiary that is sold or contributed to an associate or joint venture. The amendments clarify that a full gain or loss is recognized when a transfer to an associate or joint venture involves a business as defined in PFRS 3, *Business Combinations*. Any gain or loss resulting from the sale or contribution of assets that does not constitute a business, however, is recognized only to the extent of unrelated investors' interests in the associate or joint venture.

On January 13, 2016, the Financial Reporting Standards Council deferred the original effective date of January 1, 2016 of the said amendments until the International Accounting Standards Board (IASB) completes its broader review of the research project on equity accounting that may result in the simplification of accounting for such transactions and of other aspects of accounting for associates and joint ventures.

3. Equity

Capital Stock

As of March 31, 2019 and December 31, 2018, the Parent Company's capital stock consists of:

Authorized capital stock

	No. of shares
Common stock, ₱1 par value	19,900,000,000
Preferred stock - ₱1 par value	100,000,000

Outstanding capital stock

	No. of shares
Common shares	13,277,470,000
Preferred shares	3,780
Less: treasury shares	2,820
	960

The preferred stock is redeemable, convertible, non-voting, non-participating and cumulative with par value of ₱1.00 per share. The preferred shareholders' right of converting the preferred shares to common shares expired in March 2002.

On October 1, 2018, the Board authorized the Parent Company to make an offer (the "Redemption Offer") to the outstanding preferred shareholders for the Parent Company to acquire the remaining outstanding 3,780 preferred shares at the purchase price of ₱2,500 per preferred share from October 8 to November 29, 2018. The Redemption Offer is intended to provide the preferred shareholders a final chance to divest of their preferred shares in view of their previous inability to avail of the Exchange Offer in 2002. On November 29, 2018, the Parent Company has redeemed a total of 2,820 preferred shares for a total cost of ₱7.07 million.

On December 18, 1995, the Parent Company launched its Initial Public Offering where a total of ₱1.13 billion common shares were offered at an offering price of ₱9.12 per share.

Retained Earnings

On April 10, 2019, the BOD approved the declaration of (1) *regular cash dividends* in the amount of ₱0.28 per common share or a total of ₱3,717.69 million; and (2) *special cash dividends* of ₱0.20 per common share or a total of ₱2,655.49 million, or a grand total of ₱6,373.19 million out of the unrestricted retained earnings of the Parent Company as of March 5, 2019, in favor of the common stockholders of record as of April 29, 2019, and was paid on May 10, 2019.

On November 19, 2018, the BOD approved the declaration of special cash dividends of ₱0.48 per common share or a total of ₱6,373.19 million out of the unrestricted retained earnings of the Parent Company as of September 30, 2018, in favor of the common stockholders of record as of December 5, 2018, and was paid on December 18, 2018.

On March 8, 2018, the BOD approved the declaration of (1) *regular cash dividends* in the amount of ₱0.28 per common share or a total of ₱3,717.69 million; and (2) *special cash dividends* of ₱0.20 per common share or a total of ₱2,655.49 million, or a grand total of ₱6,373.19 million out of

the unrestricted retained earnings of the Parent Company as of December 31, 2017, in favor of the common stockholders of record as of March 23, 2018, and was paid on April 6, 2018.

Capital Management

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

The Group manages its capital structure and makes adjustments to it, in light of changes in economic conditions. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders or issue new shares. There were no changes made in the Group's capital management objectives, policies or processes. The Group considers total equity attributable to equity holders of the Parent Company less net accumulated unrealized gain or loss on equity investments designated at FVOCI as capital.

