



ANNUAL STATEMENT
OF
CITYPLANS, INCORPORATED

*3rd Floor Cityland Condo
10 Tower 2, 154 H.V.
Dela Costa St., Salcedo
Village, Makati City*

Submitted to the
INSURANCE COMMISSION
Manila, Philippines

For the Year Ended
DECEMBER 31, 2025

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

PENSION PLAN

Table of Contents

EXCEL TAB	PAGE NO.		TITLE
Cover			
Co Info	1		Company Information
Co Info Annex	2	c/o Statistics Division	Company Information- Annex
Annex A	3		List of Approved Products
Annex B	4		External Auditor Info

EXHIBITS:

EXCEL TAB	PAGE NO.	EXHIBIT NO.	TITLE
Page 2	5	1	Balance Sheet
Page 3	6	2	Income Statement
Page 4	7	3	Summary of Monthly Collection and Required Deposits to the Trust Fund - Per Plan
Page 5	8	4	Summary of Monthly Withdrawals from the Trust Fund - Per Trustee, Per Plan
Page 6	9	5	Summary of Monthly Sales
Page 7	10	6	Serialtim List of Policies
Page 8	11	7	List of Availing Plans for the Succeeding Year
Page 9	12	8	List of Claims / Benefits Filed

SCHEDULES:

EXCEL TAB	PAGE NO.	SCHEDULE NO.	TITLE
Page 10	13	1	Investments in Trust Funds
Page 11	14	2	Insurance Premium Fund (IPF)
		3	Corporate Assets
Page 12	15	3-1	Corporate Assets - Government Securities
Page 13	16	3-2	Corporate Assets - Cash on Hand and in Banks
Page 14	17	3-3	Corporate Assets - Mutual Funds/UITF
Page 15	18	3-4	Corporate Assets - Short Term Investments
Page 16	19	3-5	Corporate Assets - Corporate Bonds
Page 17	20	3-6	Corporate Assets - Mortgage Loans
Page 18	21	3-7	Corporate Assets - Planholders' Loans
Page 19	22	3-8	Corporate Assets - Stocks
Page 20	23	3-9	Corporate Assets - Real Estate
Page 21	24	3-10	Corporate Assets - Other Investment
Page 22	25	3-11	Corporate Assets - Receivable from Trustee
Page 23	26	3-12	Corporate Assets - Accrued Investment Income
Page 24	27	3-13	Corporate Assets - Accounts/Notes Receivable
Page 25	28	3-14	Corporate Assets - Property and Equipment
Page 26	29	3-15	Corporate Assets - Inventories
Page 27	30	3-16	Corporate Assets - Other Assets
Page 28	31	4	Pre-Need Reserve
Page 29	32	5	Insurance Premium Reserve
Page 30	33	6	Other Reserves
Page 31	34	7	Planholders' Benefits Payable
Page 32	35	8	Planholders' Deposits
Page 33	36	9	Counselors' Bond Reserves
Page 34	37	10	Accounts / Notes Payable
Page 35	38	11	Taxes Payable
Page 36	39	12	Accrued Expenses
Page 37	40	13	Other Liabilities
Page 38	41	14	Stockholders' Equity Account
Page 39	42	15	Trial Balance
Page 40	43	16	Reconciliation Between Trial Balance, Audited Financial Statements (AFS) And Annual Statement (AS)

EXCEL TAB	PAGE NO.		TITLE
Page 41	44	APPENDIX A.1 c/o Statistics Division	Summary of Invested Assets (based on PFRS 9)
Page 42	45	APPENDIX A.2 c/o Statistics Division	Summary of Invested Assets (aligned to current reporting)
Page 43	46		Sworn Statement (Notarized and Sealed)
Page 44	47		Certification (Notarized and Sealed)

Legend:		Formula
		Sum
	CONTENTS	Back to Contents
		For Input

Date of Filing: April 30, 2026

Company Representative/Contact No.: Ms. Therese Raimunda R. Aquino-Anoos

IC Representative/Examiner_____

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

CITYPLANS, INCORPORATED

Certificate of Authority No.	PN-13-2026-R	Tax Identification:	000-527-090-00000
Date of Original Issue	August 08, 2010	Registered Trade Name:	Cityplans, Incorporated
Date of Latest Renewal	January 01, 2026	Line of Business	Pre-need Company
Organized under the Laws of the Republic of the Philippines			
Incorporated on	October 27, 1988	SEC Registration No.:	156675
Commenced business on	September 17, 1990	Date of Issue	October 27, 1988
Home Office address	3/F Cityland Condo.10 Tower 2, 154 H.V. Dela Costa St., Salcedo Village, Makati City		
		Mailing address	(same with Home Office Address)
Telephone no.:	8819-1111 / 8893-6060 loc. 327	Email address	cityplans_inc@yahoo.com
Fax no.:	8892-8656 / 8813-1832	Website	www.cityplansinc.com

MEMBERS OF THE BOARD, OFFICERS AND EMPLOYEES

Position	Name	Nationality	Sex	Terms of Office	
				From	To
Chairman	Mr. Josef C. Gohoc	Filipino	Male	2022	Present
Vice-Chairman	None				
Members	Mr. Jefferson C. Roxas	Filipino	Male	2022	Present
	Mr. Joel C. Gohoc	Filipino	Male	2022	Present
	Ms. Emma A. Choa	Filipino	Female	2022	Present
Independent Directors:					
	Mr. Wilfred S. Tiu	Filipino	Male	2010	Present
	Ms. Ma. Victoria S. De Guzman	Filipino	Female	2022	Present
President	Mr. Jefferson C. Roxas	Filipino	Male	2022	Present
Vice-President	Mr. Christopher T. Chu	Filipino	Male	2024	Present
Vice-President- FMSD	Ms. Therese Raimunda R. Aquino-Anoos	Filipino	Female	2024	Present
Secretary	Ms. Jocelyn C. De Asis	Filipino	Female	2013	Present
Treasurer	Mr. Joel C. Gohoc	Filipino	Male	2022	Present
General Manager	None	Filipino	Male	2022	Present
Internal Actuary	None				
External Actuary	Acturial Advisers Inc.	Filipino			
Department Heads:					
Operation	Ms. Therese Raimunda R. Aquino-Anoos	Filipino	Female	2022	Present
Sales / Marketing	Ms. Therese Raimunda R. Aquino-Anoos	Filipino	Female	2022	Present
Investments	Ms. Therese Raimunda R. Aquino-Anoos	Filipino	Female	2022	Present
Administration	Ms. Therese Raimunda R. Aquino-Anoos	Filipino	Female	2022	Present
Claims	Ms. Therese Raimunda R. Aquino-Anoos	Filipino	Female	2022	Present
Chief Accountant	Ms. Therese Raimunda R. Aquino-Anoos	Filipino	Female	2024	Present
Internal Auditor	Ms. Hazel Anne C. Paule	Filipino	Female	January 2025	December 2025
	Mr. Rudy Go	Filipino	Male	January 2026	Present
External Auditor	SGV & Co./Ms. Bernallete L. Ramos	Filipino	Female	2024	Present
Compliance Officers:	Atty. Albert Anthony H. Ocampo	Filipino	Male	2025	Present
	</				

Plan Type / Trust Account

Trustees:	Philippine National Bank	Pension/ 1271P-031265-045418			
	UnionBank of the Philippines	Pension/ PH1C021026			

Branch Office Address:	Name of Manager:
N/A	N/A

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED
PENSION PLAN

Annex to Company Profile

PSGC Code					Number Of							
Region	Province	City/Municipality	Region	Province/City	Branches			Extension Office	Service office	Salaried Officers	Salaried Employees	Pre-Need Sales Counselors
					Domestic	Foreign	Total					
By Region												
13			NCR		-	-	-	-	-	-	-	-
14			CAR		-	-	-	-	-	-	-	-
1			Region I		-	-	-	-	-	-	-	-
2			Region II		-	-	-	-	-	-	-	-
3			Region III		-	-	-	-	-	-	-	-
4			Region IV-A		-	-	-	-	-	-	-	-
17			MIMAROPA		-	-	-	-	-	-	-	-
5			Region V		-	-	-	-	-	-	-	-
6			Region VI		-	-	-	-	-	-	-	-
7			Region VII		-	-	-	-	-	-	-	-
8			Region VIII		-	-	-	-	-	-	-	-
9			Region IX		-	-	-	-	-	-	-	-
10			Region X		-	-	-	-	-	-	-	-
11			Region XI		-	-	-	-	-	-	-	-
12			Region XII		-	-	-	-	-	-	-	-
16			Region XIII		-	-	-	-	-	-	-	-
19			BARMM		-	-	-	-	-	-	-	-
			TOTAL		-	-	-	-	-	-	-	-
By Province/ HU												
13	80	60	NCR	City of Manila			-					
13	80	50	NCR	City of Mandaluyong			-					
13	80	70	NCR	City of Marikina			-					
13	81	20	NCR	City of Pasig			-					
13	81	30	NCR	Quezon City			-					
13	81	40	NCR	City of San Juan			-					
13	80	10	NCR	City of Caloocan			-					
13	80	40	NCR	City of Malabon			-					
13	80	90	NCR	City of Navotas			-					
13	81	60	NCR	City of Valenzuela			-					
13	80	20	NCR	City of Las Piñas			-					
13	80	30	NCR	City of Makati			-					
13	80	80	NCR	City of Muntinlupa			-					
13	81	0	NCR	City of Parañaque			-					
13	81	10	NCR	Pasay City			-					
13	81	50	NCR	City of Taguig			-					
13	81	70	NCR	Paleros			-					
14	0	10	CAR	Abra			-					
14	8	10	CAR	Apayao			-					
14	1	10	CAR	Benguet			-					
14	2	70	CAR	Ifugao			-					
14	3	20	CAR	Kalinga			-					
14	4	40	CAR	Mountain Province			-					
14	30	30	CAR	Baguio City			-					
1	2	80	Region I	Ilocos Norte			-					
1	2	90	Region I	Ilocos Sur			-					
1	3	30	Region I	La Union			-					
1	5	50	Region I	Pangasinan			-					
1	5	51	Region I	Dagupan City			-					
2	0	90	Region II	Batanes			-					
2	1	50	Region II	Cagayan			-					
2	3	10	Region II	Isabela			-					
2	5	0	Region II	Nueva Vizcaya			-					
2	5	70	Region II	Quirino			-					
2	3	13	Region II	Santiago City			-					
3	7	70	Region III	Aurora			-					
3	0	80	Region III	Bataan			-					
3	1	40	Region III	Bulacan			-					
3	4	90	Region III	Nueva Ecija			-					
3	5	40	Region III	Pampanga			-					
3	6	90	Region III	Tarlac			-					
3	7	10	Region III	Zambales			-					
3	30	10	Region III	City of Angeles			-					
3	31	40	Region III	City of Olongapo			-					
4	1	0	Region IV-A	Batangas			-					
4	2	10	Region IV-A	Cavite			-					
4	3	40	Region IV-A	Laguna			-					
4	5	60	Region IV-A	Quezon			-					
4	5	80	Region IV-A	Rizal			-					
4	31	20	Region IV-A	City of Lucena			-					
17	4	0	MIMAROPA	Marinduque			-					
17	5	10	MIMAROPA	Occidental Mindoro			-					
17	5	20	MIMAROPA	Oriental Mindoro			-					
17	5	30	MIMAROPA	Palawan			-					
17	5	90	MIMAROPA	Romblon			-					
17	31	50	MIMAROPA	City of Puerto Princesa			-					
5	0	50	Region V	Albay			-					
5	1	60	Region V	Camarines Norte			-					
5	1	70	Region V	Camarines Sur			-					
5	2	0	Region V	Catanduanes			-					
5	4	10	Region V	Masbate			-					
5	6	20	Region V	Sorsogon			-					
5	1	72	Region V	City of Naga			-					
6	0	40	Region VI	Aklan			-					
6	0	60	Region VI	Antique			-					
6	1	90	Region VI	Capiz			-					
6	7	90	Region VI	Guimaras			-					
6	3	0	Region VI	Iloilo			-					
6	4	50	Region VI	Negros Occidental			-					
6	30	20	Region VI	City of Bacolod			-					
6	31	0	Region VI	City of Iloilo			-					
7	1	20	Region VII	Bohol			-					
7	2	20	Region VII	Cebu			-					
7	4	60	Region VII	Negros Oriental			-					
7	6	10	Region VII	Siquijor			-					
7	30	60	Region VII	City of Cebu			-					
7	31	10	Region VII	City of Lapu-Lapu			-					
7	31	30	Region VII	City of Mandaue			-					
8	7	80	Region VIII	Biliran			-					
8	2	60	Region VIII	Eastern Samar			-					
8	3	70	Region VIII	Leyte			-					
8	4	80	Region VIII	Northern Samar			-					
8	6	0	Region VIII	Samar			-					
8	6	40	Region VIII	Southern Leyte			-					
8	31	60	Region VIII	City of Tacloban			-					
8	3	73	Region VIII	Ormoc City			-					
9	7	20	Region IX	Zamboanga del Norte			-					
9	7	30	Region IX	Zamboanga del Sur			-					
9	8	30	Region IX	Zamboanga Sibugay			-					
9	90	10	Region IX	City of Isabela*			-					
9	31	70	Region IX	City of Zamboanga			-					
10	1	30	Region X	Bukidnon			-					
10	1	80	Region X	Camiguin			-					
10	3	50	Region X	Lanao del Norte			-					
10	4	20	Region X	Misamis Occidental			-					
10	4	30	Region X	Misamis Oriental			-					
10	30	50	Region X	City of Cagayan de Oro			-					
10	30	90	Region X	City of Iligan			-					
11	8	20	Region XI	Davao de Oro			-					
11	2	30	Region XI	Davao del Norte			-					
11	2	40	Region XI	Davao del Sur			-					
11	8	60	Region XI	Davao Occidental			-					
11	2	50	Region XI	Davao Oriental			-					
11	30	70	Region XI	City of Davao			-					
12	4	70	Region XII	Cotabato			-					
12	8	0	Region XII	Sarangani			-					
12	6	30	Region XII	South Cotabato			-					
12	6	50	Region XII	Sultan Kudarat			-					
12	30	80	Region XII	City of General Santos			-					
16	0	20	Region XIII	Agusan del Norte			-					
16	0	30	Region XIII	Agusan del Sur			-					
16	8	50	Region XIII	Dinagat Islands			-					

PSGC Code					N u m b e r O f							
Region	Province	City/Municipality	Region	Province/City	Branches			Extension Office	Service office	Salaried Officers	Salaried Employees	Pre-Need Sales Counselors
					Domestic	Foreign	Total					
16	6	70	Region XIII	Surigao del Norte			-					
16	6	80	Region XIII	Surigao del Sur			-					
16	30	40	Region XIII	City of Butuan			-					
19	0	70	BARMM	Basilan			-					
19	3	60	BARMM	Lanao del Sur			-					
19	8	70	BARMM	Maguindanao del N			-					
19	8	80	BARMM	Maguindanao del S			-					
19	6	60	BARMM	Sulu			-					
19	7	0	BARMM	Tawi-tawi			-					
19	8	70	BARMM	City of Cotabato			-					
			TOTAL		-	-	-	-	-	-	-	-

LIST OF PRODUCTS APPROVED

COMPANY NAME:	CITYPLANS, INCORPORATED
CUT-OFF DATE:	DECEMBER 31, 2025

Product Name per Plan Type	Date of IC Approval	Marketing Name	Amount Approved	Amount Issued	Amount Remaining	Status	Remarks
Memorial							
a. Product Name	N/A				-		
Pension							
A. Pension Plan	February 05, 1990	CityPension Plus Plan	10,000,000.00	10,000,000	-	Discontinued	The Product was approved by SEC.
	December 14, 1990	CityPension Plus Plan	41,000,000.00	41,000,000.00	-	Discontinued	The Product was approved by SEC.
	September 10, 1991	CityPension Plus Plan	49,000,000.00	49,000,000	-	Discontinued	The Product was approved by SEC.
	July 16, 1992	CityPension Plus Plan	57,000,000.00	57,000,000	-	Discontinued	The Product was approved by SEC.
	May 17, 1993	CityPension Plus Plan	33,000,000.00	33,000,000	-	Discontinued	The Product was approved by SEC.
	November 26, 1993	CityPension Plus Plan	62,000,000.00	62,000,000	-	Discontinued	The Product was approved by SEC.
	October 13, 1995	CityPension Plus Plan	38,000,000.00	38,000,000	-	Discontinued	The Product was approved by SEC.
	February 19, 1996	CityPension Plus Plan	310,000,000.00	7,235,793	302,764,207.00	Discontinued	The Product was approved by SEC.
Education							
a. Product Name	N/A				-		

EXTERNAL AUDITOR INFO.

COMPANY NAME:

CUT-OFF DATE:

CITYPLANS, INCORPORATED
DECEMBER 31, 2025

	2025	2024	2023	2022	2021
Auditing Firm	Sycip Gorres & Velayo Co.	Sycip Gorres & Velayo Co.	Sycip Gorres & Velayo Co.	Sycip Gorres & Velayo Co.	Sycip Gorres & Velayo Co.
Signing Partner	Ms. Bernalette L. Ramos	Ms. Bernalette L. Ramos	Ms. Ana Lea C. Bergado	Ms. Ana Lea C. Bergado	Ms. Ana Lea C. Bergado
Group/Category of Signing Partner	A	A	A	A	A
Opinion	Unqualified Opinion	Unqualified Opinion	Unqualified Opinion	Unqualified Opinion	Unqualified Opinion
Basis for not qualified opinion on Audited Financial Statement	N/A	N/A	N/A	N/A	N/A

Exhibit 1 - STATEMENT OF FINANCIAL POSITION					
PARTICULARS	CURRENT YEAR	PREVIOUS YEAR	DIFFERENCE		REMARKS <i>(the cause of abrupt increase/decrease, 10% or more, should be indicated)</i>
			AMOUNT	PERCENTAGE	
ASSETS					
1. Investments in Trust Funds (Schedule 1)	34,763,591.32	35,184,037.68	(420,446.36)	-1.19%	
2. Insurance Premium Fund (Schedule 2)	100,501.11	100,000.00	501.11	0.50%	
Corporate Assets:					
3. Government Securities (Schedule 3-1)	-	-	-	0.00%	
4. Cash on Hand and in Banks (Schedule3-2)	107,144,361.92	77,244,771.05	29,899,590.87	38.71%	Increase was due to the shift of placement to shorter term of less than three (3) months.
5. Mutual Funds/UITF (Schedule 3-3)	-	-	-	0.00%	
6. Short Term Investments (Schedule 3-4)	129,500,000.00	150,100,000.00	(20,600,000.00)	-13.72%	Decrease was due to the maturity of investments.
7. Corporate Bonds (Schedule 3-5)	-	-	-	0.00%	
8. Mortgage Loans (Schedule 3-6)	-	-	-	0.00%	
9. Planholders' Loans (Schedule 3-7)	-	-	-	0.00%	
10. Stocks (Schedule 3-8)	8,985,864.35	11,305,615.40	(2,319,751.05)	-20.52%	Decrease was due to decline in the market value of the shares of stock.
11. Real Estate (Schedule 3-9)	60,988,025.69	75,920,839.03	(14,932,813.34)	-19.67%	Decrease was due to the sale of CPI units.
12. Other Investment (Schedule 3-10)	-	-	-	0.00%	
13. Receivable from Trustee (Schedule 3- 11)	-	-	-	0.00%	
14. Accrued Investment Income (Schedule 3-12)	1,626,930.55	1,608,084.68	18,845.87	1.17%	
15. Accounts/Notes Receivable (Schedule 3-13)	47,952,434.51	29,701,634.21	18,250,800.30	61.45%	Increase was due to the higher sales of real estate properties under installment method.
16. Property and Equipment (Schedule 3-14)	-	-	-	0.00%	
17. Inventories (Schedule 3-15)	-	-	-	0.00%	
18. Other Assets (Schedule 3-16)	417,380.63	778,139.97	(360,759.34)	-46.36%	Decrease was attributable to utilization of prepaid tax.
Total Assets	391,479,090.08	381,943,122.02	9,535,968.06	2.50%	
LIABILITIES					
19. Pre-need Reserves (Schedule 4)	20,118,751.53	21,848,202.19	(1,729,450.66)	-7.92%	
20. Insurance Premium Reserve (Schedule 5)	30,107.85	35,959.55	(5,851.70)	-16.27%	Decrease was due to the maturity of insured pension plans.
21. Other Reserves (Schedule 6)	109,716.34	117,364.65	(7,648.31)	-6.52%	
22. Planholders' Benefits Payable (Schedule 7)	5,283,110.09	5,956,371.54	(673,261.45)	-11.30%	Decrease was due to the settlement of matured plans.
23. Planholders' Deposits (Schedule 8)	2,976.55	3,201.80	(225.25)	-7.04%	
24. Counselors' Bond Reserves (Schedule 9)	2,733.30	2,733.30	-	0.00%	
25. Accounts/Notes Payable (Schedule 10)	4,956,783.76	4,262,418.22	694,365.54	16.29%	Increase was attributable to higher payables to related parties, security deposit, and set up of registration expense.
26. Taxes Payable (Schedule 11)	615,664.26	122,281.02	493,383.24	403.48%	Increase was due to income tax payable.
27. Accrued Expenses (Schedule 12)	3,247.45	14,223.49	(10,976.04)	-77.17%	Decrease was due to no accrued expenses recognized for year 2025.
28. Other Liabilities (Schedule 13)	7,942,579.15	4,364,091.08	3,578,488.07	82.00%	Increase was due to decrease in deferred income tax.
Total Liabilities	39,065,670.28	36,726,846.84	2,338,823.44	6.37%	
STOCKHOLDERS' EQUITY					
29. Paid-up Capital Stock (Schedule 14)	158,125,000.00	158,125,000.00	-	0.00%	
30. Additional Paid-in Capital	-	-	-	0.00%	
31. Deposit for Future Subscription	-	-	-	0.00%	
32. Contingency Surplus	-	-	-	0.00%	
33. Special Surplus Funds:					
34. Fluctuation/Revaluation Reserve - Trust Funds	3,280.00	71,320.59	(68,040.59)	-95.40%	Decrease was due to lower closing rate of the market price.
35. Fluctuation/Revaluation Reserve -Corporate Assets	4,814,658.96	7,134,409.15	(2,319,750.19)	-32.51%	Decrease was due to lower closing rate of the market price.
36. Retained Earnings - Trust Fund	1,384,782.66	1,384,782.66	-	0.00%	
37. Retained Earnings - Corporate Assets	188,962,094.09	178,889,662.46	10,072,431.63	5.63%	
38. Accumulated Re-measurement on Defined Benefit Plan	(356,934.23)	(356,934.23)	-	0.00%	
39. Fluctuation/Revaluation Reserve -ITF	(519,461.68)	(31,965.45)	(487,496.23)	-1525.07%	solely to the reclassification of financial assets that should be measured at amortized cost.
Total Stockholders' Equity	352,413,419.80	345,216,275.18	7,197,144.62	2.08%	
Total Liabilities & Stockholders' Equity	391,479,090.08	381,943,122.02	9,535,968.06	2.50%	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of
CITYPLANS, INCORPORATED