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

4. **Business Segments**

The following tables present the net income of the specific business segments for the period ended March 31, 2019 and 2018:

Segment Revenues

(in PHP Millions)	For the period		Variance	
	March 2019	March 2018	Amount	%
Semirara Mining and Power Corporation	P9,738	P11,430	(P1,692)	-15%
DMCI Homes	4,438	4,551	(113)	-2%
D.M. Consunji, Inc.	3,885	3,176	709	22%
DMCI Power (SPUG)	982	749	233	31%
DMCI Mining	501	308	193	63%
Parent and others	108	98	10	10%
	P19,652	P20,312	(P660)	-3%

Net income after non-controlling interests

(in PHP Millions)	For the period		Variance	
	March 2019	March 2018 ¹	Amount	%
Semirara Mining and Power Corporation	P1,417	P2,761	(P1,344)	-49%
DMCI Homes	481	460	21	5%
Maynilad	436	387	49	13%
D.M. Consunji, Inc.	359	336	23	7%
DMCI Mining	103	45	58	129%
DMCI Power (SPUG)	100	76	24	32%
Parent and others	69	37	32	86%
Core net income	2,965	4,102	(1,137)	-28%
Non-recurring items	(91)	(239)	148	-62%
	P2,874	P3,863	(P989)	-26%

¹ DMCI Homes was restated using PFRS 15

5. Operating Expenses

The following tables present the consolidated operating expenses for the period ended March 31, 2019 and 2018:

	2019	2018
Government share	P802,905	P1,509,769
Taxes and licenses	393,782	299,627
Salaries, wages and employee benefits	380,154	316,595
Depreciation, depletion and amortization	234,253	381,697
Outside services	209,786	200,508
Advertising and marketing	177,283	135,956
Repairs and maintenance	174,885	267,035
Insurance	70,884	33,578
Supplies	49,479	34,868
Entertainment, amusement and recreation	34,959	37,829
Communication, light and water	34,528	41,089
Transportation and travel	33,306	32,704
Rent	15,143	20,307
Association dues	11,522	22,531
Miscellaneous expense	74,972	62,641
	P2,697,841	P3,396,734

6. Summarized Financial Information of Interests in Related Entities

Financial information as of and for the period ended March 31, 2019 and December 31, 2018 on the Group's subsidiary with material non-controlling interest (NCI) follows:

Semirara Mining and Power Corporation and Subsidiaries (SMPC)

	March 31, 2019	December 31, 2018
Statements of Financial Position		
Current assets	P26,988,342	P25,739,223
Noncurrent assets	44,456,044	45,309,715
Current liabilities	24,127,333	20,372,103
Noncurrent liabilities	10,366,402	10,744,148
Equity	36,950,651	39,932,687
	March 31, 2019	March 31, 2018
Statements of Comprehensive Income		
Revenue	P9,738,164	P11,429,902
Net income	2,331,149	4,574,445
Other comprehensive income	—	—
Total comprehensive income	2,331,149	4,574,445

Financial information as of and for the period ended March 31, 2019 and December 31, 2018 on the Group's material interest in associate follows:

Maynilad Water Holdings Company, Inc. and Subsidiaries

	March 31, 2019	December 31, 2018
Statements of Financial Position		
Current assets	P10,889,282	P17,421,271
Noncurrent assets	105,553,964	101,750,870
Current liabilities	17,805,544	17,913,098
Noncurrent liabilities	44,585,128	43,948,568
Equity	54,052,574	57,310,475
	March 31, 2019	March 31, 2018
Statements of Comprehensive Income		
Revenue	P5,686,326	P5,245,556
Net income	1,612,073	1,158,562
Other comprehensive income	—	—
Total comprehensive income	1,612,073	1,158,562

Investment in Maynilad Water Holdings Company, Inc. (MWHCI) is accounted for using the equity method. For the period ended March 31, 2019 and 2018, the Company received dividends from MWHCI amounting to P1,260.59million and P758.47 million, respectively. Equity in net earnings in the three months ended amounted to P438.32 million in 2019 and P315.01 million in 2018.

Financial information as of and for the period ended March 31, 2019 and December 31, 2018 on the Group's immaterial interest in associate follows:

Subic Water

On January 22, 1997, PDI subscribed to 3.26 million shares at the par value of P10 per share for an aggregate value of P32.62 million in Subic Water, a joint venture company among Subic Bay Metropolitan Authority (SBMA), a government-owned corporation, Olongapo City Water District, and Cascal Services Limited (a company organized under the laws of England).

The Group owns a total of 30% of Subic Water's outstanding capital stock after the sale of 10% share to the City of Olongapo on March 23, 2016.

The investment in Subic Water is accounted for as an investment in an associate using the equity method. The carrying amount of the investment in associate amounted to P292.21 million and P275.69 million as of March 31, 2019 and December 31, 2018, respectively. The unaudited share in net earnings amounted to P16.53 million and P13.45 million for the period ended March 31, 2019 and 2018, respectively.

RLC DMCI Property Ventures Inc.

In March 2019, the RLC DMCI Property Ventures Inc., a joint venture agreement with Robinsons Land Corporation, was incorporated to purchase, acquire and develop into a residential condominium project a portion of the parcels of land situated in Las Pinas City with an area of fourteen thousand four hundred ninety-two (14,492) square meters or less. Initial capitalization to the joint venture from DMCI PDI amounted to P500 million as of March 31, 2019.

7. Earnings Per Share

The following table presents information necessary to calculate basic and diluted earnings per share on net income attributable to equity holders of the Parent Company (in thousands except basic earnings per share):

Basic/diluted earnings per share

	For the period (2019)	For the period (2018)	For 1st Quarter (2019)	For 1 st Quarter (2018)
Net income attributable to equity holders of Parent Company	₱2,873,748	₱3,863,202	₱2,873,748	₱3,863,202
Divided by weighted average number of common shares	13,277,470	13,277,470	13,277,470	13,277,470
Basic and diluted earnings per share	₱0.22	₱0.29	₱0.22	₱0.29

8. Related Party Transactions

Related 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 the financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence. Related parties may be individuals or corporate entities.

Transactions entered into by the Group with related parties are at arm's length and have terms similar to the transactions entered into with third parties. In the regular course of business, the Group's significant transactions with related parties include the following:

- Comprehensive surety, corporate and letters of guarantee issued by the Group for various credit facilities granted to and for full performance of certain obligations by certain related parties.
- Certain assets of the Group, associates and other related parties were placed under accommodation mortgages to secure the indebtedness of the Group, its associates and other related parties.
- Engineering and construction works of the water business is contracted to the construction segment of the Group. These projects are bid out to various contractors and are awarded on arm's length transactions. Booked revenues from these contracts amounted to ₱223 million and ₱351 million for the period ended March 31, 2019 and 2018, respectively.
- An affiliate had transactions with the Group for services rendered relating to the Group's coal operations. These include services for the confirmatory drilling for coal reserve and evaluation of identified potential areas, exploratory drilling of other minerals within the Island, dewatering well drilling along the mine and fresh water well drilling for industrial and domestic supply under an agreement.

The affiliate also provides to the group marine vessels for use in the delivery of coal to its various customers. The coal freight billing is on a per metric ton basis plus demurrage charges when delay will be incurred in the loading and unloading of coal cargoes.

- e. An affiliate of the Group transports visitors and employees from point to point in relation to the Group's ordinary course of business and vice versa and bills the related party for the utilization costs of the aircrafts.

9. Financial Risk Management Objectives and Policies

The Group's principal financial instruments comprise interest-bearing loans and borrowings. The main purpose of these financial instruments is to raise financing for its operations and capital expenditures. The Group has various other financial assets and liabilities, such as receivables and payables which arise directly from its operations.

The main risks arising from the use of financial instruments are liquidity risk, market risk and credit risk. The Group's BOD reviews and approves policies for managing each of these risks and they are summarized below.

a. *Liquidity Risk*

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities. The Group seeks to manage its liquidity profile to be able to service its maturing debts and to finance capital requirements. The Group maintains a level of cash and cash equivalents deemed sufficient to finance operations.

A significant part of the Group's financial assets that are held to meet the cash outflows include cash equivalents and accounts receivables. Although accounts receivables are contractually collectible on a short-term basis, the Group expects continuous cash inflows. In addition, although the Group's short-term deposits are collectible at a short notice, the deposit base is stable over the long term as deposit rollovers and new deposits can offset cash outflows.