Exhibit 2- STATEMENT OF COMPREHENSIVE INCOME				
(Accrual Basis)				
Premium Revenue	₱	(1,239,358.33)	a	
Increase(Decrease) in Pre-Need Reserves		(1,729,450.66)	b	
Increase(Decrease) in Insurance Premium Reserves		-	c	
Increase(Decrease) in Other Pre-Need Reserves		-	d	
*Other Direct Income (ex. Processing fees, surcharges, etc.)		-	e	
Total Direct Income (a - b - c - d + e)		490,092.33	f	
Less: Benefit Payments (Surrenders, maturities, lapsed, terminated, etc.)	₱	17,944.28	g.1	
Commissions Expenses		-	g.2	
*Other Direct Expenses (insurance , discount, overrides, bonus, etc		170,752.68	g.3	
Total Direct Expenses / Acquisition Cost (g.1 + g.2 + g.3)		188,696.96	g	
Gain/(Loss) (f - g)		301,395.37	h	
Plus: Interest/Income Earned from the following Trust Fund/Placements/Investments.				
(Gross of Final Taxes)				
Government Securities		386,225.70	i.1	
Investment in Trust Fund		2,055,357.69	i.2	
Cash on hand and in Bank		6,216,224.20	i.3	
Mutual Funds/UITF		-	i.4	
Short-term Investments		6,210,268.76	i.5	
Corporate Bonds		-	i.6	
Mortgage Loans		-	i.7	
Planholders' Loan		-	i.8	
Stocks		520,543.98	i.9	
Real Estate		39,521,953.25	i.10	
Other Investments (specify)		-	i.11	54,910,573.58 i
Total Gain/(Loss) & Interest Earned (h + i)		55,211,968.95	j	
Other Income/Expense items:				
Capital Gains/(Losses)		-	k.1	
Depreciation		(4,256,334.84)	k.2	
Investment Expenses		-	k.3	
*Other Income/Other Expenses (ex. Forex gain/(loss), etc.)		(3,635.68)	k.4	(4,259,970.52) k
Sub-Total (j + k)		50,951,998.43	l	
Less: Taxes other than Income tax				
Taxes on Real Estate		330,539.01	m.1	
Documentary Stamp Tax		362.50	m.2	
Corporate Residence Certificate		10,500.00	m.3	
Assessment, Licenses & Fees		402,351.73	m.4	
VAT & Fringe Benefit Tax		-	m.5	
Final Taxes		2,562,543.74	m.6	3,306,296.98 m
Other General Expenses				
Salaries & Wages		3,568,767.58	n.1	
Allowance to Officers		-	n.2	
Allowance to Employees		-	n.3	
Pension, Retirement, & Other similar benefits (SSS, Medicare, etc.)		4,307,434.65	n.4	
Rent, Light & Water		629,771.40	n.5	
Other General Expenses		2,487,208.61	n.6	10,993,182.24 n
Sub-Total (taxes & general expenses) (m + n)		14,299,479.22	o	
Net Income/(Loss) before Income Tax		36,652,519.21	p	
Less: Income Tax		5,834,087.58	q	
Net Income/(Loss) for the year (p - q)		30,818,431.63	r	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED						
EXHIBIT 3 - SUMMARY OF MONTHLY COLLECTION AND REQUIRED DEPOSITS TO THE TRUST FUND (Per Plan)						
Month			Amount Collected *	Amount of Required Deposit **	Amount of Actual Deposit ***	Remarks
(1)			(2)	(3)	(4)	(5)
	Memorial Plan:					
		January	-	-	-	
		February	-	-	-	
		March	-	-	-	
		April	-	-	-	
		May	-	-	-	
		June	-	-	-	
		July	-	-	-	
		August	-	-	-	
		September	-	-	-	
		October	-	-	-	
		November	-	-	-	
		December	-	-	-	
			-	-	-	
	Pension Plan					
		January	-	-	-	
		February	-	-	-	
		March	-	-	-	
		April	-	-	-	
		May	-	-	-	
		June	-	-	-	
		July	-	-	-	
		August	-	-	-	
		September	-	-	-	
		October	-	-	-	
		November	-	-	-	
		December	-	-	-	
			-	-	-	
	Education Plan:					
		January	-	-	-	
		February	-	-	-	
		March	-	-	-	
		April	-	-	-	
		May	-	-	-	
		June	-	-	-	
		July	-	-	-	
		August	-	-	-	
		September	-	-	-	
		October	-	-	-	
		November	-	-	-	
		December	-	-	-	
			-	-	-	
	GRAND TOTAL		-	-	-	
	Reconciliation:					
			Memorial Plan	Pension Plan	Education Plan	
	Required Deposit to the Trust Fund		-	-	-	
	Actual Deposit for the Year		-	-	-	
	Difference		-	-	-	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED								
EXHIBIT 4 - SUMMARY OF MONTHLY WITHDRAWALS FROM THE TRUST FUNDS (Per Plan)								
Month	Total Amount of Benefits		Breakdown / Purpose of Withdrawal				Description for "Others"	
	Paid	Unpaid	Planholders' Benefits	Trustee's Fees	Taxes	Others		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
Memorial Plan:								
January	-	-	-	-	-	-		
February	-	-	-	-	-	-		
March	-	-	-	-	-	-		
April	-	-	-	-	-	-		
May	-	-	-	-	-	-		
June	-	-	-	-	-	-		
July	-	-	-	-	-	-		
August	-	-	-	-	-	-		
September	-	-	-	-	-	-		
October	-	-	-	-	-	-		
November	-	-	-	-	-	-		
December	-	-	-	-	-	-		
	-	-	-	-	-	-		
Pension Plan								
UnionBank of the Philippines								
January	-	-	-	5,686.45	22,621.12	5,313.64	Provision for credit and losses.	
February	-	-	-	5,161.26	22,488.00	1,402.22	Custody fees (net of recovery from credit and losses).	
March	-	-	-	5,724.95	22,671.85	1,665.82	Custody fees (net of provision for credit and losses).	
April	-	-	-	5,539.68	22,770.25	(195.37)	Recovery from expected credit losses.	
May	-	-	-	5,757.57	22,780.82	64.27	Provision for credit and losses.	
June	435,791.00	-	435,791.00	5,550.72	22,592.41	51,670.59	Association dues, water bill, actuarial fee, custody fees, and MC charge (net of recovery from expected credit losses).	
July	-	-	-	5,705.88	12,431.55	(2,807.62)	Custody fee (net of recovery from expected credit losses).	
August	-	-	-	5,764.92	22,516.96	-		
September	357,920.32	-	357,920.32	5,619.88	23,347.29	11,188.01	Association dues, water bill and MC fee.	
October	-	-	-	5,754.97	22,359.55	-		
November	-	-	-	5,595.56	22,244.13	-		
December	1,126,556.77	-	1,126,556.77	5,765.44	(18,410.01)	10,921.54	Associattion dues, water bill and transaction fee.	
	1,920,268.09	-	1,920,268.09	67,627.28	220,413.92	79,223.10		
Philippine National Bank (PNB)								
January	-	-	-	3,130.24	5,577.53	0.09	Provision for credit and losses	
February	-	-	-	2,839.46	961.24	0.54	Provision for credit and losses	
March	-	-	-	3,138.37	1,101.67	9.04	Provision for credit and losses	
April	-	-	-	3,026.92	1,082.55	0.37	Provision for credit and losses	
May	-	-	-	3,135.08	1,087.23	0.07	Provision for credit and losses	
June	-	-	-	3,034.46	1,042.20	95.58	Provision for credit and losses	
July	-	-	-	2,996.73	1,076.94	0.90	Provision for credit and losses	
August	-	-	-	2,900.56	1,046.04	3,059.41	Handling fee and other charges, Provision for credit and losses	
September	-	-	-	2,806.46	1,005.60	174.66	Provision for credit and losses	
October	-	-	-	2,904.01	1,039.30	2.60	Provision for credit and losses	
November	-	-	-	2,818.18	888.98	(0.01)	Recovery from expected credit losses	
December	-	-	-	2,911.31	899.93	8.22	Provision for credit and losses	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED								
EXHIBIT 4 - SUMMARY OF MONTHLY WITHDRAWALS FROM THE TRUST FUNDS (Per Plan)								
Month	Total Amount of Benefits		Breakdown / Purpose of Withdrawal				Description for "Others"	
	Paid	Unpaid	Planholders' Benefits	Trustee's Fees	Taxes	Others		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
	-	-	-	35,641.78	16,809.21	3,351.47		
Education Plan:								
January	-	-	-	-	-	-		
February	-	-	-	-	-	-		
March	-	-	-	-	-	-		
April	-	-	-	-	-	-		
May	-	-	-	-	-	-		
June	-	-	-	-	-	-		
July	-	-	-	-	-	-		
August	-	-	-	-	-	-		
September	-	-	-	-	-	-		
October	-	-	-	-	-	-		
November	-	-	-	-	-	-		
December	-	-	-	-	-	-		
	-	-	-	-	-	-		
GRAND TOTAL	1,920,268.09	-	1,920,268.09	103,269.06	237,223.13	82,574.57		

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED					
EXHIBIT 5- SALES					
Plan Type		Registration of Plans/Contracts		Amount Sold	Balance of Unsold Plans/Contracts
		Date Approved	Amount Approved		
(1)		(2)	(3)	(4)	(5)
Memorial Plan:					
	Forwarded Balance	-	-	-	-
	January	-	-	-	-
	February	-	-	-	-
	March	-	-	-	-
	April	-	-	-	-
	May	-	-	-	-
	June	-	-	-	-
	July	-	-	-	-
	August	-	-	-	-
	September	-	-	-	-
	October	-	-	-	-
	November	-	-	-	-
	December	-	-	-	-
	Sub-total		-	-	-
Pension Plan:					
	Forwarded Balance	02/19/1996	310,000,000.00	7,235,793	302,764,207.00
	January	-	-	-	-
	February	-	-	-	-
	March	-	-	-	-
	April	-	-	-	-
	May	-	-	-	-
	June	-	-	-	-
	July	-	-	-	-
	August	-	-	-	-
	September	-	-	-	-
	October	-	-	-	-
	November	-	-	-	-
	December	-	-	-	-
	Sub-total		310,000,000.00	7,235,793.00	302,764,207.00
Education Plan:					
	Forwarded Balance	-	-	-	-
	January	-	-	-	-
	February	-	-	-	-
	March	-	-	-	-
	April	-	-	-	-
	May	-	-	-	-
	June	-	-	-	-
	July	-	-	-	-
	August	-	-	-	-
	September	-	-	-	-
	October	-	-	-	-
	November	-	-	-	-
	December	-	-	-	-
	Sub-total		-	-	-
	GRAND TOTAL		310,000,000.00	7,235,793.00	302,764,207.00

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED																		
Exhibit 6 - SERIATIM LIST OF POLICIES																		
Contract Number	Planholders Name	Birth Date	Inception Date	Plan Name	Maturity Value	Maturity Date	Status	Contract Price	Payment Mode	Total Installments Made	PREMIUM		BENEFITS				Termination Value	Reserves as of 12/31/2025 (19)
											Total Premium	Total Premium Paid	Amount of Benefits Paid (14)	Balance	Last Availment (16)	Last Amount Availed (17)		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)
I. IN-FORCED POLICIES																		
MEMORIAL PLAN:																		
A. Old Basket (SEC):																		
1	N	O	N	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total					-					-	-	-	-	-		-	-	-
B. New Basket (IC):																		
1	N	O	N	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total					-					-	-	-	-	-		-	-	-
Total					-					-	-	-	-	-		-	-	-
PENSION PLAN:																		
A. Old Basket (SEC): Breakdown attached (please refer to Exhibit 6 file- soft copy)																		
1	Fully Paid- Not Yet Availing Plans				24,310,000.00	-	-	790,936.00	-	848,656.00	145,922.34	64,759.46	-	-	-	-	7,067,144.08	14,998,751.53
2	Fully Paid- Availing Plans				5,170,000.00	-	-	1,486,161.00	-	1,614,345.00	129,728.19	129,728.19	1,899,446.96	8,447,443.55	-	29,800.00	5,120,000.00	5,120,000.00
Sub-total					29,480,000.00					2,463,001.00	275,650.53	194,487.65	1,899,446.96	8,447,443.55		29,800.00	12,187,144.08	20,118,751.53
B. New Basket (IC):																		
1	N	O	N	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total					-					-	-	-	-	-		-	-	-
Total					29,480,000.00					2,463,001.00	275,650.53	194,487.65	1,899,446.96	8,447,443.55		29,800.00	12,187,144.08	20,118,751.53
EDUCATION PLAN:																		
A. Old Basket (SEC):																		
1	N	O	N	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total					-					-	-	-	-	-		-	-	-
B. New Basket (IC):																		
1	N	O	N	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total					-					-	-	-	-	-		-	-	-
Total					-					-	-	-	-	-		-	-	-
Grand Total					29,480,000.00					2,463,001.00	275,650.53	194,487.65	1,899,446.96	8,447,443.55		29,800.00	12,187,144.08	20,118,751.53
II. LAPSED POLICIES																		
MEMORIAL PLAN:																		
A. Old Basket (SEC):																		
1	N	O	N	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total					-					-	-	-	-	-		-	-	-
B. New Basket (IC):																		
1	N	O	N	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total					-					-	-	-	-	-		-	-	-
Total					-					-	-	-	-	-		-	-	-
PENSION PLAN:																		
A. Old Basket (SEC):																		
1	N	O	N	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total					-					-	-	-	-	-		-	-	-
B. New Basket (IC):																		
1	N	O	N	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total					-					-	-	-	-	-		-	-	-
Total					-					-	-	-	-	-		-	-	-
EDUCATION PLAN:																		
A. Old Basket (SEC):																		
1	N	O	N	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total					-					-	-	-	-	-		-	-	-
B. New Basket (IC):																		
1	N	O	N	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total					-					-	-	-	-	-		-	-	-
Total					-					-	-	-	-	-		-	-	-
Grand Total					-					-	-	-	-	-		-	Page 8_EX6_Pol_PN	-

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED						
EXHIBIT 7 - LIST OF AVAILING PLANS FOR THE SUCCEEDING YEAR						
Planholders' Name		Contract / Policy Number	Plan Name	Term Of Contract		Benefit Payable
				Issue Date	Maturity Date	
(1)		(2)	(3)	(4)	(5)	(6)
AVAILING FOR SUCCEEDING YEAR:						
Memorial Plan:						
1						
2		N	O	N	E	
3						
4						
add additional rows as necessary						
	Sub-total					-
Pension Plan: Breakdown attached (please refer to Exhibit 7 file- soft copy)						
1	Various plans	-	-	-	-	144,001.32
	Sub-total					144,001.32
Education Plan:						
1						
2		N	O	N	E	
3						
4						
add additional rows as necessary						
	Sub-total					-
Total of Availing for Succeeding Year						144,001.32
MATURED BUT UNCLAIMED BENEFITS						
A) NOT YET WITHDRAWN						
Memorial Plan:						
1						
2		N	O	N	E	
3						
4						
add additional rows as necessary						
	Sub-total					-
Pension Plan: Breakdown attached (please refer to Exhibit 7 file- soft copy)						
1	Various plans	-	-	-	-	629,572.75
	Sub-total					629,572.75
Education Plan:						
1						
2		N	O	N	E	
3						
4						
add additional rows as necessary						
	Sub-total					-
Sub-total of Matured but Unclaimed Benefits Not Yet Withdrawn						629,572.75
B) WITHDRAWN FROM THE TRUST FUND BUT NOT YET CLAIMED						
Memorial Plan:						
1						
2						
3						
4						
add additional rows as necessary						
	Sub-total					-
Pension Plan:						
1						
2						
3						
4						
add additional rows as necessary						
	Sub-total					-
Education Plan:						
1						
2						
3						
4						
add additional rows as necessary						
	Sub-total					-
Sub-total of Withdrawn from the Trust Fund but Not Yet Claimed						-
Total of Matured but Unclaimed Benefits						629,572.75
GRAND TOTAL						773,574.07

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

Exhibit 8 - CLAIMS / BENEFITS FILED DURING THE YEAR													
Date of Claim	Claim Number	Contract Number	Planholders' Name	Inception Date	Plan Name	Maturity Value	Maturity Date	Contract Price	Amount of Claims/ Benefits	Date Paid	Amount Paid	Remaining Balance	Status of Claim
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
Memorial Plan:													
1	NONE												
Sub-total									-				
Pension Plan:													
1	6/30/2025	M- 66-70	20526	Gemini I. Baello	7/9/2004	05-15	100,000.00	7/9/2019	44,850.00	5,000.00	6/30/2025	5,000.00	- Paid
2	6/30/2025	M- 31-35	20354	Gemini I. Baello	6/22/2002	05-20	100,000.00	6/22/2022	27,400.00	5,000.00	6/30/2025	5,000.00	- Paid
3	6/30/2025	M- 109-114	14877	Melita L. Tan	1/22/1993	10-23	500,000.00	1/22/2016	106,500.00	30,000.00	6/30/2025	30,000.00	- Paid
4	6/30/2025	M- 51-56	20199	Melita L. Tan	11/17/2005	10-15	500,000.00	11/17/2020	259,000.00	30,000.00	6/30/2025	30,000.00	- Paid
5	6/30/2025	M- 49-54	11986	Melita L. Tan	1/22/1992	10-29	500,000.00	1/22/2021	59,000.00	30,000.00	6/30/2025	30,000.00	- Paid
6	6/30/2025	N/A	17827	Marie Kimberly S. Ordoñez	7/5/1994	10-25	110,000.00	7/5/2019	20,350.00	149,139.10	6/30/2025	149,139.10	- Paid
7	6/30/2025	N/A	18433	Homer M. Babano	3/31/1995	10-45	1,000,000.00	3/31/2040	21,000.00	186,651.90	6/30/2025	186,651.90	- Paid
8	9/30/2025	M- 71-73	20526	Gemini I. Baello	7/9/2004	05-15	100,000.00	7/9/2019	44,850.00	3,000.00	9/30/2025	3,000.00	- Paid
9	9/30/2025	M- 36-38	20354	Gemini I. Baello	6/22/2002	05-20	100,000.00	6/22/2022	27,400.00	3,000.00	9/30/2025	3,000.00	- Paid
10	9/30/2025	M- 115-117	14877	Melita L. Tan	1/22/1993	10-23	500,000.00	1/22/2016	106,500.00	15,000.00	9/30/2025	15,000.00	- Paid
11	9/30/2025	M- 57-59	20199	Melita L. Tan	11/17/2005	10-15	500,000.00	11/17/2020	259,000.00	15,000.00	9/30/2025	15,000.00	- Paid
12	9/30/2025	M- 55-57	11986	Melita L. Tan	1/22/1992	10-29	500,000.00	1/22/2021	59,000.00	15,000.00	9/30/2025	15,000.00	- Paid
13	9/30/2025	M- 84-158	10979	Lillian S. Cortez	7/26/1991	10-20	70,000.00	7/26/2011	20,930.00	51,800.00	9/30/2025	51,800.00	- Paid
14	9/30/2025	M- 54-128	20551	Jennifer Aileen S. Cortez	2/19/2005	01-10	100,000.00	2/19/2015	62,630.00	74,000.00	9/30/2025	74,000.00	- Paid
15	9/30/2025	N/A	18975	Corazon M. Cabug	9/26/1995	10-45	1,000,000.00	9/26/2040	21,000.00	181,120.32	9/30/2025	181,120.32	- Paid
16	12/29/2025	M- 74-76	20526	Gemini I. Baello	7/9/2004	05-15	100,000.00	7/9/2019	44,850.00	3,000.00	12/29/2025	3,000.00	- Paid
17	12/29/2025	M- 39-41	20354	Gemini I. Baello	6/22/2002	05-20	100,000.00	6/22/2022	27,400.00	3,000.00	12/29/2025	3,000.00	- Paid
18	12/29/2025	M- 118-120	14877	Melita L. Tan	1/22/1993	10-23	500,000.00	1/22/2016	106,500.00	15,000.00	12/29/2025	15,000.00	- Paid
19	12/29/2025	M- 60-62	20199	Melita L. Tan	11/17/2005	10-15	500,000.00	11/17/2020	259,000.00	15,000.00	12/29/2025	15,000.00	- Paid
20	12/29/2025	M- 58-60	11986	Melita L. Tan	1/22/1992	10-29	500,000.00	1/22/2021	59,000.00	15,000.00	12/29/2025	15,000.00	- Paid
21	12/29/2025	M - 1-93	14341	Dominador R. Sanchez	1/24/1993	10-25	110,000.00	1/24/2018	20,350.00	107,011.85	12/29/2025	107,011.85	- Paid
22	12/29/2025	N/A	18833	Elena Y. Baguisa	8/31/1998	10-30	100,000.00	8/31/2025	11,000.00	100,942.70	12/29/2025	100,942.70	- Paid
23	12/29/2025	N/A	17327	Nestor Q. Ulep	11/18/1995	10-30	100,000.00	11/18/2025	11,000.00	101,165.03	12/29/2025	101,165.03	- Paid
24	12/29/2025	N/A	18885	Rosalie A. Taguinod	9/16/1995	10-25	500,000.00	9/16/2020	92,500.00	450,000.00	12/29/2025	450,000.00	- Paid
25	12/29/2025	N/A	18886	Rosalie A. Taguinod	9/16/1995	10-20	150,000.00	9/16/2015	44,850.00	316,437.19	12/29/2025	316,437.19	- Paid
Sub-total									1,920,268.09				
Education Plan:													
1	NONE	-	-	-	-	-	-	-	-	-	-	-	0
Sub-total									-				
Grand Total									1,920,268.09				

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED																
SCHEDULE 1 - INVESTMENTS IN TRUST FUNDS																
Description	Reference	VALUE OF INVESTMENTS													INTEREST / DIVIDEND / RENTAL INCOME	
		PLAN													Accrued	Earned
		LIFE/MEMORIAL				PENSION				EDUCATION				GRAND TOTAL		
(1)	(2)	Old Basket (SEC)	New Basket (IC)	Total	% to Total Equity	Old Basket (SEC)	New Basket (IC)	Total	% to Total Equity	Old Basket (SEC)	New Basket (IC)	Total	% to Total Equity	(15)	Current Year	During the Year
(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(16)	(17)
A. Investments under Section 34 of the Pre-Need Code:																
1 Government Securities	Exh 1 (AS-TF)	-	-	-	-	19,478,945.26	-	19,478,945.26	0.55	-	-	-	-	19,478,945.26	143,131.95	1,220,896.30
2 Cash in Savings/Time Deposits	Exh 1 (AS-TF)	-	-	-	-	2,320,922.38	-	2,320,922.38	0.07	-	-	-	-	2,320,922.38	10,268.95	145,771.28
3 Unit Investment Trust Fund (UITF)	Exh 1 (AS-TF)	-	-	-	-	6,335,988.89	-	6,335,988.89	0.18	-	-	-	-	6,335,988.89	-	-
4 Debt Securities	Exh 1 (AS-TF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5 Mortgage Loans	Exh 1 (AS-TF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6 Planholders' Loans	Exh 1 (AS-TF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7 Equity Securities	Exh 1 (AS-TF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8 Real Estate	Exh 1 (AS-TF)	-	-	-	-	5,149,283.18	-	5,149,283.18	0.15	-	-	-	-	5,149,283.18	-	146,571.48
B. Other Allowable Investments:																
9 Other Equity Securities	Exh 1 (AS-TF)	-	-	-	-	561,725.43	-	561,725.43	0.02	-	-	-	-	561,725.43	-	35,702.89
10 Real Estate Investment Trust (REIT) & Ex	Exh 1 (AS-TF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11 Mutual Funds and other UITF	Exh 1 (AS-TF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12 Other Debt Securities	Exh 1 (AS-TF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13 Other Investments:								-	-							
i. Debt Securities	Exh 1 (AS-TF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ii. Mortgage Loans	Exh 1 (AS-TF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
iii. Planholders' Loans	Exh 1 (AS-TF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
iv. Equity Securities	Exh 1 (AS-TF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
v. Real Estate	Exh 1 (AS-TF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
vi. Other REIT and ETF	Exh 1 (AS-TF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
vii. Other Mutual Funds and UITF	Exh 1 (AS-TF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14 Accrued Investment Income	Exh 1 (AS-TF)	-	-	-	-	153,400.90	-	153,400.90	0.00	-	-	-	-	153,400.90	-	-
15 Other Assets	Exh 1 (AS-TF)	-	-	-	-	1,440,324.07	-	1,440,324.07	0.04	-	-	-	-	1,440,324.07	-	-
Total Assets Before Service Assets		-	-	-		35,440,590.11	-	35,440,590.11		-	-	-		35,440,590.11	153,400.90	1,548,941.95
16 Service Assets	Exh 1 (AS-TF)	-	-	-	-	-		-	-	-	-	-	-	-	-	-
TOTAL ASSETS		-	-	-		35,440,590.11	-	35,440,590.11		-	-	-		35,440,590.11	153,400.90	1,548,941.95
Accrued Trust Fees	Exh 1 (AS-TF)	-	-	-		22,310.22	-	22,310.22		-	-	-		22,310.22	-	-
Accrued Taxes	Exh 1 (AS-TF)	-	-	-		-	-	-		-	-	-		-	-	-
Other Liabilities	Exh 1 (AS-TF)	-	-	-		654,688.57	-	654,688.57		-	-	-		654,688.57	-	-
TOTAL LIABILITIES		-	-	-		676,998.79	-	676,998.79		-	-	-		676,998.79		
TOTAL EQUITY						34,763,591.32		34,763,591.32								
Adjustment due to changes in classification from Financial Assets at FVOCI to Amortized Cost						519,461.68		519,461.68								
Balance per Audited Financial Statements		-	-	-		35,283,053.00	-	35,283,053.00		-	-	-		34,763,591.32		

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED								
SCHEDULE 2 - INSURANCE PREMIUM FUND (IPF)								
Description*	Document Index No. (Note 5)	Under IMA Account (Yes/No)	VALUE OF INVESTMENTS				INTEREST / DIVIDEND	
			PLAN				Accrued Current Year (7)	Earned During the Year (9)
			MEMORIAL	PENSION	EDUCATION	TOTAL		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(7)	(9)
Assets:								
Government Securities								
1	-		-	-	-	-	-	-
Cash in Savings/Time Deposits								
1. Insurance Premium Fund	9.X.V	No	-	100,000.00	-	100,000.00	501.11	501.11
Mutual Funds/UITF								
1	-	-	-	-	-	-	-	-
Short Term Investments								
1	-	-	-	-	-	-	-	-
Corporate Bonds								
1	-	-	-	-	-	-	-	-
Planholders' Loans								
1	-	-	-	-	-	-	-	-
Stocks	-	-	-	-	-	-	-	-
Other Investments	-	-	-	-	-	-	-	-
Accrued Investment Income	-	-	-	-	-	-	-	-
Total Investments			-	100,000.00	-	100,000.00	501.11	501.11
Liabilities:								
Accrued Trust Fees			-	-	-	-	-	-
Accrued Taxes			-	-	-	-	-	-
Other Liabilities			-	-	-	-	-	-
Total Liabilities			-	-	-	-	-	-
TOTAL INVESTMENTS - NET			-	100,000.00	-	100,000.00	501.11	501.11

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED																			
SCHEDULE 3-1 Corporate Assets - GOVERNMENT SECURITIES																			
SECURITY	Document Index No. (Note 6)	Under IMA Account (Yes/No)	Serial No.	DATE			INITIAL ACQUISITION/BOOKING VALUE			PRICE		Book Value	Market Value	Unrealized (Loss)	Gain	INTEREST			
Description				Acquired	Issued	Maturity	Face Value	Underwriting Discount/Premium	Acquisition Cost	At Acquisition Date	At Closing/Bal ance Sheet Date					Annual Coupon Rate	How Paid*	Accrued Current Year	Earned During the Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15 = 14-13)	(16)	(17)	(18)	(19)	
DOMESTIC ISSUES:																			
FXTN:																			
1 NONE	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TREASURY BILLS																			
Matured Placement																			
1 Amalgamated Investment Bancorporation	-	No	-	03/04/2025	-	05/07/2025	11,000,000.00	-	-	-	-	-	-	-	5%	Annually	-	117,333.34	
2 Amalgamated Investment Bancorporation	-	No	-	08/27/2025	-	11/26/2025	18,500,000.00	-	-	-	-	-	-	-	5%	Annually	-	268,892.36	
Sub-total							29,500,000.00	-	-			-	-	-			-	386,225.70	
FOREIGN ISSUES:																			
1 NONE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sub-total							-	-	-			-	-	-			-	-	
T O T A L S							29,500,000.00	-	-			-	-	-			-	386,225.70	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED															
SCHEDULE 3-2 Corporate Assets - CASH ON HAND AND IN BANKS															
Description	Document Index No. (Note 8)	Account/ Certificate Number	Name of Custodian	Under IMA Account (Yes/No)	Authorized by BSP (Yes/No)	Balance per Reconciliation	Amount as of 31 December 20__	DATE		Principal	Annual Rate/ Interest	Term/ Period	Maturity Value	INTEREST	
								Placement/Rollover	Maturity					Accrued	Earned
														Current Year	During the Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
Cash in Company's Office:															
Petty Cash Fund															
1	Petty cash fund 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total						-	-	-	-	-			-	-	-
Revolving Fund															
1	Revolving Fund	9.II.A	-	Nicole Reyes	No	No	500.00	500.00			-	-	-	-	-
Sub-total						500.00	500.00	-	-	-			-	-	-
Commission Fund															
1	Commission Fund 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total						-	-	-	-	-			-	-	-
TOTAL CASH ON HAND						500.00	500.00	-	-	-			-	-	-
Cash in Bank:															
Current Account - Peso															
1	Metrobank	9.III	CASA#096-709654026-0	Nicole Reyes	No	Yes	1,532,807.99	1,532,807.99	-	-	-	-	-	-	1,138.29
2	Security Bank	9.III	CA#0000-010984-326	Nicole Reyes	No	Yes	161,712.51	161,712.51	-	-	-	-	-	-	183.92
3	Metrobank	9.III	CA#7-002-12325-4	Valerie Agaloos	No	Yes	10,000.00	10,000.00	-	-	-	-	-	-	-
4	Metropolitan Bank & Trust	9.III	CASA#7-096-54025-2	Valerie Agaloos	No	Yes	1,410,059.07	1,410,059.07	-	-	-	-	-	-	694.11
5	China Banking Corporation	9.III	CASA#212-024491-9	Valerie Agaloos	No	Yes	19,837.42	19,837.42	-	-	-	-	-	-	-
6	Philippine Savings Bank	9.III	CASA#001-33200033-6	Valerie Agaloos	No	Yes	35,197.51	35,197.51	-	-	-	-	-	-	43.95
7	Bank of the Philippine Islands	9.III	CASA#1731-0095-85	Valerie Agaloos	No	Yes	1,258,502.09	1,258,502.09	-	-	-	-	-	-	1,290.95
8	Security Bank	9.III	CASA#0000-005537-048	Valerie Agaloos	No	Yes	443,909.01	443,909.01	-	-	-	-	-	-	210.55
9	Banco De Oro	9.III	CASA#00-7108-0-1255-9	Valerie Agaloos	No	Yes	5,310,001.67	5,310,001.67	-	-	-	-	-	-	3,211.21
10	Malayan Bank	9.III	CA#015-00-000032-3	Valerie Agaloos	No	Yes	10,000.00	10,000.00	-	-	-	-	-	-	-
11	Union Bank	9.III	CASA#002-34-0-01344-1	Valerie Agaloos	No	Yes	195,140.76	195,140.76	-	-	-	-	-	-	-
12	Metrobank	9.II.B	CASA#096-709654026-0 (Unreleased Checks)	Nicole Reyes	No	Yes	26,726.69	26,726.69	-	-	-	-	-	-	-
13	CitySavings Bank	9.III	C/A#2000-5023-1819	Valerie Agaloos	No	Yes	10,000.00	10,000.00					- -		
Sub-total						10,423,894.72	10,423,894.72	-	-	-			-	-	6,772.98
Current Account - Foreign															
1	Name of bank	NONE	-		-	-	-	-	-	-	-	-			
Sub-total						-	-	-	-	-			-	-	-

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED																
SCHEDULE 3-2 Corporate Assets - CASH ON HAND AND IN BANKS																
Description	Document Index No. (Note 8)	Account/ Certificate Number	Name of Custodian	Under IMA Account (Yes/No)	Authorized by BSP (Yes/No)	Balance per Reconciliation	Amount as of 31 December 20__	DATE		Principal	Annual Rate/ Interest	Term/ Period	Maturity Value	INTEREST		
								Placement/Rollover	Maturity					Accrued	Earned	
														Current Year	During the Year	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	
Savings Accounts - Peso																
1	Security Bank 2	9.III	CASA#0000-031956-786	Valerie Agaloos	No	Yes	59,974.48	59,974.48	-	-	-	-	-	-	0.60	
2	Malayan Bank	9.III	SA#015-20-00725-1	Valerie Agaloos	No	Yes	19,110.88	19,110.88	-	-	-	-	-	-	-	
3	Metrobank	9.III	SA#30-1166435-0	Valerie Agaloos	No	Yes	140,881.84	140,881.84	-	-	-	-	-	-	220.43	
Sub-total						219,967.20	219,967.20	-	-	-			-	-	221.03	
Savings Accounts - Foreign																
1	Name of bank	NONE	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sub-total						-	-	-	-	-			-	-	-	
TOTAL CASH IN BANK						10,643,861.92	10,643,861.92	-	-	-			-	-	6,994.01	
Time Deposit Accounts:																
A. Peso Currency																
1	China Bank Savings	9.IV	033385	Sherie A. Aguilar	No	Yes	2,500,000.00	2,500,000.00	12/09/2025	01/21/2026	2,500,000.00	5.50%	43	2,513,138.89	6,722.22	6,722.22
2	China Bank Savings	9.IV	032946	Sherie A. Aguilar	No	Yes	5,000,000.00	5,000,000.00	11/20/2025	02/18/2026	5,000,000.00	5.50%	90	5,055,000.00	25,055.56	25,055.56
3	China Bank Savings	9.IV	032964	Sherie A. Aguilar	No	Yes	14,000,000.00	14,000,000.00	11/21/2025	02/18/2026	14,000,000.00	5.50%	89	14,152,288.89	68,444.44	68,444.44
4	Philippine Trust Company	9.IV	022960022902	Sherie A. Aguilar	No	Yes	25,000,000.00	25,000,000.00	10/29/2025	01/14/2026	25,000,000.00	5.25%	77	25,224,583.34	183,750.00	183,750.00
5	Philippine Trust Company	9.IV	022960022915	Sherie A. Aguilar	No	Yes	31,000,000.00	31,000,000.00	11/05/2025	02/03/2026	31,000,000.00	5.25%	90	31,325,000.00	202,533.33	202,533.33
6	Philippine Trust Company	9.IV	022960022950	Sherie A. Aguilar	No	Yes	19,000,000.00	19,000,000.00	11/26/2025	02/11/2026	19,000,000.00	5.25%	77	19,170,683.34	77,583.33	77,583.33
Matured investments																
1	China Bank Savings	-	-	Sherie A. Aguilar	No	Yes	-	-	1/22/2025	4/1/2025	12,000,000.00	4.80%	70	12,112,000.00	-	140,000.00
2	China Bank Savings	-	-	Sherie A. Aguilar	No	Yes	-	-	1/22/2025	4/8/2025	12,000,000.00	4.80%	76	12,121,600.00	-	152,000.00
3	CitySavings Bank	-	-	Sherie A. Aguilar	No	Yes	-	-	1/14/2025	3/18/2025	10,000,000.00	4.80%	63	10,084,000.00	-	105,000.00
4	CitySavings Bank	-	-	Sherie A. Aguilar	No	Yes	-	-	1/14/2025	3/25/2025	12,000,000.00	4.80%	70	12,112,000.00	-	140,000.00
5	Philippine Trust Company	-	-	Sherie A. Aguilar	No	Yes	-	-	1/7/2025	2/26/2025	4,500,000.00	4.90%	50	4,530,625.00	-	38,281.25
6	Philippine Trust Company	-	-	Sherie A. Aguilar	No	Yes	-	-	1/28/2025	3/25/2025	14,000,000.00	4.70%	56	14,102,355.56	-	127,944.44
7	China Bank Savings	-	-	Sherie A. Aguilar	No	Yes	-	-	2/7/2025	4/8/2025	5,000,000.00	4.80%	60	5,040,000.00	-	50,000.00
8	China Bank Savings	-	-	Sherie A. Aguilar	No	Yes	-	-	2/4/2025	4/30/2025	15,000,000.00	4.80%	85	15,170,000.00	-	212,500.00
9	CitySavings Bank	-	-	Sherie A. Aguilar	No	Yes	-	-	2/11/2025	4/8/2025	13,000,000.00	4.80%	56	13,097,066.67	-	121,333.33
10	Philippine Trust Company	-	-	Sherie A. Aguilar	No	Yes	-	-	2/19/2025	4/15/2025	41,500,000.00	4.70%	55	41,797,993.06	-	372,491.32
11	Philippine Trust Company	-	-	Sherie A. Aguilar	No	Yes	-	-	2/26/2025	4/23/2025	14,500,000.00	4.70%	56	14,606,011.11	-	132,513.89
12	China Bank Savings	-	-	Sherie A. Aguilar	No	Yes	-	-	3/18/2025	5/14/2025	10,000,000.00	4.80%	57	10,076,000.00	-	95,000.00
13	Philippine Trust Company	-	-	Sherie A. Aguilar	No	Yes	-	-	3/11/2025	5/7/2025	7,500,000.00	4.70%	57	7,555,812.50	-	69,765.63