Moreover, the Group considers the following as mitigating factors for liquidity risk:

- It has available lines of credit that it can access to answer anticipated shortfall in sales and collection of receivables resulting from timing differences in programmed inflows and outflows.
- It has very diverse funding sources.
- It has internal control processes and contingency plans for managing liquidity risk. Cash flow reports and forecasts are reviewed on a weekly basis in order to quickly address liquidity concerns. Outstanding trade receivables are closely monitored to avoid past due collectibles.
- The Group regularly evaluates its projected and actual cash flows. It also continuously assesses conditions in the financial markets for opportunities to pursue fund-raising activities. Fund-raising activities may include bank loans and capital market issues both on-shore and off-shore which is included in the Group's corporate planning for liquidity management.

b. *Market Risk*

Market risk is the risk of loss to future earnings, to fair values or to future cash flows that may result from changes in the price of a financial instrument. The value of a financial instrument may change as a result of changes in equity prices, market prices, interest rates and foreign currency

exchange rates.

The sensitivity analyses have been prepared on the following bases:

- Equity price risk - movements in equity indices
- Market price risk - movements in one-year historical coal and nickel prices
- Interest rate risk - market interest rate on unsecured bank loans
- Foreign currency risk - yearly movement in the foreign exchange rates

The assumption used in calculating the sensitivity analyses of the relevant income statement item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at March 31, 2019 and December 31, 2018.

Equity Price Risk

The Group's equity price risk exposure at year-end relates to financial assets whose values will fluctuate as a result of changes in market prices, principally, equity securities classified as Equity investment designated at FVOCI.

Quoted securities are subject to price risk due to changes in market values of instruments arising either from factors specific to individual instruments or their issuers or factors affecting all instruments traded in the market. The Group's market risk policy requires it to manage such risks by setting and monitoring objectives and constraints on investments; diversification plan; and limits on investment in each industry or sector.

Commodity Price Risk

Price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market.

Coal

The price that the Group can charge for its coal is directly and indirectly related to the price of coal in the world coal market. In addition, as the Group is not subject to domestic competition in the Philippines, the pricing of all of its coal sales is linked to the price of imported coal. World thermal coal prices are affected by numerous factors outside the Group's control, including the demand from customers which is influenced by their overall performance and demand for electricity. Prices are also affected by changes in the world supply of coal and may be affected by the price of alternative fuel supplies, availability of shipping vessels as well as shipping costs.

As the coal price is reset on a periodic basis under coal supply agreements, this may increase its exposure to short-term coal price volatility.

There can be no assurance that world coal prices will be sustained or that domestic and international competitors will not seek to replace the Group in its relationship with its key customers by offering higher quality, better prices or larger guaranteed supply volumes, any of which would have a materially adverse effect on the Group's profits.

To mitigate this risk, the Group continues to improve the quality of its coal and diversify its market from power industry, cement industry, other local industries and export market. This will allow flexibility in the distribution of coal to its target customers in such manner that minimum target average price of its coal sales across all its customers will still be achieved. Also, in order

to mitigate any negative impact resulting from price changes, it is the Group's policy to set minimum contracted volume for customers with long term supply contracts for each given period (within the duration of the contract) and pricing is negotiated on a monthly basis to even out the impact of any fluctuation in coal prices, thus, protecting its target margin. The excess volumes are allocated to spot sales which may command different price than those contracted already since the latter shall follow pricing formula per contract.

Nevertheless, on certain cases temporary adjustments on coal prices with reference to customers following a certain pricing formula are requested in order to recover at least the cost of coal if the resulting price is abnormally low vis-à-vis cost of production (i.e., abnormal rise in cost of fuel, foreign exchange).

Below are the details of the Group's coal sales to the domestic market and to the export market (as a percentage of total coal sales volume):

	March 31, 2019	December 31, 2018
Domestic market	42.76%	43.67%
Export market	57.24%	56.33%

The following table shows the effect on income before income tax should the change in the prices of coal occur based on the inventory of the Group as of March 31, 2019 and December 31, 2018 with all other variables held constant. The change in coal prices used in the simulation assumes fluctuation from the lowest and highest price based on one-year historical price movements in 2019 and 2018.