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED																
SCHEDULE 3-2 Corporate Assets - CASH ON HAND AND IN BANKS																
Description	Document Index No. <i>(Note 8)</i>	Account/ Certificate Number	Name of Custodian	Under IMA Account (Yes/No)	Authorized by BSP (Yes/No)	Balance per Reconciliation	Amount as of 31 December 20__	DATE		Principal	Annual Rate/ Interest	Term/ Period	Maturity Value	INTEREST		
								Placement/Rollover	Maturity					Accrued	Earned	
														Current Year	During the Year	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	
14	China Bank Savings	-	-	Sherie A. Aguilar	No	Yes	-	-	4/15/2025	6/4/2025	25,000,000.00	4.80%	50	25,166,666.67	-	208,333.33
15	China Bank Savings	-	-	Sherie A. Aguilar	No	Yes	-	-	4/8/2025	6/9/2025	5,000,000.00	5.00%	62	5,043,055.56	-	53,819.44
16	China Bank Savings	-	-	Sherie A. Aguilar	No	Yes	-	-	4/15/2025	6/11/2025	40,000,000.00	4.80%	57	40,304,000.00	-	380,000.00
17	CitySavings Bank	-	-	Sherie A. Aguilar	No	Yes	-	-	4/23/2025	7/2/2025	12,500,000.00	4.80%	70	12,616,666.67	-	145,833.33
18	CitySavings Bank	-	-	Sherie A. Aguilar	No	Yes	-	-	4/23/2025	7/9/2025	15,000,000.00	4.80%	77	15,154,000.00	-	192,500.00
19	Philippine Trust Company	-	-	Sherie A. Aguilar	No	Yes	-	-	4/30/2025	6/11/2025	14,000,000.00	4.70%	42	14,076,766.67	-	95,958.33
20	UCPB Savings Bank	-	-	Sherie A. Aguilar	No	Yes	-	-	4/2/2025	5/21/2025	12,000,000.00	4.80%	49	12,078,400.00	-	98,000.00
21	UCPB Savings Bank	-	-	Sherie A. Aguilar	No	Yes	-	-	4/8/2025	5/28/2025	5,000,000.00	4.80%	50	5,033,333.33	-	41,666.67
22	China Bank Savings	-	-	Sherie A. Aguilar	No	Yes	-	-	5/7/2025	7/23/2025	9,000,000.00	4.80%	77	9,092,400.00	-	115,500.00
23	China Bank Savings	-	-	Sherie A. Aguilar	No	Yes	-	-	5/7/2025	7/30/2025	10,000,000.00	4.80%	84	10,112,000.00	-	140,000.00
24	China Bank Savings	-	-	Sherie A. Aguilar	No	Yes	-	-	5/14/2025	8/6/2025	10,500,000.00	4.80%	84	10,617,600.00	-	147,000.00
25	China Bank Savings	-	-	Sherie A. Aguilar	No	Yes	-	-	5/21/2025	8/13/2025	12,500,000.00	4.80%	84	12,640,000.00	-	175,000.00
26	China Bank Savings	-	-	Sherie A. Aguilar	No	Yes	-	-	5/28/2025	8/20/2025	5,000,000.00	4.80%	84	5,056,000.00	-	70,000.00
27	China Bank Savings	-	-	Sherie A. Aguilar	No	Yes	-	-	6/24/2025	8/22/2025	5,000,000.00	4.70%	59	5,038,513.89	-	48,142.36
28	CitySavings Bank	-	-	Sherie A. Aguilar	No	Yes	-	-	6/11/2025	8/27/2025	18,000,000.00	4.80%	77	18,184,800.00	-	231,000.00
29	CitySavings Bank	-	-	Sherie A. Aguilar	No	Yes	-	-	6/11/2025	9/3/2025	18,000,000.00	4.80%	84	18,201,600.00	-	252,000.00
30	China Bank Savings	-	-	Sherie A. Aguilar	No	Yes	-	-	7/14/2025	9/17/2025	10,500,000.00	4.60%	65	10,587,208.33	-	109,010.42
31	Philippine Trust Company	-	-	Sherie A. Aguilar	No	Yes	-	-	7/3/2025	8/5/2025	1,000,000.00	4.60%	33	-	-	5,270.83
32	Philippine Trust Company	-	-	Sherie A. Aguilar	No	Yes	-	-	7/2/2025	8/20/2025	14,000,000.00	4.60%	49	14,087,655.56	-	109,569.44
33	UCPB Savings Bank	-	-	Sherie A. Aguilar	No	Yes	-	-	7/15/2025	8/22/2025	100,000.00	4.50%	38	100,475.00	-	593.75
34	UCPB Savings Bank	-	-	Sherie A. Aguilar	No	Yes	-	-	7/29/2025	9/24/2025	3,000,000.00	4.60%	57	3,021,850.00	-	27,312.50
35	UCPB Savings Bank	-	-	Sherie A. Aguilar	No	Yes	-	-	7/30/2025	9/24/2025	10,500,000.00	4.60%	56	10,575,133.33	-	93,916.67
36	China Bank Savings	-	-	Sherie A. Aguilar	No	Yes	-	-	8/22/2025	11/20/2025	5,100,000.00	4.60%	90	5,158,650.00	-	73,312.50
37	UCPB Savings Bank	-	-	Sherie A. Aguilar	No	Yes	-	-	8/13/2025	10/8/2025	13,000,000.00	4.60%	56	13,093,022.22	-	116,277.78
38	UCPB Savings Bank	-	-	Sherie A. Aguilar	No	Yes	-	-	8/20/2025	10/15/2025	9,500,000.00	4.60%	56	9,567,977.78	-	84,972.22
39	China Bank Savings	-	-	Sherie A. Aguilar	No	Yes	-	-	9/17/2025	11/12/2025	11,000,000.00	4.50%	56	11,077,000.00	-	96,250.00
40	China Bank Savings	-	-	Sherie A. Aguilar	No	Yes	-	-	9/30/2025	12/10/2025	3,000,000.00	4.40%	71	3,026,033.33	Page 14_Sch3-2_CASH_PN	32,541.67
41	UCPB Savings Bank	-	-	Sherie A. Aguilar	No	Yes	-	-	9/10/2025	11/5/2025	31,000,000.00	4.60%	56	31,221,822.22	-	277,277.78

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED																
SCHEDULE 3-2 Corporate Assets - CASH ON HAND AND IN BANKS																
Description		Document Index No. (Note 8)	Account/ Certificate Number	Name of Custodian	Under IMA Account (Yes/No)	Authorized by BSP (Yes/No)	Balance per Reconciliation	Amount as of 31 December 20__	DATE		Principal	Annual Rate/ Interest	Term/ Period	Maturity Value	INTEREST	
									Placement/Rollover	Maturity					Accrued	Earned
															Current Year	During the Year
(1)		(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
42	UCPB Savings Bank	-	-	Sherie A. Aguilar	No	Yes	-	-	9/24/2025	11/21/2025	14,000,000.00	4.00%	58	14,090,222.22	-	129,694.44
43	Philippine Trust Company	-	-	Sherie A. Aguilar	No	Yes	-	-	10/1/2025	11/19/2025	27,000,000.00	4.20%	49	27,154,350.00	-	192,937.50
44	Philippine Trust Company	-	-	Sherie A. Aguilar	No	Yes	-	-	10/15/2025	12/17/2025	9,500,000.00	4.20%	63	9,569,825.00	-	87,281.25
45	Philippine Trust Company	-	-	Sherie A. Aguilar	No	Yes	-	-	11/12/2025	12/17/2025	11,000,000.00	4.20%	35	11,044,916.67	-	56,145.83
46	Others	-	-	Sherie A. Aguilar	No	Yes	-	-	-	-	-			-	-	1,193.40
Sub-total							96,500,000.00	96,500,000.00	-	-	96,500,000.00			97,440,694.46	564,088.88	6,209,230.19
B Foreign Currency																
1	Name of bank	-	-		-	-	-	N	O	N	E	-	-	-	-	-
Sub-total							-	-	-	-	-			-	-	-
TOTAL TIME DEPOSITS							96,500,000.00	96,500,000.00	-	-	96,500,000.00			97,440,694.46	564,088.88	6,209,230.19
TOTAL CASH ON HAND AND IN BANK							107,144,361.92	107,144,361.92	-	-	96,500,000.00			97,440,694.46	564,088.88	6,216,224.20

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED											
SCHEDULE 3-3 - Corporate Assets - MUTUAL FUNDS/ UITF											
Description	Document Index No. (Note 4)	Account / Certificate Number	Under IMA Account (Yes/No)	BSP/SEC- Authorized (Yes/No)	Acquisition Date	Number of Units/Share s Held	Net Asset Value per Unit/Share		Acquisition Cost	Market Value	Unrealized Gain (Loss)
							At Acquisition Date	At Closing/Balance Sheet Date			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
A. Mutual Funds											
1	NONE	-	-	-	-	-	-	-	-	-	-
Sub-total									-	-	-
B. Unit Investment Trust Funds											
1	NONE	-	-	-	-	-	-	-	-	-	-
Sub-total									-	-	-
C. Other Funds											
1	NONE	-	-	-	-	-	-	-	-	-	-
Sub-total									-	-	-
GRAND TOTALS									-	-	-

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED												
SCHEDULE 3-4 - Corporate Assets - SHORT TERM INVESTMENTS												
Investment Type/Description		Document Index No. (Note 6)	Account/ Certificate Number	Under IMA Account (Yes/No)	DATE		Annual Rate/Interest	Term/Period	BALANCE		INTEREST	
					Acquistion/ Placement	Maturity			At Acquisition/ Placement Date	At Closing/ Balance Sheet Date	Accrued	Earned
											Current Year	During the Year
(1)		(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
1	China Bank Savings	9.VI	031932	No	10/08/2025	01/07/2026	5.50%	91	13,000,000.00	13,000,000.00	133,466.67	133,466.67
2	China Bank Savings	9.VI	032243	No	10/22/2025	01/21/2026	5.50%	91	7,000,000.00	7,000,000.00	59,888.89	59,888.89
3	China Bank Savings	9.VI	030768	No	08/20/2025	01/28/2026	5.75%	161	10,000,000.00	10,000,000.00	169,944.44	169,944.44
4	China Bank Savings	9.VI	032244	No	10/22/2025	01/28/2026	5.50%	98	8,500,000.00	8,500,000.00	72,722.22	72,722.22
5	China Bank Savings	9.VI	032936	No	11/19/2025	02/18/2026	5.50%	91	5,000,000.00	5,000,000.00	25,666.67	25,666.67
6	China Bank Savings	9.VI	032937	No	11/19/2025	02/24/2026	5.50%	97	20,000,000.00	20,000,000.00	102,666.67	102,666.67
7	CitySavings Bank	9.VI	200041074018	No	07/23/2025	01/21/2026	5.75%	182	9,000,000.00	9,000,000.00	185,150.00	185,150.00
8	CitySavings Bank	9.VI	200037188227	No	08/06/2025	02/03/2026	5.75%	181	10,500,000.00	10,500,000.00	197,225.00	197,225.00
9	CitySavings Bank	9.VI	200035534031	No	12/03/2025	03/04/2026	5.50%	91	11,500,000.00	11,500,000.00	39,355.56	39,355.56
10	CitySavings Bank	9.VI	200060575656	No	12/10/2025	03/25/2026	5.50%	105	12,000,000.00	12,000,000.00	30,800.00	30,800.00
11	CitySavings Bank	9.VI	200061696597	No	12/17/2025	04/08/2026	5.50%	112	21,000,000.00	21,000,000.00	35,933.33	35,933.33
12	CitySavings Bank	9.VI	200038915311	No	11/20/2025	05/19/2026	5.50%	180	2,000,000.00	2,000,000.00	10,022.22	10,022.22
Matured investments												
1	UCPB Savings Bank	-	-	No	07/15/2024	01/13/2025	4.60%	182	-	-	-	2,906.94
2	China Bank Savings	-	-	No	10/29/2024	02/11/2025	4.80%	105	-	-	-	218,750.00
3	China Bank Savings	-	-	No	11/19/2024	02/19/2025	4.80%	92	-	-	-	575,000.00
4	China Bank Savings	-	-	No	11/12/2024	02/26/2025	4.80%	106	-	-	-	167,833.32
5	China Bank Savings	-	-	No	12/03/2024	03/04/2025	4.80%	91	-	-	-	166,833.32
6	China Bank Savings	-	-	No	12/10/2024	03/11/2025	4.90%	91	-	-	-	108,378.47
7	China Bank Savings	-	-	No	12/17/2024	04/15/2025	5.00%	119	-	-	-	464,843.75

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED												
SCHEDULE 3-4 - Corporate Assets - SHORT TERM INVESTMENTS												
Investment Type/Description		Document Index No. (Note 6)	Account/ Certificate Number	Under IMA Account (Yes/No)	DATE		Annual Rate/Interest	Term/Period	BALANCE		INTEREST	
					Acquisition/ Placement	Maturity			At Acquisition/ Placement Date	At Closing/ Balance Sheet Date	Accrued	Earned
											Current Year	During the Year
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
8	China Bank Savings	-	-	No	01/22/2025	04/23/2025	4.80%	91	-	-	-	197,166.68
9	CitySavings Bank	-	-	No	01/14/2025	07/14/2025	4.80%	181	-	-	-	3,016.68
10	CitySavings Bank	-	-	No	01/14/2025	07/14/2025	4.80%	181	-	-	-	301,666.67
11	China Bank Savings	-	-	No	03/25/2025	07/16/2025	5.00%	113	-	-	-	470,833.32
12	China Bank Savings	-	-	No	06/04/2025	10/01/2025	4.80%	119	-	-	-	515,666.68
13	CitySavings Bank	-	-	No	06/11/2025	09/10/2025	4.80%	91	-	-	-	288,166.68
14	CitySavings Bank	-	-	No	09/10/2024	09/10/2025	5.40%	365	-	-	-	708,750.00
15	China Bank Savings	-	-	No	07/09/2025	10/22/2025	4.60%	105	-	-	-	259,947.93
16	China Bank Savings	-	-	No	07/16/2025	10/29/2025	4.60%	105	-	-	-	419,270.82
17	CitySavings Bank	-	-	No	09/03/2025	12/03/2025	4.60%	91	-	-	-	145,347.22
18	CitySavings Bank	-	-	No	09/03/2025	12/10/2025	4.60%	98	-	-	-	133,048.61
TOTAL									129,500,000.00	129,500,000.00	1,062,841.67	6,210,268.76

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED																	
SCHEDULE 3-5 Corporate Assets - CORPORATE BONDS																	
SECURITY		Document Index No. (Note 5)	Under IMA Account (Yes/No)	DATE			INITIAL ACQUISITION/BOOKING VALUE			PRICE		CURRENT/CLOSING VALUE		Unrealized (Loss) Gain	INTEREST		
Description	Serial No.			Acquired	Issued	Maturity	Face Value	Underwriting Discount/ Premium	Acquisition Cost	At Acquisition Date	At Closing/ Balance Sheet Date	Book Value	Market Value		Annual Coupon Rate	Accrued Current Year	Earned During the Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(7)	(8)	(9)	(10)	(11)	(12)	(8)	(9= 8-7)	(10)	(11)	(12)
1	-	-		-	-	N	O	N	E	-	-	-	-	-	-	-	
TOTALS							-	-	-			-	-	-		-	-

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED																	
SCHEDULE 3-6 Corporate Assets - MORTGAGE LOANS																	
Name and Address of Mortgagor	Description of Property (TCT/CCT No.; Location; Area)	Document Index No. (Note 5)	Record of Mortgage: (Registry No.; Entry No.; City/Prov.; Amt of Notation)	Market Value of Land Mortgaged (5)	Sound Value of Building (6)	Term of Loan		Amount of Original Loan (9)	P R I N C I P A L				Allowance for Impairment Loss (14)	Net Realizable Value (15)	I N T E R E S T		
						Date Given (7)	Date Due (8)		Amount Unpaid Dec.31 Prev Yr (10)	Loaned During the Year (11)	Paid During the Year (12)	Amount Unpaid Dec.31 Current Yr (13)			Annual Rate (16)	Accrued Current Year (17)	Earned During the Year (18)
						(7)	(8)		(10)	(11)	(12)	(13)			(16)	(17)	(18)
1	-	-	-	-	N	O	N	E	-	-	-	-	-	-	-	-	-
T O T A L S				-	-			-	-	-	-	-	-	-		-	-

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED																	
SCHEDULE 3-7 Corporate Assets - Planholders' loans																	
Policyholder / Borrower	Document Index No. (Note 4)	Term of Loan		Contract Number	Amount of Insurance	Amount of Oriignal Loan	P R I N C I P A L				Allowance for Impairment Loss	Net Realizable Value	Termination Value	Reserve Value	I N T E R E S T		
		Date of Loan	Date of Maturity				Amount Unpaid Dec.31 Prev Yr	Loaned During the Year	Paid During the Year	Amount Unpaid Dec.31 Current Yr					Annual Rate	Accrued Current Year	Earned During the Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
1	-	-	-	-	N	O	N	E	-	-	-	-	-	-	-	-	-
TOTAL					-	-	-	-	-	-	-	-	-	-		-	-

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED													
SCHEDULE 3-8 Corporate Assets - STOCKS													
Description	Document Index No. (Note 5)	Under IMA Account (Yes/No)	Certificate Number	Date Acquired	How Acquired *	Number of Shares	Market Value per share	Acquisition Cost (including transaction fees)	Book Value at Balance Sheet Date	Market Value	Unrealized Gain (Loss)	DIVIDEND	
												Accrued Current Year	Earned During the Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
Common Shares:													
Listed													
1 City & Land Developers, Inc	9.X	No	737	12/28/94	Purchased	3,500.00	0.53	10,500.00	10,500.00	1,855.00	(8,645.00)	-	105.00
2 City & Land Developers, Inc	9.X	No	738	12/28/94	-do-	7,000.00	0.53	-	-	3,710.00	3,710.00	-	210.00
3 City & Land Developers, Inc	9.X	No	767	09/24/96	-do-	30,000.00	0.53	90,900.00	90,900.00	15,900.00	(75,000.00)	-	900.00
4 City & Land Developers, Inc	9.X	No	768	10/16/96	-do-	4,200.00	0.53	12,600.00	12,600.00	2,226.00	(10,374.00)	-	126.00
5 City & Land Developers, Inc	9.X	No	770	03/21/97	-do-	10,000.00	0.53	30,000.00	30,000.00	5,300.00	(24,700.00)	-	300.00
6 City & Land Developers, Inc	9.X	No	771	04/04/97	-do-	4,500.00	0.53	13,500.00	13,500.00	2,385.00	(11,115.00)	-	135.00
7 City & Land Developers, Inc	9.X	No	780	01/28/98	-do-	10,000.00	0.53	22,000.00	22,000.00	5,300.00	(16,700.00)	-	300.00
8 City & Land Developers, Inc	9.X	No	1254	03/29/99	-do-	44,400.00	0.53	44,400.00	44,400.00	23,532.00	(20,868.00)	-	1,332.00
9 City & Land Developers, Inc	9.X	No	1255	03/29/99	-do-	22,500.00	0.53	22,500.00	22,500.00	11,925.00	(10,575.00)	-	675.00
10 City & Land Developers, Inc	9.X	No	1497	03/29/99	-do-	9,000.00	0.53	12,600.00	12,600.00	4,770.00	(7,830.00)	-	270.00
11 City & Land Developers, Inc	9.X	No	1513	03/29/99	-do-	3,675.00	0.53	5,145.00	5,145.00	1,947.75	(3,197.25)	-	110.25
12 City & Land Developers, Inc	9.X	No	1514	03/29/99	-do-	5,250.00	0.53	7,350.00	7,350.00	2,782.50	(4,567.50)	-	157.50
13 City & Land Developers, Inc	9.X	No	1515	03/29/99	-do-	9,750.00	0.53	13,650.00	13,650.00	5,167.50	(8,482.50)	-	292.50
14 City & Land Developers, Inc	9.X	No	1516	03/29/99	-do-	3,675.00	0.53	5,145.00	5,145.00	1,947.75	(3,197.25)	-	110.25
15 City & Land Developers, Inc	9.X	No	1517	03/29/99	-do-	7,500.00	0.53	10,500.00	10,500.00	3,975.00	(6,525.00)	-	225.00
16 City & Land Developers, Inc	9.X	No	1518	03/29/99	-do-	7,500.00	0.53	10,500.00	10,500.00	3,975.00	(6,525.00)	-	225.00
17 City & Land Developers, Inc	9.X	No	1519	03/29/99	-do-	10,500.00	0.53	14,700.00	14,700.00	5,565.00	(9,135.00)	-	315.00
18 City & Land Developers, Inc	9.X	No	1520	03/29/99	-do-	1,125.00	0.53	1,575.00	1,575.00	596.25	(978.75)	-	33.75
19 City & Land Developers, Inc	9.X	No	1521	03/29/99	-do-	15,000.00	0.53	21,000.00	21,000.00	7,950.00	(13,050.00)	-	450.00
20 City & Land Developers, Inc	9.X	No	1522	03/29/99	-do-	1,125.00	0.53	1,575.00	1,575.00	596.25	(978.75)	-	33.75
21 City & Land Developers, Inc	9.X	No	1523	03/29/99	-do-	1,575.00	0.53	2,205.00	2,205.00	834.75	(1,370.25)	-	47.25
22 City & Land Developers, Inc	9.X	No	1524	03/29/99	-do-	1,575.00	0.53	2,205.00	2,205.00	834.75	(1,370.25)	-	47.25
23 City & Land Developers, Inc	9.X	No	1525	03/29/99	-do-	3,750.00	0.53	5,250.00	5,250.00	1,987.50	(3,262.50)	-	112.50
24 City & Land Developers, Inc	9.X	No	1527	03/29/99	-do-	2,625.00	0.53	3,675.00	3,675.00	1,391.25	(2,283.75)	-	78.75
25 City & Land Developers, Inc	9.X	No	1528	03/29/99	-do-	4,500.00	0.53	6,300.00	6,300.00	2,385.00	(3,915.00)	-	135.00
26 City & Land Developers, Inc	9.X	No	1529	03/29/99	-do-	7,500.00	0.53	10,500.00	10,500.00	3,975.00	(6,525.00)	-	225.00
27 City & Land Developers, Inc	9.X	No	1530	03/29/99	-do-	9,750.00	0.53	13,650.00	13,650.00	5,167.50	(8,482.50)	-	292.50
28 City & Land Developers, Inc	9.X	No	1531	03/29/99	-do-	3,750.00	0.53	5,250.00	5,250.00	1,987.50	(3,262.50)	-	112.50
29 City & Land Developers, Inc	9.X	No	1532	03/29/99	-do-	750.00	0.53	1,050.00	1,050.00	397.50	(652.50)	-	22.50
30 City & Land Developers, Inc	9.X	No	1533	03/29/99	-do-	750.00	0.53	1,050.00	1,050.00	397.50	(652.50)	-	22.50
31 City & Land Developers, Inc	9.X	No	1534	03/29/99	-do-	3,750.00	0.53	5,250.00	5,250.00	1,987.50	(3,262.50)	-	112.50
32 City & Land Developers, Inc	9.X	No	1535	03/29/99	-do-	2,625.00	0.53	3,675.00	3,675.00	1,391.25	(2,283.75)	-	78.75
33 City & Land Developers, Inc	9.X	No	1773	04/15/99	-do-	600.00	0.53	15,400.00	15,400.00	318.00	(15,082.00)	-	18.00
34 City & Land Developers, Inc	9.X	No	1774	04/15/99	-do-	1,200.00	0.53	-	-	636.00	636.00	-	36.00
35 City & Land Developers, Inc	9.X	No	1775	04/15/99	-do-	4,200.00	0.53	-	-	2,226.00	2,226.00	-	126.00
36 City & Land Developers, Inc	9.X	No	1776	04/15/99	-do-	3,500.00	0.53	-	-	1,855.00	1,855.00	-	105.00
37 City & Land Developers, Inc	9.X	No	1777	04/15/99	-do-	1,500.00	0.53	-	-	795.00	795.00	-	45.00
38 City & Land Developers, Inc	9.X	No	2354	11/08/99	-do-	14,000.00	0.53	46,900.00	46,900.00	7,420.00	(39,480.00)	-	420.00
39 City & Land Developers, Inc	9.X	No	4015	07/05/00	-do-	2,000.00	0.53	6,800.00	6,800.00	1,060.00	(5,740.00)	-	60.00
40 City & Land Developers, Inc	9.X	No	4027	08/02/00	-do-	20,125.00	0.53	65,406.25	65,406.25	10,666.25	(54,740.00)	-	603.75
41 City & Land Developers, Inc	9.X	No	2691	04/07/00	Stock Divide	227,340.00	0.53	-	-	120,490.20	120,490.20	-	6,820.20
42 City & Land Developers, Inc	9.X	No	4193	37813	-do-	220,633.00	0.53	-	-	116,935.49	116,935.49	-	6,618.99
43 City & Land Developers, Inc	9.X	No	5080	38573	-do-	397,139.00	0.53	-	-	210,483.67	210,483.67	-	11,914.17
44 City & Land Developers, Inc	9.X	No	5830	38937	-do-	476,567.00	0.53	-	-	252,580.51	252,580.51	-	14,297.01
45 City & Land Developers, Inc	9.X	No	6582	39301	-do-	324,380.00	0.53	-	-	171,921.40	171,921.40	-	9,731.40
46 City & Land Developers, Inc	9.X	No	7343	40016	-do-	389,257.00	0.53	-	-	206,306.21	206,306.21	-	11,677.71
47 City & Land Developers, Inc	9.X	No	8931		-do-	467,108.00	0.53	-	-	247,567.24	247,567.24	-	14,013.24
48 City & Land Developers, Inc	9.X	No	8520		-do-	467,108.00	0.53	-	-	247,567.24	247,567.24	-	14,013.24
49 City & Land Developers, Inc	9.X	No	8930		-do-	93,421.00	0.53	-	-	49,513.13	49,513.13	-	2,802.63
50 City & Land Developers, Inc	9.X	No	9925	41186	-do-	560,529.00	0.53	-	-	297,080.37	297,080.37	-	16,815.87
51 City & Land Developers, Inc	9.X	No	9924	41186	-do-	112,105.00	0.53	-	-	59,415.65	59,415.65	-	3,363.15
52 City & Land Developers, Inc	9.X	No	10780	41492	-do-	134,526.00	0.53	-	-	71,298.78	71,298.78	-	4,035.78
53 City & Land Developers, Inc	9.X	No	10781	41492	-do-	672,635.00	0.53	-	-	356,496.55	356,496.55	-	20,179.05
54 City & Land Developers, Inc	9.X	No	11594	41856	-do-	80,716.00	0.53	-	-	42,779.48	42,779.48	-	2,421.48
55 City & Land Developers, Inc	9.X	No	11595	41856	-do-	403,581.00	0.53	-	-	213,897.93	213,897.93	-	12,107.43
56 City & Land Developers, Inc	9.X	No	12393	42220	-do-	532,727.00	0.53	-	-	282,345.31	282,345.31	-	15,981.81
57 City & Land Developers, Inc	9.X	No	13175	42697	-do-	292,999.00	0.53	-	-	155,289.47	155,289.47	-	8,789.97
58 City & Land Developers, Inc	9.X	No	13957	42955	-do-	307,649.00	0.53	-	-	163,053.97	163,053.97	-	9,229.47
59 City & Land Developers, Inc	9.X	No	14715	43084	Purchased/-	4,829,846.00	0.53	1,697,500.00	1,697,500.00	2,559,818.38	862,318.38	-	144,895.38
60 City & Land Developers, Inc	9.X	No	14726	43320	Stock Divide	564,524.00	0.53	-	-	299,197.72	299,197.72	-	16,935.72
61 City & Land Developers, Inc	9.X	No	15494	43683	Stock Divide	592,750.00	0.53	-	-	314,157.50	314,157.50	-	17,782.50
62 City & Land Developers, Inc	9.X	No	16278	44827	Stock Divide	622,388.00	0.53	-	-	329,865.64	329,865.64	-	18,671.64
63 City & Land Developers, Inc	9.X	No	17030	45146	Stock Divide	653,507.00	0.53	-	-	346,358.71	346,358.71	-	19,605.21
1 Cityland Development Corporation	9.X	No	06075	07/29/97	Purchased	5,000.00	0.59	60,000.00	60,000.00	2,950.00	(57,050.00)	-	187.50
2 Cityland Development Corporation	9.X	No	06081	07/31/97	-do-	9,000.00	0.59	180,000.00	180,000.00	5,310.00	(174,690.00)	-	337.50
3 Cityland Development Corporation	9.X	No	06084	08/01/97	-do-	6,000.00	0.59	-	-	3,540.00	3,540.00	-	225.00
4 Cityland Development Corporation	9.X	No	06093	08/08/97	-do-	4,100.00	0.59	4,400.00	4,400.00	2,419.00	(1,981.00)	-	153.75
5 Cityland Development Corporation	9.X	No	06087	08/04/97	-do-	11,100.00	0.59	170,200.00	170,200.00	6,549.00	(163,651.00)	-	416.25
6 Cityland Development Corporation	9.X	No	06094	08/08/97	-do-	4,800.00	0.59	55,200.00	55,200.00	2,832.00	(52,368.00)	-	180.00

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED													
SCHEDULE 3-8 Corporate Assets - STOCKS													
Description	Document Index No. (Note 5)	Under IMA Account (Yes/No)	Certificate Number	Date Acquired	How Acquired *	Number of Shares	Market Value per share	Acquisition Cost (including transaction fees)	Book Value at Balance Sheet Date	Market Value	Unrealized Gain (Loss)	DIVIDEND	
												Accrued Current Year	Earned During the Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
Cityland Development Corporation	9.X	No	06102	08/12/97	-do-	300.00	0.59	3,300.00	3,300.00	177.00	(3,123.00)	-	11.25
Cityland Development Corporation	9.X	No	06157	09/22/97	-do-	19,700.00	0.59	216,700.00	216,700.00	11,623.00	(205,077.00)	-	738.75
Cityland Development Corporation	9.X	No	06168	09/26/97	-do-	20,000.00	0.59	210,000.00	210,000.00	11,800.00	(198,200.00)	-	750.00
Cityland Development Corporation	9.X	No	06174	10/14/97	-do-	30,000.00	0.59	260,000.00	260,000.00	17,700.00	(242,300.00)	-	1,125.00
Cityland Development Corporation	9.X	No	06183	10/23/97	-do-	10,000.00	0.59	80,000.00	80,000.00	5,900.00	(74,100.00)	-	375.00
Cityland Development Corporation	9.X	No	06218	01/12/98	-do-	20,000.00	0.59	138,200.00	138,200.00	11,800.00	(126,400.00)	-	750.00
Cityland Development Corporation	9.X	No	06228	01/27/98	-do-	17,000.00	0.59	108,800.00	108,800.00	10,030.00	(98,770.00)	-	637.50
Cityland Development Corporation	9.X	No	06229	01/27/98	-do-	2,000.00	0.59	12,800.00	12,800.00	1,180.00	(11,620.00)	-	75.00
Cityland Development Corporation	9.X	No	06247	04/17/98	-do-	1,000.00	0.59	9,000.00	9,000.00	590.00	(8,410.00)	-	37.50
Cityland Development Corporation	9.X	No	06248	04/17/98	-do-	3,000.00	0.59	27,000.00	27,000.00	1,770.00	(25,230.00)	-	112.50
Cityland Development Corporation	9.X	No	06288	08/21/98	-do-	4,000.00	0.59	32,000.00	32,000.00	2,360.00	(29,640.00)	-	150.00
Cityland Development Corporation	9.X	No	06293	09/04/98	-do-	2,000.00	0.59	15,000.00	15,000.00	1,180.00	(13,820.00)	-	75.00
Cityland Development Corporation	9.X	No	06298	09/25/98	-do-	2,000.00	0.59	7,500.00	7,500.00	1,180.00	(6,320.00)	-	75.00
Cityland Development Corporation	9.X	No	06301	10/02/98	-do-	2,000.00	0.59	7,500.00	7,500.00	1,180.00	(6,320.00)	-	75.00
Cityland Development Corporation	9.X	No	06306	10/09/98	-do-	2,000.00	0.59	15,000.00	15,000.00	1,180.00	(13,820.00)	-	75.00
Cityland Development Corporation	9.X	No	06324	01/22/99	-do-	1,000.00	0.59	15,000.00	15,000.00	590.00	(14,410.00)	-	37.50
Cityland Development Corporation	9.X	No	06329	02/12/99	-do-	1,000.00	0.59	9,000.00	9,000.00	590.00	(8,410.00)	-	37.50
Cityland Development Corporation	9.X	No	06332	02/26/99	-do-	2,000.00	0.59	9,000.00	9,000.00	1,180.00	(7,820.00)	-	75.00
Cityland Development Corporation	9.X	No	06347	04/23/99	-do-	1,000.00	0.59	18,000.00	18,000.00	590.00	(17,410.00)	-	37.50
Cityland Development Corporation	9.X	No	06348	04/23/99	-do-	1,000.00	0.59	17,000.00	17,000.00	590.00	(16,410.00)	-	37.50
Cityland Development Corporation	9.X	No	06353	04/30/99	-do-	2,000.00	0.59	17,000.00	17,000.00	1,180.00	(15,820.00)	-	75.00
Cityland Development Corporation	9.X	No	06359	05/17/99	-do-	2,000.00	0.59	17,000.00	17,000.00	1,180.00	(15,820.00)	-	75.00
Cityland Development Corporation	9.X	No	06363	05/21/99	-do-	2,000.00	0.59	17,000.00	17,000.00	1,180.00	(15,820.00)	-	75.00
Cityland Development Corporation	9.X	No	06366	05/26/99	-do-	2,000.00	0.59	17,000.00	17,000.00	1,180.00	(15,820.00)	-	75.00
Cityland Development Corporation	9.X	No	06370	06/18/99	-do-	2,000.00	0.59	17,000.00	17,000.00	1,180.00	(15,820.00)	-	75.00
Cityland Development Corporation	9.X	No	06371	06/18/99	-do-	2,000.00	0.59	17,000.00	17,000.00	1,180.00	(15,820.00)	-	75.00
Cityland Development Corporation	9.X	No	06387	07/12/99	-do-	2,000.00	0.59	17,000.00	17,000.00	1,180.00	(15,820.00)	-	75.00
Cityland Development Corporation	9.X	No	06506	11/26/99	Stock Div.	78,000.00	0.59	-	-	46,020.00	46,020.00	-	2,925.00
Cityland Development Corporation	9.X	No	07333	03/01/00	Purchased	2,000.00	0.59	12,000.00	12,000.00	1,180.00	(10,820.00)	-	75.00
Cityland Development Corporation	9.X	No	07296	12/23/99	-do-	2,000.00	0.59	12,000.00	12,000.00	1,180.00	(10,820.00)	-	75.00
Cityland Development Corporation	9.X	No	07300	01/14/00	-do-	2,000.00	0.59	13,800.00	13,800.00	1,180.00	(12,620.00)	-	75.00
Cityland Development Corporation	9.X	No	07314	01/21/00	-do-	2,000.00	0.59	12,000.00	12,000.00	1,180.00	(10,820.00)	-	75.00
Cityland Development Corporation	9.X	No	07323	01/26/00	-do-	2,000.00	0.59	12,000.00	12,000.00	1,180.00	(10,820.00)	-	75.00
Cityland Development Corporation	9.X	No	07346	05/04/00	-do-	2,000.00	0.59	12,000.00	12,000.00	1,180.00	(10,820.00)	-	75.00
Cityland Development Corporation	9.X	No	07347	05/04/00	-do-	2,000.00	0.59	12,000.00	12,000.00	1,180.00	(10,820.00)	-	75.00
Cityland Development Corporation	9.X	No	07351	05/10/00	-do-	1,000.00	0.59	5,500.00	5,500.00	590.00	(4,910.00)	-	37.50
Cityland Development Corporation	9.X	No	07351	05/10/00	-do-	1,000.00	0.59	5,800.00	5,800.00	590.00	(5,210.00)	-	37.50
Cityland Development Corporation	9.X	No	07354	05/17/00	-do-	2,000.00	0.59	11,000.00	11,000.00	1,180.00	(9,820.00)	-	75.00
Cityland Development Corporation	9.X	No	07357	05/23/00	-do-	1,000.00	0.59	5,000.00	5,000.00	590.00	(4,410.00)	-	37.50
Cityland Development Corporation	9.X	No	07361	05/29/00	-do-	1,000.00	0.59	5,700.00	5,700.00	590.00	(5,110.00)	-	37.50
Cityland Development Corporation	9.X	No	07380	07/05/00	-do-	2,000.00	0.59	10,600.00	10,600.00	1,180.00	(9,420.00)	-	75.00
Cityland Development Corporation	9.X	No	07461	08/05/00	Stock Div.	88,500.00	0.59	-	-	52,215.00	52,215.00	-	3,318.75
Cityland Development Corporation	9.X	No	8441	07/10/02	-do-	191,750.00	0.59	-	-	113,132.50	113,132.50	-	7,190.63
Cityland Development Corporation	9.X	No	9509	38615	-do-	115,050.00	0.59	-	-	67,879.50	67,879.50	-	4,314.38
Cityland Development Corporation	9.X	No	10391	38930	-do-	138,060.00	0.59	-	-	81,455.40	81,455.40	-	5,177.25
Cityland Development Corporation	9.X	No	11247	39294	-do-	165,672.00	0.59	-	-	97,746.48	97,746.48	-	6,212.70
Cityland Development Corporation	9.X	No	12115	40016	-do-	198,806.00	0.59	-	-	117,295.54	117,295.54	-	7,455.23
Cityland Development Corporation	9.X	No	12966	40456	-do-	238,567.00	0.59	-	-	140,754.53	140,754.53	-	8,946.26
Cityland Development Corporation	9.X	No	13601	40757	-do-	286,281.00	0.59	-	-	168,905.79	168,905.79	-	10,735.54
Cityland Development Corporation	9.X	No	14393	41172	-do-	171,768.00	0.59	-	-	101,343.12	101,343.12	-	6,441.30
Cityland Development Corporation	9.X	No	15164	41485	-do-	94,472.00	0.59	-	-	55,738.48	55,738.48	-	3,542.70
Cityland Development Corporation	9.X	No	15892	41849	-do-	99,196.00	0.59	-	-	58,525.64	58,525.64	-	3,719.85
Cityland Development Corporation	9.X	No	16627	42584	-do-	104,156.00	0.59	-	-	61,452.04	61,452.04	-	3,905.85
Cityland Development Corporation	9.X	No	17334	42948	-do-	109,363.00	0.59	-	-	64,524.17	64,524.17	-	4,101.11
Cityland Development Corporation	9.X	No	18021	43595	-do-	149,281.00	0.59	-	-	88,075.79	88,075.79	-	5,598.04
Cityland Development Corporation	9.X	No	18674	43677	-do-	122,296.00	0.59	-	-	72,154.64	72,154.64	-	4,586.10
Cityland Development Corporation	9.X	No	19340	44117	-do-	128,410.00	0.59	-	-	75,761.90	75,761.90	-	4,815.38
Cityland Development Corporation	9.X	No	19991	44425	-do-	134,831.00	0.59	-	-	79,550.29	79,550.29	-	5,056.16
Cityland Development Corporation	9.X	No	20646	45139	-do-	70,786.00	0.59	-	-	41,763.74	41,763.74	-	2,654.47
Unlisted													
1 NONE	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Common Shares								4,171,206.25	4,171,206.25	8,985,864.35	4,814,658.10	-	520,543.98
Preferred Shares:													
Listed													
1 NONE	-	-	-	-	-	-	-	-	-	-	-	-	-
Unlisted													
1 NONE	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Preferred Shares								-	-	-	-	-	-
TOTALS								4,171,206.25	4,171,206.25	8,985,864.35	4,814,658.10	-	520,543.98