	<u>Effect on income before income tax</u>	
	March 31, 2019	December 31, 2018
Change in coal price (in thousands)		
<i>Based on ending coal inventory</i>		
Increase by 41% in 2019 and 21% in 2018	₱3,700,157	₱394,955
Decrease by 41% in 2019 and 21% in 2018	(3,700,157)	(394,955)
<i>Based on coal sales volume</i>		
Increase by 41% in 2019 and 21% in 2018	3,803,732	1,835,205
Decrease by 41% in 2019 and 21% in 2018	(3,803,732)	(1,835,205)

Interest Rate Risk

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 Group's exposure to market risk for changes in interest rates relates primarily to the Group's long-term debt obligations. The Group's policy is to manage its interest cost using a mix of fixed and variable rate debt.

The following table demonstrates the sensitivity of the Group's profit before tax to a reasonably possible change in interest rates, with all variables held constant, through the impact on floating rate borrowings:

Basis points (in thousands)	Effect on income before income tax	
	March 31, 2019	December 31, 2018
+100	(P188,892)	(P7,287)
-100	188,892	7,287

The sensitivity analyses shown above are based on the assumption that the interest movements will be more likely be limited to hundred basis points upward or downward fluctuation in both 2019 and 2018. The forecasted movements in percentages of interest rates used were derived based on the Group's historical changes in the market interest rates on unsecured bank loans.

There was no effect on the equity other than those affecting the income before tax.

Foreign Currency Risk

Foreign currency risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

The Group does not have any foreign currency hedging arrangements.

Information on the Group's foreign currency-denominated monetary assets and liabilities and their Philippine peso equivalents follows (amounts in thousands):

	March 31, 2019				
	U.S. Dollar	Japanese Yen	UK Pounds	Euro	Equivalent in PHP
Financial assets					
Cash and cash equivalents	\$32,307	¥4,544	£111	€72	P1,709,989
Receivables	9,580	—	—	—	502,958
	41,887	4,544	111	72	2,212,947
Financial liabilities					
Accounts payable and accrued expenses	(15,824)	—	—	—	(832,011)
Long-term loans	(44,221)	—	—	—	(2,321,601)
	(60,045)	—	—	—	(3,153,612)
	(\$18,158)	¥4,544	£111	€72	(P940,665)

The following tables demonstrates the sensitivity to a reasonably possible change in foreign exchange rates, with all variables held constant, of the Group's profit before tax (due to changes in the fair value of monetary assets and liabilities) as of March 31, 2019 (amounts in thousands):

	Exchange rate movement	Effect on profit before tax
In Peso per US Dollar		
Increase	P2	(P36,315)
Decrease	(2)	36,315
In Peso per Japanese Yen		
Increase	2	9,088
Decrease	(2)	(9,088)

	Exchange rate movement	Effect on profit before tax
In Peso per UK Pound		
Increase	₱2	₱222
Decrease	(2)	(222)
In Peso per Euro		
Increase	2	145
Decrease	(2)	(145)

There is no impact on the Group's equity other than those already affecting profit or loss. The movement in sensitivity analysis is derived from current observations on movement in dollar average exchange rates.

c. Credit Risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The Group's maximum exposure to credit risk for the components of the statement of financial position at March 31, 2019 and December 31, 2018 is the carrying amounts except for real estate receivables. The Group's exposure to credit risk arises from default of the counterparties which include certain financial institutions, real estate buyers, subcontractors, suppliers and various electric companies. Credit risk management involves dealing only with recognized, creditworthy third parties. It is the Group's policy that all counterparties who wish to trade on credit terms are subject to credit verification procedures. The Treasury Department's policy sets a credit limit for each counterparty. In addition, receivable balances are monitored on an ongoing basis. The Group's financial assets are not subject to collateral and other credit enhancement except for real estate receivables. As of March 31, 2019 and December 31, 2018, the Group's exposure to bad debts is not significant.