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED														
SCHEDULE 3-9 Corporate Assets - REAL ESTATE														
TCT/CCT Number; City/Province	Area & Description of Lot / Building	Document Index No. (Note 5)	Name of Vendor	Date Acquired	Estimate d Life of Building	Actual Cost	Accumulated Depreciation Building	Net Book Value	Market Value per Appraisal	Date for the latest Appraisal report	Value Per Company	INTERESTS		Encumbrance (if Any)
												Accrued Current Year	Earned During the Year	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
A. Occupied by the Company:														
Lot														
1. 2024-124	-	-	-	-	-	N	O	N	E	-	-	-	-	-
Building														
1. 2024-124	-	-	-	-	-	N	O	N	E	-	-	-	-	-
Sub-total						-	-	-	-		-	-	-	
B. Investment Properties														
Lot														
1. 2024-124	-	-	-	-	-	N	O	N	E	-	-	-	-	-
Building														
Condominium Units at:														
1. Grand Emeral Tower														
F. Ortigas Jr. Ave., Ortigas														
Center Pasig City														
Unit No./ CTT No.														
1702/0112012006155	21.20 sq.m	9.XIII.A.1	City & Land Developers, Inc	November 2007	25 years	927,574.20	519,440.88	408,133.32	3,089,189.37	12/31/2025	408,133.32	-	-	-
1703/0112012006105	20.96 sq.m	9.XIII.A.1	City & Land Developers, Inc	November 2007	25 years	935,319.35	523,778.64	411,540.71	3,054,214.48	12/31/2025	411,540.71	-	-	-
1903/0112012006228	20.96 sq.m	9.XIII.A.1	City & Land Developers, Inc	November 2007	25 years	926,248.25	518,698.32	407,549.93	3,054,217.42	12/31/2025	407,549.93	-	167,280.00	-
2303/0112012006190	20.96 sq.m	9.XIII.A.1	City & Land Developers, Inc	November 2007	25 years	923,538.05	517,181.28	406,356.77	3,055,665.12	12/31/2025	406,356.77	-	-	-
2603/0112012006302	20.96 sq.m	9.XIII.A.1	City & Land Developers, Inc	November 2007	25 years	925,891.35	518,498.40	407,392.95	3,055,680.21	12/31/2025	407,392.95	-	-	-
2702/0112012006104	21.20 sq.m	9.XIII.A.1	City & Land Developers, Inc	November 2007	25 years	938,734.10	525,690.48	413,043.62	3,089,168.17	12/31/2025	413,043.62	-	-	-
3102/0112012006137	21.20 sq.m	9.XIII.A.1	City & Land Developers, Inc	November 2007	25 years	956,012.00	535,367.28	420,644.72	3,089,188.95	12/31/2025	420,644.72	-	-	-
2. Grand Central Residences														
EDSA cor. Sultan,														
Mandaluyong City														
Unit No./ CTT No.														
0432/008-2017010769	18.06 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2011	25 years	1,066,856.60	448,079.94	618,776.66	2,688,926.85	12/31/2025	618,776.66	-	119,280.00	-

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED														
SCHEDULE 3-9 Corporate Assets - REAL ESTATE														
TCT/CCT Number; City/Province	Area & Description of Lot / Building	Document Index No. (Note 5)	Name of Vendor	Date Acquired	Estimate d Life of Building	Actual Cost	Accumulated Depreciation Building	Net Book Value	Market Value per Appraisal	Date for the latest Appraisal report	Value Per Company	INTERESTS		Encumbrance (if Any)
												Accrued Current Year	Earned During the Year	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
0531/008-2017010781	18.42 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2011	25 years	1,087,616.33	456,799.14	630,817.19	2,742,526.72	12/31/2025	630,817.19	-	122,140.00	-
0532/008-2017005509	18.06 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2011	25 years	1,066,856.60	448,079.94	618,776.66	2,775,689.00	12/31/2025	618,776.66	-	35,224.00	-
0627/008-2017010210	18.42 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2011	25 years	1,087,616.33	456,799.14	630,817.19	2,742,526.72	12/31/2025	630,817.19	-	122,140.00	-
0931/008-2018001163	18.42 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2011	25 years	1,087,616.33	456,799.14	630,817.19	2,932,010.00	12/31/2025	630,817.19	-	114,926.00	-
0508/008-2017009946	18.06 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2011	25 years	1,027,892.89	431,715.06	596,177.83	2,727,689.03	12/31/2025	596,177.83	-	121,410.00	-
0514/008-2018001157	18.42 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2011	25 years	1,047,875.95	440,107.92	607,768.03	2,744,076.02	12/31/2025	607,768.03	-	120,730.00	-
0515/008-2017004601	18.31 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2011	25 years	1,027,892.89	431,715.06	596,177.83	2,727,689.03	12/31/2025	596,177.83	-	132,362.00	-
0914/008-2018001159	18.42 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2011	25 years	1,047,875.95	440,107.92	607,768.03	2,744,076.02	12/31/2025	607,768.03	-	120,920.00	-
0915/008-2017009942	18.06 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2011	25 years	1,027,892.89	431,715.06	596,177.83	2,727,689.03	12/31/2025	596,177.83	-	121,410.00	-
0510/008-2018001152	18.11 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,007,674.34	423,222.66	584,451.68	2,697,894.51	12/31/2025	584,451.68	-	119,450.00	-
0610/008-2017010776	18.11 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,014,905.61	426,260.52	588,645.09	2,697,894.51	12/31/2025	588,645.09	-	110,280.00	-
0632/008-2017003534	18.31 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,130,711.49	474,899.04	655,812.45	2,726,148.98	12/31/2025	655,812.45	-	120,010.00	-
0710/008-2016006702	18.11 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	986,462.86	414,314.46	572,148.40	2,697,894.51	12/31/2025	572,148.40	-	109,670.00	-
0732/008-2017010775	18.31 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,172,946.36	492,637.32	680,309.04	2,891,343.00	12/31/2025	680,309.04	-	79,690.00	-
1114/008-2017010777	18.42 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,141,246.12	479,322.90	661,923.22	2,744,076.02	12/31/2025	661,923.22	-	101,400.00	-

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED														
SCHEDULE 3-9 Corporate Assets - REAL ESTATE														
TCT/CCT Number; City/Province	Area & Description of Lot / Building	Document Index No. (Note 5)	Name of Vendor	Date Acquired	Estimate d Life of Building	Actual Cost	Accumulated Depreciation Building	Net Book Value	Market Value per Appraisal	Date for the latest Appraisal report	Value Per Company	INTERESTS		Encumbrance (if Any)
												Accrued Current Year	Earned During the Year	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
1714/008-2017010778	18.42 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,138,932.67	478,351.44	660,581.23	2,744,076.02	12/31/2025	660,581.23	-	122,140.00	-
2104/008-2018001166	29.88 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,468,899.38	616,937.58	851,961.80	3,854,373.58	12/31/2025	851,961.80	-	-	-
2114/008-2017009948	18.42 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,135,689.86	476,989.38	658,700.48	2,744,076.02	12/31/2025	658,700.48	-	132,740.00	-
2605/008-2016007584	30.3 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,477,893.27	620,715.06	857,178.21	3,878,485.74	12/31/2025	857,178.21	-	-	-
2704/008-2017008061	29.88 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,483,303.79	622,988.10	860,315.69	3,854,373.58	12/31/2025	860,315.69	-	-	-
2735/008-2018001155	30.3 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,510,208.02	634,287.78	875,920.24	3,878,485.74	12/31/2025	875,920.24	-	-	-
2804/008-2017008408	29.88 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,483,303.79	622,988.10	860,315.69	3,854,373.58	12/31/2025	860,315.69	-	-	-
3101/008-2018001165	29.88 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,483,303.79	622,988.10	860,315.69	3,854,373.58	12/31/2025	860,315.69	-	89,640.00	-
3104/008-2017008407	29.88 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,483,303.79	622,988.10	860,315.69	3,854,373.58	12/31/2025	860,315.69	-	-	-
3201/008-2018001168	29.88 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,483,303.79	622,988.10	860,315.69	3,854,373.58	12/31/2025	860,315.69	-	-	-
0410/008-2016006687	18.11 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2013	25 years	1,052,174.55	441,913.50	610,261.05	2,697,894.51	12/31/2025	610,261.05	-	119,450.00	-
0428/008-2017004600	18.11 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2013	25 years	1,034,590.10	434,527.38	600,062.72	2,696,371.27	12/31/2025	600,062.72	-	119,450.00	-
0612/008-2017009941	18.11 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2013	25 years	1,017,573.03	427,380.66	590,192.37	2,697,894.51	12/31/2025	590,192.37	-	110,010.00	-
0812/008-2016007583	18.11 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2013	25 years	1,082,437.68	454,624.38	627,813.30	2,697,894.51	12/31/2025	627,813.30	-	119,640.00	-
0928/008-2017009940	18.11 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2013	25 years	1,072,093.47	450,278.64	621,814.83	2,696,371.27	12/31/2025	621,814.83	-	99,700.00	-

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED														
SCHEDULE 3-9 Corporate Assets - REAL ESTATE														
TCT/CCT Number; City/Province	Area & Description of Lot / Building	Document Index No. (Note 5)	Name of Vendor	Date Acquired	Estimate d Life of Building	Actual Cost	Accumulated Depreciation Building	Net Book Value	Market Value per Appraisal	Date for the latest Appraisal report	Value Per Company	INTERESTS		Encumbrance (if Any)
												Accrued Current Year	Earned During the Year	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
0530/008-2017009952	19.76 sq.m	9.XIII.A.1	Cityland Development Corporation	June 2013	25 years	1,173,933.30	493,051.86	680,881.44	2,942,037.35	12/31/2025	680,881.44	-	130,940.00	-
0726/008-2018000617	18.31 sq.m	9.XIII.A.1	Cityland Development Corporation	June 2013	25 years	1,172,946.36	492,637.32	680,309.04	2,726,148.98	12/31/2025	680,309.04	-	120,010.00	-
1208/008-2017007591	18.31 sq.m	9.XIII.A.1	Cityland Development Corporation	June 2013	25 years	1,188,525.13	499,180.50	689,344.63	2,727,689.03	12/31/2025	689,344.63	-	120,390.00	-
1510/008-2018001164	18.11 sq.m	9.XIII.A.1	Cityland Development Corporation	June 2013	25 years	1,184,551.40	497,511.00	687,040.40	2,697,894.51	12/31/2025	687,040.40	-	120,785.00	-
1728/008-2018001162	18.11 sq.m	9.XIII.A.1	Cityland Development Corporation	June 2013	25 years	1,190,331.66	499,939.02	690,392.64	2,696,371.27	12/31/2025	690,392.64	-	120,785.00	-
2128/008-2018000619	18.11 sq.m	9.XIII.A.1	Cityland Development Corporation	June 2013	25 years	1,185,615.86	497,958.30	687,657.56	2,696,371.27	12/31/2025	687,657.56	-	119,869.00	-
2310/008-2017010782	18.11 sq.m	9.XIII.A.1	Cityland Development Corporation	June 2013	25 years	1,181,146.38	496,080.90	685,065.48	2,697,894.51	12/31/2025	685,065.48	-	119,869.00	-
2312/008-2017009089	18.11 sq.m	9.XIII.A.1	Cityland Development Corporation	June 2013	25 years	1,190,749.06	500,114.16	690,634.90	2,697,894.51	12/31/2025	690,634.90	-	119,869.00	-
3212/008-2017009945	18.11 sq.m	9.XIII.A.1	Cityland Development Corporation	June 2013	25 years	1,185,177.14	497,774.34	687,402.80	2,697,894.51	12/31/2025	687,402.80	-	120,556.00	-
3612/008-2018001877	18.11 sq.m	9.XIII.A.1	Cityland Development Corporation	June 2013	25 years	1,180,994.05	496,017.90	684,976.15	2,697,894.51	12/31/2025	684,976.15	-	48,930.00	-
1008/Unit Sold	-	-	-	-	-	-	-	-	-	-	-	-	329.67	-
2214/Unit Sold	-	-	-	-	-	-	-	-	-	-	-	-	29,850.00	-
3. The Manila Residences														
2310 Taft Avenue, Malate														
Manila														
Unit No./ CTT No.														
0807/002-2016012026	24.99 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2011	25 years	1,502,144.03	625,893.75	876,250.28	3,872,825.25	12/31/2025	876,250.28	-	153,000.00	-
1007/002-2016011982	26.05 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2011	25 years	1,469,208.71	612,170.00	857,038.71	4,037,098.75	12/31/2025	857,038.71	-	67,750.00	-

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED														
SCHEDULE 3-9 Corporate Assets - REAL ESTATE														
TCT/CCT Number; City/Province	Area & Description of Lot / Building	Document Index No. (Note 5)	Name of Vendor	Date Acquired	Estimate d Life of Building	Actual Cost	Accumulated Depreciation Building	Net Book Value	Market Value per Appraisal	Date for the latest Appraisal report	Value Per Company	INTERESTS		Encumbrance (if Any)
												Accrued Current Year	Earned During the Year	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
1230/002-2016012027	24.73 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2011	25 years	1,447,892.00	603,288.75	844,603.25	3,832,531.75	12/31/2025	844,603.25	-	162,310.00	-
2330/002-2017001436	24.73 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2011	25 years	1,509,185.69	628,827.50	880,358.19	3,832,531.75	12/31/2025	880,358.19	-	149,940.00	-
2530/002-2017001629	24.73 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2011	25 years	1,430,679.29	596,116.25	834,563.04	3,832,531.75	12/31/2025	834,563.04	-	150,940.00	-
2630/002-2016012029	24.73 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2011	25 years	1,470,019.92	612,508.75	857,511.17	3,832,531.75	12/31/2025	857,511.17	-	149,690.00	-
4011/002-2016013490	16.21 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2011	25 years	1,210,488.74	504,370.00	706,118.74	2,946,966.12	12/31/2025	706,118.74	-	98,440.00	-
3935/002-2017001728	20.18 sq.m	9.XIII.A.1	Cityland Development Corporation	June 2014	25 years	1,513,304.40	630,543.75	882,760.65	4,037,098.75	12/31/2025	882,760.65	-	105,000.00	-
4035/002-2016011530	20.18 sq.m	9.XIII.A.1	Cityland Development Corporation	June 2014	25 years	1,513,304.40	630,543.75	882,760.65	2,946,966.12	12/31/2025	882,760.65	-	81,392.66	-
3635/002-2016016372	20.18 sq.m	9.XIII.A.1	Cityland Development Corporation	June 2014	25 years	1,585,332.46	660,555.00	924,777.46	2,134,662.48	12/31/2025	924,777.46	-	126,000.00	-
3907/002-2016013878	26.05 sq.m	9.XIII.A.1	Cityland Development Corporation	June 2014	25 years	1,920,104.08	800,043.75	1,120,060.33	2,946,966.12	12/31/2025	1,120,060.33	-	157,660.00	-
2835/Unit Sold	-	-	-	-	-	-	-	-	-	-	-	-	122,130.00	-
0808B/Unit Sold	-	-	-	-	-	-	-	-	-	-	-	-	23,157.50	-
4. Makati Executive Tower IV														
P. Medina/Gil Puyat,														
Makati City														
Unit No./ CTT No.														
1106/006-2014010974	28.16 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,571,513.20	811,948.90	759,564.30	4,166,359.01	12/31/2025	759,564.30	-	-	-
1206/006-2014010067	28.16 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,582,983.55	817,874.55	765,109.00	4,195,295.38	12/31/2025	765,109.00	-	-	-
1604/006-2014010972	26.5 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,578,566.00	815,592.95	762,973.05	4,110,210.42	12/31/2025	762,973.05	-	-	-

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED														
SCHEDULE 3-9 Corporate Assets - REAL ESTATE														
TCT/CCT Number; City/Province	Area & Description of Lot / Building	Document Index No. (Note 5)	Name of Vendor	Date Acquired	Estimate d Life of Building	Actual Cost	Accumulated Depreciation Building	Net Book Value	Market Value per Appraisal	Date for the latest Appraisal report	Value Per Company	INTERESTS		Encumbrance (if Any)
												Accrued Current Year	Earned During the Year	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
1806/006-2014009962	28.16 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,582,392.55	817,569.20	764,823.35	4,347,298.84	12/31/2025	764,823.35	-	-	-
2006/006-2014010976	28.16 sq.m	9.XIII.A.1	Cityland Development Corporation	April 2012	25 years	1,581,216.15	816,961.60	764,254.55	4,439,965.23	12/31/2025	764,254.55	-	-	-
5. Pines Peak Tower I Union Pines/Pines Sts Barangka Mandaluyong City														
Unit No./ CTT No.														
1024/008-2017011254	19.45 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2012	25 years	984,174.03	387,108.44	597,065.59	2,718,193.90	12/31/2025	597,065.59	-	53,500.00	-
1033/008-2018000778	19.45 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2012	25 years	984,174.03	387,108.44	597,065.59	2,718,193.90	12/31/2025	597,065.59	-	64,200.00	-
1124/008-2017009938	19.45 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2012	25 years	984,174.03	387,108.44	597,065.59	2,718,193.90	12/31/2025	597,065.59	-	53,500.00	-
1133/008-2017009934	19.45 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2012	25 years	984,174.03	387,108.44	597,065.59	2,718,193.90	12/31/2025	597,065.59	-	85,600.00	-
1224/008-2017011279	19.45 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2012	25 years	984,174.03	387,108.44	597,065.59	2,718,193.90	12/31/2025	597,065.59	-	42,800.00	-
1524/008-2017011282	19.45 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2012	25 years	984,174.03	387,108.44	597,065.59	2,718,193.90	12/31/2025	597,065.59	-	96,300.00	-
1533/008-2017011283	19.45 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2012	25 years	984,174.03	387,108.44	597,065.59	2,718,193.90	12/31/2025	597,065.59	-	96,300.00	-
1624/008-2017010771	19.45 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2012	25 years	984,174.03	387,108.44	597,065.59	2,718,193.90	12/31/2025	597,065.59	-	107,000.00	-
1633/008-2017010772	19.45 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2012	25 years	984,174.03	387,108.44	597,065.59	2,718,193.90	12/31/2025	597,065.59	-	42,800.00	-
1724/008-2017010773	19.45 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2012	25 years	984,174.03	387,108.44	597,065.59	2,718,193.90	12/31/2025	597,065.59	-	64,200.00	-
1733/008-2017010774	19.45 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2012	25 years	984,174.03	387,108.44	597,065.59	2,718,193.90	12/31/2025	597,065.59	-	96,300.00	-

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED														
SCHEDULE 3-9 Corporate Assets - REAL ESTATE														
TCT/CCT Number; City/Province	Area & Description of Lot / Building	Document Index No. (Note 5)	Name of Vendor	Date Acquired	Estimate d Life of Building	Actual Cost	Accumulated Depreciation Building	Net Book Value	Market Value per Appraisal	Date for the latest Appraisal report	Value Per Company	INTERESTS		Encumbrance (if Any)
												Accrued Current Year	Earned During the Year	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
1833/008-2017009939	19.45 sq.m	9.XIII.A.1	Cityland Development Corporation	August 2012	25 years	984,174.03	387,108.44	597,065.59	2,718,193.90	12/31/2025	597,065.59	-	128,400.00	-
6. One Taft Residences														
Taft Avenue, Malate Manila														
Unit No./ CTT No.														
1528	19.7 sq.m	9.XIII.A.1	Cityland Development Corporation	November 2016	25 years	1,340,580.92	183,212.60	1,157,368.32	3,297,335.96	12/31/2025	1,157,368.32	-	99,360.00	-
1624	19.66 sq.m	9.XIII.A.1	Cityland Development Corporation	November 2016	25 years	1,369,043.42	187,102.68	1,181,940.74	3,312,433.18	12/31/2025	1,181,940.74	-	132,720.00	-
1625	19.66 sq.m	9.XIII.A.1	Cityland Development Corporation	November 2016	25 years	1,369,043.42	187,102.68	1,181,940.74	3,312,433.18	12/31/2025	1,181,940.74	-	132,920.00	-
1628	19.7 sq.m	9.XIII.A.1	Cityland Development Corporation	November 2016	25 years	1,371,733.74	187,470.45	1,184,263.29	3,319,172.62	12/31/2025	1,184,263.29	-	133,050.00	-
1629	19.7 sq.m	9.XIII.A.1	Cityland Development Corporation	November 2016	25 years	1,349,725.38	184,462.28	1,165,263.10	3,319,172.62	12/31/2025	1,165,263.10	-	133,050.00	-
2028	19.66 sq.m	9.XIII.A.1	Cityland Development Corporation	November 2016	25 years	1,395,061.05	190,658.20	1,204,402.85	3,384,682.61	12/31/2025	1,204,402.85	-	99,090.00	-
2029	19.66 sq.m	9.XIII.A.1	Cityland Development Corporation	November 2016	25 years	1,395,061.05	190,658.20	1,204,402.85	3,377,810.15	12/31/2025	1,204,402.85	-	132,720.00	-
2024	19.7 sq.m	9.XIII.A.1	Cityland Development Corporation	November 2016	25 years	1,379,368.93	191,034.99	1,188,333.94	3,377,810.15	12/31/2025	1,188,333.94	-	100,464.00	-
1524/ Unit Sold	-	-	-	-	-	-	-	-	-	-	-	-	107,613.15	-
Service Assets														
1. Memorial Lots/Columbaries						-					-			
2. Mortuaries						-					-			
3. Schools						-					-			
4. Retirement Homes						-					-			
Sub-total						102,052,279.60	41,064,253.91	60,988,025.69	261,462,371.93		60,988,025.69	-	7,572,571.98	
GRAND TOTALS						102,052,279.60	41,064,253.91	60,988,025.69	261,462,371.93		60,988,025.69	-	7,572,571.98	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED					
SCHEDULE 3-9.1 - Service Assets					
Description *	Certificate No./ Serial No.	Date Acquired/ Disposed	Acquisition Cost	Market Value	Unrealized Gain (Loss)
(1)	(2)	(3)	(4)	(5)	(6) = (5)-(4)
Memorial Lots/Columbaries					
Balance Forwarded, Previous Year			-	-	-
Provision for Depreciation of Previous Years Acquisitions, Current Year			-	-	-
*Acquisition/ (Disposal)					
1	N	O	N	E	-
Subtotal			-	-	-
Mortuaries					
Balance Forwarded, Previous Year			-	-	-
Provision for Depreciation of Previous Years Acquisitions, Current Year			-	-	-
*Acquisition/ (Disposal)					
1	N	O	N	E	-
Subtotal			-	-	-
Schools					
Balance Forwarded, Previous Year			-	-	-
Provision for Depreciation of Previous Years Acquisitions, Current Year			-	-	-
*Acquisition/ (Disposal)					
1	N	O	N	E	-
Subtotal			-	-	-
Retirement Homes					
Balance Forwarded, Previous Year			-	-	-
Provision for Depreciation of Previous Years Acquisitions, Current Year			-	-	-
*Acquisition/ (Disposal)					
1	N	O	N	E	-
Subtotal			-	-	-
TOTAL SERVICE ASSETS			-	-	-

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED										
SCHEDULE 3-10 Corporate Assets - OTHER INVESTMENTS										
Description	Account Number	Document Index No. (Note 6)	Under IMA Account (Yes/No)	Date of Placement	Date of Maturity	Number of Shares / Units	Acquisition Cost	Market Value	INTERESTS	
									Accrued Current Year	Earned During the Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
1	-	-	-	N	O	N	E	-	-	-
TOTAL							-	-	-	-

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

SCHEDULE 3-11 Corporate Assets - RECEIVABLE FROM TRUSTEE

Name of Trustee Bank	Trust Account No.	Document Index No. (Note 5)	Nature of Account	Balance Previous Year	Balance Current Year	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)
MEMORIAL PLAN:						
A. Old Basket (SEC)						
1	-	N	O	N	E	
Sub-total				-	-	
B. New Basket (IC)						
1	-	N	O	N	E	-
Sub-total				-	-	
Total - Memorial Plan				-	-	
PENSION PLAN:						
A. Old Basket (SEC)						
1	-	N	O	N	E	-
Sub-total				-	-	
B. New Basket (IC)						
1	-	N	O	N	E	-
Sub-total				-	-	
Total - Pension Plan				-	-	
EDUCATION PLAN:						
A. Old Basket (SEC)						
1	-	N	O	N	E	-
Sub-total				-	-	
B. New Basket (IC)						
1	-	N	O	N	E	-
Sub-total				-	-	
Total - Educational Plan				-	-	
OTHER RECEIVABLE FROM TRUSTEE*						
1	-	N	O	N	E	-
Total Other Receivable from Trustee				-	-	
Grand Total				-	-	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED		
SCHEDULE 3-12 Corporate Assets - ACCRUED INVESTMENT INCOME		
Kind of Investment	Accrued Investment Income Current Year	Earned
		During the Year
(1)	(2)	(3)
1 Interest on Government Securities	-	386,225.70
2 Income on Corporate Bonds	-	-
3 Dividends on Stocks	-	520,543.98
4 Income on Real Estate	-	7,572,571.98
5 Interest on Mortgage Loans	-	-
6 Interest on Planholders' Loans	-	-
7 Income on Short Term Investments	1,062,841.67	6,210,268.76
8 Income on Other Investments	-	-
9 Interest on Bank Deposits	564,088.88	6,216,224.20
Others:*		
10 -	-	-
11 -	-	-
12 -	-	-
TOTAL	1,626,930.55	20,905,834.63

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED											
SCHEDULE 3-13 Corporate Assets - ACCOUNTS/ NOTES RECEIVABLE											
Name / Address of Debtor or Maker of Note*	Date Granted / Issued	Document Index No. (Note 5)	Original Amount	Date of Last Payment	Balance Previous Year	Addition During the Year	Amount Paid During the Year	Balance Current Year	Allowance for Impairment Loss	Net Realizable Value	Remarks (Description: Nature, and Security, if any)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9=6+7-8)	(10)	(11= 9-10)	(12)
Accounts Receivable:											
Secured:											
1	Accounts Receivable- Others	10/09/2025 and 12/19/2025	-	12/10/2025	2,724.03	3,115.37	2,994.89	2,844.51		2,844.51	RET Payments
2	Accounts Receivable- Interco	2/1/2021	-	6/30/2025	2,897.21	-	2,897.21	-		-	
3	Various Clients - AP Registration	12/5/2024	-	12/19/2025	46,593.65	-	46,593.65	-		-	
4	Various Clients- Real Estate Tax	10/9/2025	-	12/10/2025	115,887.58	172,591.07	166,549.16	121,929.49		121,929.49	RET Payments to be collectible from the Client
5	Various Clients- Estimated Registration Expense	-	-	12/27/2019	51,052.50	-	-	51,052.50		51,052.50	Estimated Registration Expenses
6	Various Clients- Bill Deposit Applied	8/3/2021	-	8/3/2021	3,992.92	-	-	3,992.92		3,992.92	Bill deposit applied
7	Cityland Development Corporation	12/27/2024	-	11/26/2025	2,236.83	-	2,236.83	-		-	
8	City & Land Developers, Inc.	12/27/2024	-	11/26/2025	986.11	132,537.72	124,151.10	9,372.73		9,372.73	Sharing of Expenses
9	Accounts Receivable- RET Clients (Oxford)	10/3/2024	-	4/29/2025	5,356.76	-	4,221.00	1,135.76		1,135.76	RET Payment to be collectibe from Client (Oxford)
10	Accounts Receivable- RET Clients (Windsor Mansion)	10/3/2024	-	12/29/2025	3,980.78	-	3,980.78	-		-	
11	Accounts Receivable - Reg. Expense	10/13/2025 and 11/03/2025	-	12/15/2025	-	158,293.00	-	158,293.00		158,293.00	Estimated Registration Expenses (GCR & PPT1)
12	Accounts Receivable- Reg. Expense (TMR2)	6/9/2025	-	12/9/2025	-	44,175.00	-	44,175.00		44,175.00	Estimated Registration Expenses (TMR)
13	Accounts Receivable- Returned Check (OTR)	12/27/2024	-	10/27/2025	(11,010.00)	44,870.00	33,860.00	-		-	
Unsecured:											
1	Insurance Claims Receivable	-	-	-	-	-	-	-	-	-	
	Sub-total				224,698.37	555,582.16	387,484.62	392,795.91	-	392,795.91	
Installment Contract Receivable (Please see Schedule of receivables pdf file)											
Secured:											
1	Various Clients	-	9.XII.1 and 9.XII.2	-	29,810,735.93	17,748,902.67	-	47,559,638.60	-	47,559,638.60	Receivable from Sale of Real Estate, net of VAT Deferred
Unsecured:											
1		-	-	N	O	N	E	-	-	-	-
	Sub-total				29,810,735.93	17,748,902.67	-	47,559,638.60	-	47,559,638.60	
Other Receivable:*											
1	Advances to Employees	-	-	N	O	N	E	-	-	-	-
2	Advances to Agents	-	-	-	-	-	-	-	-	-	-
3	Advances to DOSRI	-	-	-	-	-	-	-	-	-	-
	Sub-total				-	-	-	-	-	-	
	GRAND TOTALS				30,035,434.30	18,304,484.83	387,484.62	47,952,434.51	-	47,952,434.51	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

SCHEDULE 3-14 Corporate Assets - PROPERTY and EQUIPMENT

Particulars *	Document Index No. (Note 6)	OR/Invoice Number	Date of Purchase	Estimated Life	Acquisitlon Cost	Accumulated Depreciation	Net Book Value	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
<u>Furniture & Fixtures</u>								
Balance Forwarded, Previous Year	-	-	-	-	-	-	-	-
Provision for Depreciation of Previous Years Acquisitions, Current Year	-	-	-	-	-	-	-	-
Acquisition/ (Disposal)	-	-	-	-	-	-	-	-
1.		N	O	N	E		-	-
Total Furniture & Fixtures					-	-	-	
<u>Office Equipment</u>								
Balance Forwarded, Previous Year	-	-	-	-	-	-	-	-
Provision for Depreciation of Previous Years Acquisitions, Current Year	-	-	-	-	-	-	-	-
Acquisition/ (Disposal)	-	-	-	-	-	-	-	-
1.	-	N	O	N	E	-	-	-
Total Office Equipment					-	-	-	
<u>Transportation Equipment</u>								
Balance Forwarded, Previous Year	-	-	-	-	-	-	-	-
Provision for Depreciation of Previous Years Acquisitions, Current Year	-	-	-	-	-	-	-	-
Acquisition/ (Disposal)	-	-	-	-	-	-	-	-
1.	-	N	O	N	E	-	-	-
Total Transportation Equipment					-	-	-	
GRAND TOTAL					-	-	-	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED						
SCHEDULE Corporate assets 3-15 Corporate Assets - INVENTORIES						
Particulars*	Document Index No. (Note 4)	Nature of Account	Acquisition Cost	Market Value		Remarks
				Previous Year	Current Year	
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Beginning Balance	-	-	-	-	-	-
Additions	-	-	-	-	-	-
1 Caskets	-	N	O	N	E	-
2 Urns	-	-	-	-	-	-
3 Memorial Lots*	-	-	-	-	-	-
Total Additions			-	-	-	
Disposal						
1	-	-	-	-	-	-
2	-	N	O	N	E	-
3	-	-	-	-	-	-
Total Disposal			-	-	-	
TOTAL			-	-	-	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED					
SCHEDULE 3-16 Corporate Assets - OTHER ASSETS					
*Particulars/Payee	Document Index No. (Note 4)	Nature of Account	Balance Previous Year	Balance of Current Year	Remarks
(1)	(2)	(3)	(4)	(5)	(6)
A Prepaid Expenses					
1 City Treasurer of Pasig	9.XIII.A.3	Prepaid Expense	10,448.61	9,148.11	Real Estate Tax for the year 2026
2 City Treasurer of Manila	9.XIII.A.3	Prepaid Expense	156,523.00	132,270.38	Real Estate Tax for the year 2026
3 City Treasurer of Makati	9.XIII.A.3	Prepaid Expense	46,766.76	43,766.77	Real Estate Tax for the year 2026
4 City Treasurer of Mandaluyong	9.XIII.A.3	Prepaid Expense	119,800.96	108,892.30	Real Estate Tax for the year 2026
5 Cityland Condominium 10	9.XIII.A.3	Prepaid Expense	-	35,845.99	Association dues
Total Prepaid Expenses			333,539.33	329,923.55	
B Prepayments					
Itemize					
1 Other Assets CC10 Assoc (Elevator)	-	Capitalized Asset	3,509.96	2,807.84	
Total Prepayments			3,509.96	2,807.84	
C Deposits					
Itemize					
1 Other Assets-Meter Deposit	-	Deposit for Electric Meter	64,186.19	64,186.19	Refundable meter deposit
3 Other Assets- PLDT	-	Deposit for Telephone Instrument	800.00	800.00	Refundable telecommunication instrument
Total Deposits			64,986.19	64,986.19	
D Leasehold					
Itemize					
1	N	O	N	E	
Total Leasehold			-	-	
E Leasehold Improvements					
Itemize					
1	N	O	N	E	
Total Leasehold Improvements			-	-	
F Others					
Itemize					
1 Input Tax	-	Vat on Purchases	5,733.73	19,663.05	
2 Prepaid Tax	-	Prepaid Income Tax	370,431.10	-	
Total Others			376,164.83	19,663.05	
TOTAL OTHER ASSETS			778,200.31	417,380.63	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

SCHEDULE 4 - PRE-NEED RESERVE									
Plan	Balance of Previous Year			Balance Current Year					
				Per AVR			Per AS		
	Old Basket (SEC)	New Basket (IC)	Total	Old Basket (SEC)	New Basket (IC)	Total	Old Basket (SEC)	New Basket (IC)	Total
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1 Memorial									
Sub Total for Memorial	-	-	-	-	-	-	-	-	-
2 Pension									
Pre-need Reserves- PNB	8,828,501.91	-	8,828,501.91	9,234,077.05	-	9,234,077.05	9,234,077.05	-	9,234,077.05
Pre-need Reserves- UBP	13,019,700.28	-	13,019,700.28	10,884,674.48	-	10,884,674.48	10,884,674.48	-	10,884,674.48
Sub Total for Pension	21,848,202.19	-	21,848,202.19	20,118,751.53	-	20,118,751.53	20,118,751.53	-	20,118,751.53
3 Education									
Sub Total for Education	-	-	-	-	-	-	-	-	-
TOTAL	21,848,202.19	-	21,848,202.19	20,118,751.53	-	20,118,751.53	20,118,751.53	-	20,118,751.53

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED								
SCHEDULE 5 - INSURANCE PREMIUM RESERVE								
Plan		Balance of Previous Year	Balance Current Year					
			Per AVR			Per AS		
			Old Basket (SEC)	New Basket (IC)	Total	Old Basket (SEC)	New Basket (IC)	Total
(1)		(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	Memorial	-	-	-	-	-	-	-
2	Pension	35,959.55	30,107.85	-	30,107.85	30,107.85		30,107.85
3	Education	-	-	-	-	-	-	-
TOTAL		35,959.55	30,107.85	-	30,107.85	30,107.85	-	30,107.85

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED								
SCHEDULE 6 - OTHER RESERVES								
Plan		Balance of Previous Year	Balance Current Year					
			Per AVR			Per AS		
			Old Basket (SEC)	New Basket (IC)	Total	Old Basket (SEC)	New Basket (IC)	Total
(1)		(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	Pension Plan	117,364.65	109,716.34	-	109,716.34	109,716.34	-	109,716.34
TOTAL		117,364.65	109,716.34	-	109,716.34	109,716.34	-	109,716.34

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED							
SCHEDULE 7 - PLANHOLDERS' BENEFITS PAYABLE							
*Name of Planholder	Contract Number	Maturity Date	Nature of Account	Balance Previous Year	Balance Current Year	Withdrawn? (Yes/No)	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
MEMORIAL PLAN:							
	Total - Memorial Plan			-	-		
PENSION PLAN:							
A. Old Basket (SEC)							
1	Roxanne C. Querubin	11630	10/23/2002	Staled Check - FS-MV & PB; Add'l PB for 2002	11,771.31	11,771.31	No
2	Fernando Flores	10651	5/23/2001	Staled Check - Additional Pension Bonus	71.53	71.53	No
3	Susan Alviola	10708	6/13/2001	Staled Check - Additional Pension Bonus	848.91	848.91	No
4	Natalia S. Paulme	10780	6/28/2011	Staled Check - Additional Pension Bonus	101.24	101.24	No
5	Ma. Geraldine S. Solitario	14635	11/26/2002	Additional pension bonus for 2002	2,849.27	2,849.27	No
6	Salvador B. dela Peña	12046	2/7/2002	Additional pension bonus - 2002 / PB Dec 2001	2,271.87	2,271.87	No
7	Rodelio S. Roque	12138	2/24/2002	Additional pension bonus for 2002	163.76	163.76	No
8	Joy A. Dean	10752	6/25/2002	Additional pension bonus for 2002	408.02	408.02	No
9	Cheryl M. Zamora	10768	6/25/2002	Additional pension bonus for 2002	408.02	408.02	No
10	Joel F. Malicsi	11678	1/4/2002	Additional pension bonus- 2002 / PB Dec. 2001	601.92	601.92	No
11	Teodoro Q. Valbuena	11982	1/23/2002	Additional pension bonus- 2002 / PB Dec. 2001	603.57	603.57	No
12	Raquel C. Canlas	11213	9/13/2001	Full settlement of pension bonus – Dec. 2001	395.25	395.25	No
13	Jose O. Fournier	10703	6/13/2001	Full settlement of pension bonus – Dec. 2001	2,120.08	2,120.08	No
14	Marvin T. Caro	11291	10/3/2001	Full settlement of pension bonus – Dec. 2001	422.19	422.19	No
15	Alexander F. de Vera	10380	3/18/2001	Full settlement of pension bonus – Dec. 2001	355.82	355.82	No
16	Ma. Belinda Medrana	12235	3/14/2002	Staled Check-Additional pension bonus for 2003	1,774.64	1,774.64	No
17	Antonio Santos	12024	1/31/2002	Staled Check-Additional pension bonus for 2003	134.55	134.55	No
18	Rodolfo L. Montero	11842	12/3/2001	Staled Check-Additional pension bonus for 2004	653.70	653.70	No
19	Eleonor Maglalang	20431	7/12/2028	Staled Check-Termination Values 03/03/05	997.50	997.50	No
20	Julietta N. Navor	14874	1/28/2003	Additional pension bonus for 2003	310.80	310.80	No
21	Helen C. Lay	14842	1/16/2003	Additional pension bonus for 2003	222.43	222.43	No