Real estate contracts

Customer credit risk is managed by each business unit subject to the Group's established policy, procedures and control relating to customer credit risk management. Credit quality of a customer is assessed based on an extensive credit rating scorecard and individual credit limits are defined in accordance with this assessment. Outstanding customer receivables and contract assets are regularly monitored.

An impairment analysis starting 2018 is performed at each reporting date using a provision matrix to measure expected credit losses (using incurred loss model prior to adoption of PFRS 9). The provision rates are based on days past due for groupings of various customer segments with similar loss patterns (i.e., by geographical region, product type, customer type and rating, and coverage by letters of credit or other forms of credit insurance). The calculation reflects the probability-weighted outcome, the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions.

The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets. Title of the real estate property is only transferred to the customer if the consideration had been fully paid. In case of default, after enforcement activities, the Group has the right to cancel the sale and enter into another CTS to another customer after certain proceedings (e.g. grace period, referral to legal, cancellation process, reimbursement of previous payments) had been completed. Given this, based on the experience of the Group, the maximum exposure to credit risk at the reporting date is nil considering that fair value less cost to repossess of the real estate projects is higher than the exposure at default (i.e., recovery rate is more than

100%). The Group evaluates the concentration of risk with respect to trade receivables and contract assets as low, as its customers are located in several jurisdictions and industries and operate in largely independent markets.

Electricity sales

The Group earns substantially all of its revenue from bilateral contracts, WESM and from various electric companies. WESM and the various electric companies are committed to pay for the energy generated by the power plant facilities.

Under the current regulatory regime, the generation rate charged by the Group to WESM is determined in accordance with the WESM Price Determination Methodology (PDM) approved by the ERC and are complete pass-through charges to WESM. PDM is intended to provide the specific computational formula that will enable the market participants to verify the correctness of the charges being imposed. Likewise, the generation rate charged by the Group to various electric companies is not subject to regulations and are complete pass-through charges to various electric companies.

Mining

The Group evaluates the financial condition of the local customers before deliveries are made to them. On the other hand, export sales are covered by sight letters of credit issued by foreign banks subject to the Group's approval, hence, mitigating the risk on collection.

The Group generally offers 80% of coal delivered payable within thirty (30) days upon receipt of billing and the remaining 20% payable within 15 days after receipt of final billing based on final analysis of coal delivered.

Construction contracts

The credit risk for construction receivables is mitigated by the fact that the Group can resort to carry out its contractor's lien over the project with varying degrees of effectiveness depending on the jurisprudence applicable on location of the project. A contractor's lien is the legal right of the Group to takeover the projects-in-progress and have priority in the settlement of contractor's receivables and claims on the projects-in-progress and have priority in the settlement of contractor's receivables and claims on the projects in progress is usually higher than receivables from and future commitments with the project owners. Trade and retention receivables from project owners are normally high standard because of the creditworthiness of project owners and collection remedy of contractor's lien accorded contractor in certain cases.

The provision matrix is initially based on the Group's historical observed default rates. The Group will calibrate the matrix to adjust the historical credit loss experience with forward-looking information.

Generally, trade receivables are writtenoff when deemed unrecoverable and are not subject to enforcement activity. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets.

With respect to the credit risk arising from the other financial assets of the Group, which comprise cash and cash equivalents, the Group's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments. The Group transacts only with institutions or banks that have proven track record in financial soundness.

Given the Group's diverse base of counterparties, it is not exposed to large concentrations of credit risk.

Cash and Cash Equivalents

Cash and cash equivalents are short-term placements and working cash fund placed, invested or deposited in foreign and local banks belonging to top 10 banks in the Philippines in terms of resources and profitability. These financial assets are classified as Grade A due to the counterparties' low probability of insolvency.

Equity investment designated at FVOCI

The Group's Equity investment designated at FVOCI are classified as Grade B because these assets are susceptible to untoward consequences due to the current financial positions of counterparties.

Receivables

Included under Grade A are accounts considered to be of high value and are covered with coal supply, power supply, and construction contracts. The counterparties have a very remote likelihood of default and have consistently exhibited good paying habits. Grade B accounts are active accounts with minimal to regular instances of payment default, due to collection issues or due to government actions or regulations. These accounts are typically not impaired as the counterparties generally respond to credit actions and update their payments accordingly. The Group determines financial assets as impaired when probability of recoverability is remote and in consideration of lapse in period which the asset is expected to be recovered.

For real estate receivables, and other receivables, Grade A are classified as financial assets with high credit worthiness and probability of default is minimal. While receivables under Grade B and C have favorable and acceptable risk attributes, respectively, with average credit worthiness.

Receivable from related parties are considered Grade A due to the Group's positive collection experience.

Starting 2018, an impairment analysis (using incurred loss model prior to adoption of PFRS 9) is performed at each reporting date using a provision matrix to measure expected credit losses. The provision rates are based on days past due for groupings of customer segments with similar loss patterns (i.e., by geographical region, payment scheme, type of customers, etc.). The calculation reflects the probability-weighted outcome and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions.

Security and Refundable Deposits

Security and refundable deposits are classified as Grade A since these are to be refunded by the lessor and utility companies at the end of lease term and holding period, respectively, as stipulated in the agreements.

As of March 31, 2019, the aging analysis of the Group's receivables presented per class follows:

	March 31, 2019							Total
	Neither past nor impaired	Past due but not impaired					Impaired assets	
		<30 days	30-60 days	61-90 days	91-120 days	>120 days		
Receivables								
Trade								
General								
construction	P4,746,499	P309,145	P81,278	P293,018	P–	P–	P29,943	P5,459,883
Electricity sales	2,624,837	250,395	59,200	7,433	180,109	866,361	842,499	4,830,834
Coal mining	1,419,329	760,514	–	–	–	–	36,113	2,215,956
Real estate	–	1,265,057	36,120	10,457	310,941	–	–	1,622,575
Nickel mining	205,480	–	–	–	–	–	67,009	272,489
Merchandising and others	39,895	25,837	17,422	7,874	2,481	5,558	2,921	101,988
Receivables from related parties	272,133	–	–	–	–	–	–	272,133
Other receivables	1,058,258	19,780	–	–	19,809	4,974	709,613	1,812,434
	P10,366,431	P2,630,728	P194,020	P318,782	P513,340	P876,893	P1,688,098	P16,588,292

Financial assets

The fair values of cash and cash equivalents and receivables (except installment contract receivables) approximate their carrying amounts as of reporting dates due to the short-term nature of the transactions.

The fair values of installment contracts receivables are based on the discounted value of future cash flows using the applicable rates for similar types of loans and receivables.

Refundable deposits are carried at cost since these are mostly deposits to a utility company as a consequence of its subscription to the electricity services of the said utility company needed for the Group's residential units.

In the absence of a reliable basis of determining fair values due to the unpredictable nature of future cash flows and the lack of suitable methods in arriving at a reliable fair value, security deposits other than those pertaining to operating leases and unquoted equity investment designated at FVOCI are carried at cost less impairment allowance, if any.

Financial liabilities

The fair values of accounts and other payables and accrued expenses and payables to related parties approximate their carrying amounts as of reporting dates due to the short-term nature of the transactions.

Estimated fair value of long-term fixed rate loans and liabilities for purchased land are based on the discounted value of future cash flows using the applicable rates for similar types of loans with maturities consistent with those remaining for the liability being valued. For floating rate loans, the carrying value approximates the fair value because of recent and regular repricing (quarterly) based on market conditions.

Fair values of receivables, long-term debt, liabilities for purchased land and investment properties are based on level 3 inputs while that of quoted Equity investment designated at FVOCI and financial assets at FVTPL are from level 1 inputs.

There has been no reclassification from Level 1 to Level 2 or 3 category as of March 31, 2019 and December 31, 2018.

Fair Value Hierarchy

The Group uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

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

Fair values of receivables, long-term debt, liabilities for purchased land and investment properties are based on level 3 inputs while that of quoted AFS financial assets and financial assets at FVPL are from level 1 inputs.