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED								
SCHEDULE 7 - PLANHOLDERS' BENEFITS PAYABLE								
*Name of Planholder		Contract Number	Maturity Date	Nature of Account	Balance Previous Year	Balance Current Year	Withdrawn? (Yes/No)	Remarks
(1)		(2)	(3)	(4)	(5)	(6)	(7)	(8)
22	Soliza Nora F. Tornea	12559	7/10/2003	Additional pension bonus for 2003	231.57	231.57	No	
23	Magdalena M. Rañada	15913	7/31/2003	Additional pension bonus for 2003	214.10	214.10	No	
24	Angelito M. Rañada Jr.	15916	7/31/2003	Additional pension bonus for 2003	212.78	212.78	No	
25	Senen D. Sevilla	15576	6/30/2003	Additional pension bonus for 2003	181.16	181.16	No	
26	Evelyn C. Palarca	10747	6/25/2003	Additional pension bonus for 2003	308.46	308.46	No	
27	Joseph Y. Jimenez	10868	7/5/2003	Additional pension bonus for 2003	166.26	166.26	No	
28	Edna M. Jimenez	10866	7/5/2015	Additional pension bonus for 2003	166.26	166.26	No	
29	Marianito B. Aranas	18038	9/6/2004	Additional pension bonus for 2004	252.73	252.73	No	
30	Raymond Enriquez	16967	1/10/2004	Additional pension bonus for 2004	360.74	360.74	No	
31	Arcel Oblea	17055	1/18/2004	Additional pension bonus for 2004	1,252.84	1,252.84	No	
32	Anita A. Regado	16303	5/30/2004	Additional pension bonus for 2004	296.39	296.39	No	
33	Joel R. Peñamora	17124	1/26/2004	Additional pension bonus for 2004	245.73	245.73	No	
34	Lourdes F. Quising	17867	7/15/2004	Additional pension bonus for 2004	1,302.14	1,302.14	No	
35	Belen B. Marciano	18060	9/19/2014	Additional pension bonus for 2004	232.83	232.83	No	
36	Ovette N. Ricalde	15495	8/11/2003	Additional pension bonus for 2004	469.76	469.76	No	
37	Joseph Aaron Miravalles	16922	12/23/2003	Additional pension bonus for 2004	184.64	184.64	No	
38	Julio Cesar M. Manalo	12198	3/6/2012	Additional pension bonus for 2012	91.00	91.00	No	
39	Ramon I. Manuel	15324	7/21/2003	Staled Check - Additional Pension Bonus	207.98	207.98	No	
40	Numida Pantaleon	18024	8/29/2004	Staled Check - Additional Pension Bonus	548.72	548.72	No	
41	Mary Ann Monterola	10413	3/26/2006	Staled Checks & Hold Monthly Pension	24,216.22	25,416.22	No	
42	Gerard Thomas Atienza	10646	5/23/2006	Staled Check - Full settlement of MV & bonus	11,580.75	11,580.75	No	
43	Wilbert Sy	18408/18409/18410	2005/03/17	Staled Check - Additional Pension Bonus	976.96	976.96	No	
44	Monica S. Blanco	17004	1/14/2004	Staled Check - Additional Pension Bonus	148.52	148.52	No	
45	Aran Jason M. Manalc	18015	8/23/2004	Staled Check - Additional Pension Bonus	388.87	388.87	No	
46	Loida Malaca	19020	10/5/2005	Staled Check - Additional Pension Bonus	293.67	293.67	No	
47	Erlinda Villaruel	10285	2/14/2006	Staled Check - Additional Pension Bonus	708.76	708.76	No	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED								
SCHEDULE 7 - PLANHOLDERS' BENEFITS PAYABLE								
*Name of Planholder		Contract Number	Maturity Date	Nature of Account	Balance Previous Year	Balance Current Year	Withdrawn? (Yes/No)	Remarks
(1)		(2)	(3)	(4)	(5)	(6)	(7)	(8)
48	Belen Marciano	11180	9/5/2003	Staled Check - Additional Pension Bonus	232.83	232.83	No	
49	Leonidita B. Pascual	12062	2/13/2007	Staled Check - Additional Pension Bonus	695.36	695.36	No	
50	Rickzon Umali	11042	8/8/2006	Staled Check - Full settlement of MV & bonus	54,752.94	54,752.94	No	
51	Antonio Pascual	10507	4/29/2006	Staled Check - Additional Pension Bonus	350.38	350.38	No	
52	Renato D. Barba	10369	3/15/2006	Staled Check - Additional Pension Bonus	135.11	135.11	No	
53	Oscar Malimban	11135	1/22/2007	Staled Check – Additional pension bonus	686.72	686.72	No	
54	Ferdinand De Leon	17564	5/10/2024	Staled Check – Additional pension bonus	186.55	186.55	No	
55	Ramon Nino De Leon	12271	3/21/2007	Staled Check – Additional pension bonus	186.57	186.57	No	
56	Teresita Santos	10630	5/21/2006	Staled Check – Additional pension bonus	634.31	634.31	No	
57	Marissa A. Ceraos	13963	10/30/2024	Staled Check - TV(excess after settlement of loan)	7,183.97	7,183.97	No	
58	Danilo R. Eusebio	18294	1/13/2015	Staled Check - TV(excess after settlement of loan)	4,824.82	4,824.82	No	
59	Elenita R. Dimacuha	11833	12/2/2006	Staled Check - MV(excess after settlement of loan)	400.00	400.00	No	
60	Liberato Herbert Martinito Jr.	18984	6/30/2028	Staled Check - TV(excess after settlement of loan)	2,885.98	2,885.98	No	
61	Henry B. Bentir	11109	8/17/2011	Staled Checks & Hold Monthly Pension	169,896.07	181,896.07	No	
62	Julieth P. Benson	20266	8/27/2011	Staled Checks & Hold Monthly Pension	48,620.42	52,220.42	No	
63	Apolinario Solmeo	12630	4/29/2024	Staled Check-TV & Pension Bonus	4,198.15	4,198.15	No	
64	Mary Chile Villaseran	10059	10/3/2010	Staled Check - Additional Pension bonus for 2010	1,217.19	1,217.19	No	
65	Alicia D. Angeles	19160	11/24/2010	Staled Check - Additional Pension bonus for 2010	186.51	186.51	No	
66	Czara Jane Lee	10103	10/17/2010	Staled Check - Additional Pension bonus for 2010	486.62	486.62	No	
67	Czara Jane Lee	10061	10/6/2010	Staled Check - Additional Pension bonus for 2010	486.62	486.62	No	
68	Alexander J. Lazona	11828	11/29/2011	Staled Checks & Hold Monthly Pension	165,674.84	177,674.84	No	
69	Sonny G. Ang	11077	8/13/2011	Staled Check - Full settlement of MV & bonus	76,264.33	76,264.33	No	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED								
SCHEDULE 7 - PLANHOLDERS' BENEFITS PAYABLE								
*Name of Planholder		Contract Number	Maturity Date	Nature of Account	Balance Previous Year	Balance Current Year	Withdrawn? (Yes/No)	Remarks
(1)		(2)	(3)	(4)	(5)	(6)	(7)	(8)
70	Avegail M. Alagar	12327	3/31/2012	Staled Check - Full settlement of MV & bonus	111,387.76	111,387.76	No	
71	Rodrigo M. Ocampo	12032	2/2/2012	Staled Checks & Hold Monthly Pension	325,615.27	349,615.27	No	
72	Vergel Benedict R. Dela Cruz	19715	5/13/2012	Staled Checks & Hold Monthly Pension	460,670.61	496,670.61	No	
73	Gabriel P. Reyala Jr.	11939	1/15/2002	Staled Checks & Hold Monthly Pension	45,600.00	49,200.00	No	
74	Gabriel P. Reyala Jr.	20367	7/16/2017	Staled Checks & Hold Monthly Pension	54,003.43	61,203.43	No	
75	Lea A. Macandandang	19696	2/20/2012	Staled Check - Full settlement of MV & bonus	10,725.76	10,725.76	No	
76	Ma. Teresa R. Cruz	10027	9/26/2010	Additional interest on pension bonus (2005-2011)	304.30	304.30	No	
77	Edwin Q. Raymundo	10031	9/27/2010	Additional interest on pension bonus (2005-2011)	433.45	433.45	No	
78	Jeannie Vilma N. Raymundo	10196	11/29/2011	Additional interest on pension bonus (2005-2011)	457.31	457.31	No	
79	Daniel L. De Luna Jr.	10062	10/6/2010	Additional interest on pension bonus (2005-2011)	486.48	486.48	No	
80	Miriam I. Lipata	10075	10/12/2009	Additional interest on pension bonus (2005-2011)	416.69	416.69	No	
81	Ma. Doliza R. Riñon	10082	10/12/2018	Additional interest on pension bonus (2005-2011)	486.62	486.62	No	
82	Donna Bella L. De Luna	10091	6/8/2011	Additional interest on pension bonus (2005-2011)	190.80	190.80	No	
83	Amancio G. Mantaring	10098	10/18/2010	Additional interest on pension bonus (2005-2011)	974.09	974.09	No	
84	Elvira I. Urtula	10104	10/18/2010	Additional interest on pension bonus (2005-2011)	304.30	304.30	No	
85	Elvira I. Urtula	10105	10/18/2010	Additional interest on pension bonus (2005-2011)	304.30	304.30	No	
86	Josephine L. De Luna	10106	10/18/2010	Additional interest on pension bonus (2005-2011)	340.01	340.01	No	
87	Josephine L. De Luna	10107	10/18/2010	Additional interest on pension bonus (2005-2011)	340.01	340.01	No	
88	Josephine L. De Luna	10108	10/18/2010	Additional interest on pension bonus (2005-2011)	340.01	340.01	No	
89	Josephine L. De Luna	10109	10/18/2010	Additional interest on pension bonus (2005-2011)	340.01	340.01	No	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED							
SCHEDULE 7 - PLANHOLDERS' BENEFITS PAYABLE							
*Name of Planholder	Contract Number	Maturity Date	Nature of Account	Balance Previous Year	Balance Current Year	Withdrawn? (Yes/No)	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
90	Ricardo O. Lojera	10111	4/1/2011	Additional interest on pension bonus (2005-2011) 155.89	155.89	No	
91	Ian Kenneth G. Liuson	10185	11/27/2010	Additional interest on pension bonus (2005-2011) 529.19	529.19	No	
92	Erlinda S. Villaruel	10285	2/14/2006	Additional interest on pension bonus (2005-2011) 45.39	45.39	No	
93	Leonida A. Basa	10303	2/20/2011	Additional interest on pension bonus (2005-2011) 34.45	34.45	No	
94	George J. Salvador	10304	2/20/2006	Additional interest on pension bonus (2005-2011) 157.31	157.31	No	
95	Reynaldo A. Kangleon	10385	3/15/2008	Additional interest on pension bonus (2005-2011) 211.42	211.42	No	
96	Agustina P. Abordo	10390	3/20/2006	Additional interest on pension bonus (2005-2011) 93.41	93.41	No	
97	Mary Ann E. Monterola	10413	3/26/2006	Additional interest on pension bonus (2005-2011) 163.11	163.11	No	
98	Lilia R. Gelena	10425	4/4/2006	Additional interest on pension bonus (2005-2011) 138.33	138.33	No	
99	Patrocinio B. Mariano	10427	8/4/2006	Additional interest on pension bonus (2005-2011) 207.14	207.14	No	
100	William B. Mariano	10428	4/4/2006	Additional interest on pension bonus (2005-2011) 99.68	99.68	No	
101	Arnel O, Legada	10449	4/16/2011	Additional interest on pension bonus (2005-2011) 141.05	141.05	No	
102	Elizabeth S. Bringas	10482	4/22/2006	Additional interest on pension bonus (2005-2011) 297.67	297.67	No	
103	Emmanuelle S. Bringas	10483	4/22/2006	Additional interest on pension bonus (2005-2011) 99.39	99.39	No	
104	Alhamed V. Majini	10495	4/26/2011	Additional interest on pension bonus (2005-2011) 144.93	144.93	No	
105	Fe-Attik E. Adil	10546	5/6/2011	Additional interest on pension bonus (2005-2011) 186.03	186.03	No	
106	Fe-Attik E. Adil	10704	6/13/2011	Additional interest on pension bonus (2005-2011) 225.37	225.37	No	
107	Fe-Attik E. Adil	10904	7/13/2011	Additional interest on pension bonus (2005-2011) 267.27	267.27	No	
108	Regina r. Gomez	10551	5/8/2011	Additional interest on pension bonus (2005-2011) 286.51	286.51	No	
109	Toribio E. Ramos	10599	5/16/2011	Additional interest on pension bonus (2005-2011) 186.76	186.76	No	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED							
SCHEDULE 7 - PLANHOLDERS' BENEFITS PAYABLE							
*Name of Planholder	Contract Number	Maturity Date	Nature of Account	Balance Previous Year	Balance Current Year	Withdrawn? (Yes/No)	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
110	Remedios S. Ampongan	10601	5/16/2006	Additional interest on pension bonus (2005-2011)	129.57	129.57	No
111	Michael Derick P. Co	10674	6/1/2011	Additional interest on pension bonus (2005-2011)	230.74	230.74	No
112	Frank S. Chan	10742	8/29/2011	Additional interest on pension bonus (2005-2011)	1,366.85	1,366.85	No
113	Norbita M. Biag	10762	6/25/2019	Additional interest on pension bonus (2005-2011)	156.02	156.02	No
114	Sergio L. Velasquez	10770	6/25/2005	Additional interest on pension bonus (2005-2011)	63.34	63.34	No
115	Sergio L. Velasquez	10771	6/25/2005	Additional interest on pension bonus (2005-2011)	63.27	63.27	No
116	Emeliana P. Caraig	10773	6/25/2006	Additional interest on pension bonus (2005-2011)	86.82	86.82	No
117	Carlito L. Macale	10778	6/25/2005	Additional interest on pension bonus (2005-2011)	63.27	63.27	No
118	Carlito L. Macale	10779	6/25/2005	Additional interest on pension bonus (2005-2011)	93.22	93.22	No
119	Naomi V. Sendiong	10805	7/1/2006	Additional interest on pension bonus (2005-2011)	375.93	375.93	No
120	Rosalinda R. Jungco	10835	7/3/2006	Additional interest on pension bonus (2005-2011)	183.93	183.93	No
121	Rebecca L. Sevilla	10840	7/4/2006	Additional interest on pension bonus (2005-2011)	187.27	187.27	No
122	Emmanuel A. Perez	10851	7/5/2011	Additional interest on pension bonus (2005-2011)	275.77	275.77	No
123	Luisa G. Morales	10855	7/5/2006	Additional interest on pension bonus (2005-2011)	75.39	75.39	No
124	Erlinda C. Valiente	10857	7/5/2007	Additional interest on pension bonus (2005-2011)	183.61	183.61	No
125	Norma Sol V. Yanson	10869	7/5/2006	Additional interest on pension bonus (2005-2011)	187.95	187.95	No
126	Miralyn M. Molaneda	10890	7/19/2006	Additional interest on pension bonus (2005-2011)	189.95	189.95	No
127	Lorena J. Villanueva	10944	7/19/2006	Additional interest on pension bonus (2005-2011)	374.90	374.90	No
128	Philemon O. Organo	10947	7/23/2007	Additional interest on pension bonus (2005-2011)	100.77	100.77	No
129	Teddy A. Irenea	10959	7/20/2006	Additional interest on pension bonus (2005-2011)	257.75	257.75	No

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED							
SCHEDULE 7 - PLANHOLDERS' BENEFITS PAYABLE							
*Name of Planholder	Contract Number	Maturity Date	Nature of Account	Balance Previous Year	Balance Current Year	Withdrawn? (Yes/No)	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
130	Alicia R. Santos	10972	10/9/2006	Additional interest on pension bonus (2005-2011) 530.65	530.65	No	
131	Melanie S. Chua	10986	7/30/2011	Additional interest on pension bonus (2005-2011) 191.38	191.38	No	
132	Maria Sylvia L. Cruz	11009	8/1/2011	Additional interest on pension bonus (2005-2011) 315.78	315.78	No	
133	Rickzon F. Umali	11042	8/8/2006	Additional interest on pension bonus (2005-2011) 175.94	175.94	No	
134	Sonny G. Ang	11077	8/13/2011	Additional interest on pension bonus (2005-2011) 220.37	220.37	No	
135	Rosario G. Comia	11085	8/15/2006	Additional interest on pension bonus (2005-2011) 397.57	397.57	No	
136	Tita P. Huddleston	11091	8/15/2011	Additional interest on pension bonus (2005-2011) 300.91	300.91	No	
137	Riza M. Del Mundo	11098	8/15/2011	Additional interest on pension bonus (2005-2011) 315.98	315.98	No	
138	Henry B. Bentir	11109	8/17/2011	Additional interest on pension bonus (2005-2011) 312.95	312.95	No	
139	John Darry A. Lim	11121	8/23/2006	Additional interest on pension bonus (2005-2011) 59.64	59.64	No	
140	Douglas R. Cunanan	11148	8/31/2011	Additional interest on pension bonus (2005-2011) 1,560.07	1,560.07	No	
141	Loriza E. Dagdag	11185	9/5/2011	Additional interest on pension bonus (2005-2011) 356.91	356.91	No	
142	Ma. Celsa Gregoria Paula A. Pascual	11217	9/16/2006	Additional interest on pension bonus (2005-2011) 241.50	241.50	No	
143	Ma. Teresa S. Pamintuan	11232	9/19/2011	Additional interest on pension bonus (2005-2011) 353.58	353.58	No	
144	Recuerdo J. Santiago	11248	9/24/2011	Additional interest on pension bonus (2005-2011) 41.62	41.62	No	
145	Aurora C. Javier	11254	9/24/2011	Additional interest on pension bonus (2005-2011) 348.15	348.15	No	
146	Fernando N. Pangga	11255	9/24/2011	Additional interest on pension bonus (2005-2011) 353.70	353.70	No	
147	Virginia S. Balinas	11257	9/24/2007	Additional interest on pension bonus (2005-2011) 65.91	65.91	No	
148	Maria Ellen D. Chua	11265	9/26/2006	Additional interest on pension bonus (2005-2011) 482.38	482.38	No	
149	Eliza B. Loyao	11270	9/28/2006	Additional interest on pension bonus (2005-2011) 335.62	335.62	No	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED							
SCHEDULE 7 - PLANHOLDERS' BENEFITS PAYABLE							
*Name of Planholder	Contract Number	Maturity Date	Nature of Account	Balance Previous Year	Balance Current Year	Withdrawn? (Yes/No)	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
150	Redempta G. Vergara	11301	10/9/2006	Additional interest on pension bonus (2005-2011) 718.24	718.24	No	
151	Redempta G. Vergara	11302	10/9/2006	Additional interest on pension bonus (2005-2011) 520.29	520.29	No	
152	James C. Sy	11344	10/16/2011	Additional interest on pension bonus (2005-2011) 386.39	386.39	No	
153	Merlyn P. Espirituoso	11691	11/6/2006	Additional interest on pension bonus (2005-2011) 289.59	289.59	No	
154	Adoracion C. Gonzaga	11795	11/21/2011	Additional interest on pension bonus (2005-2011) 235.36	235.36	No	
155	Alexander J. Lazona	11828	11/29/2011	Additional interest on pension bonus (2005-2011) 385.70	385.70	No	
156	Redempta E. Cawaling	11866	12/14/2006	Additional interest on pension bonus (2005-2011) 359.47	359.47	No	
157	Maximo M. Bayno	11876	12/20/2005	Additional interest on pension bonus (2005-2011) 586.99	586.99	No	
158	Amador T. De Leon	11945	1/15/2007	Additional interest on pension bonus (2005-2011) 664.84	664.84	No	
159	Anna Lissa M. Guinto	12034	2/3/2007	Additional interest on pension bonus (2005-2011) 706.62	706.62	No	
160	Gloria D. Bautista	12093	2/19/2007	Additional interest on pension bonus (2005-2011) 703.25	703.25	No	
161	Sylvia A. Palugod	12144	2/26/2009	Additional interest on pension bonus (2005-2011) 329.86	329.86	No	
162	Rafael R. Buenaventura	12147	2/27/2007	Additional interest on pension bonus (2005-2011) 709.36	709.36	No	
163	Erlinda B. Franco	12192	11/28/2007	Additional interest on pension bonus (2005-2011) 226.84	226.84	No	
164	Romancito S. Romano	12288	3/26/2007	Additional interest on pension bonus (2005-2011) 371.78	371.78	No	
165	Apolinario G. Lacanilao	12424	4/13/2007	Additional interest on pension bonus (2005-2011) 391.23	391.23	No	
166	Quennie D. Solomon	12500	4/25/2007	Additional interest on pension bonus (2005-2011) 83.79	83.79	No	
167	Rogelio E. Encarnacion	12607	4/29/2007	Additional interest on pension bonus (2005-2011) 166.64	166.64	No	
168	Benjamin D. Tejada	12654	5/8/2007	Additional interest on pension bonus (2005-2011) 321.56	321.56	No	
169	Isabelito R. De Guzman	12773	5/20/2007	Additional interest on pension bonus (2005-2011) 98.36	98.36	No	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED								
SCHEDULE 7 - PLANHOLDERS' BENEFITS PAYABLE								
*Name of Planholder		Contract Number	Maturity Date	Nature of Account	Balance Previous Year	Balance Current Year	Withdrawn? (Yes/No)	Remarks
(1)		(2)	(3)	(4)	(5)	(6)	(7)	(8)
170	Ann Ng	12862	5/25/2007	Additional interest on pension bonus (2005-2011)	96.47	96.47	No	
171	Ana Meren T. Bersamin-Tan	12879	5/25/2007	Additional interest on pension bonus (2005-2011)	19.41	19.41	No	
172	Aniceto M. Noguera	12890	9/18/2007	Additional interest on pension bonus (2005-2011)	437.65	437.65	No	
173	Myrna C. Arce	13453	8/1/2007	Additional interest on pension bonus (2005-2011)	87.42	87.42	No	
174	Avelina C. Alberastine	13488	8/5/2007	Additional interest on pension bonus (2005-2011)	361.02	361.02	No	
175	Prescilla D. Acob	13528	8/12/2007	Additional interest on pension bonus (2005-2011)	349.26	349.26	No	
176	Albert M. Ortega	13602	8/19/2007	Additional interest on pension bonus (2005-2011)	552.59	552.59	No	
177	Luis B. Otero	13767	4/10/2020	Additional interest on pension bonus (2005-2011)	180.53	180.53	No	
178	Merlo D. Mañalac	14081	9/29/2007	Additional interest on pension bonus (2005-2011)	142.82	142.82	No	
179	Merlo D. Mañalac	14082	9/29/2007	Additional interest on pension bonus (2005-2011)	107.12	107.12	No	
180	Merlo D. Mañalac	14082	9/29/2007	Additional interest on pension bonus (2005-2011)	107.12	107.12	No	
181	Lavyrano R. Reyes	14838	1/21/2008	Additional interest on pension bonus (2005-2011)	542.47	542.47	No	
182	Emerita C. Hernandez	14911	2/10/2008	Additional interest on pension bonus (2005-2011)	906.64	906.64	No	
183	Maria Eloisa C. Gelomio	14988	3/8/2008	Additional interest on pension bonus (2005-2011)	38.57	38.57	No	
184	Filomena S. San Juan	15558	6/25/2008	Additional interest on pension bonus (2005-2011)	867.24	867.24	No	
185	Juan A. Veruasa Jr.	15566	6/28/2008	Additional interest on pension bonus (2005-2011)	179.97	179.97	No	
186	Melinda Y. De Guzman	15663	7/12/2008	Additional interest on pension bonus (2005-2011)	208.93	208.93	No	
187	Henry Villanueva	15664	7/11/2008	Additional interest on pension bonus (2005-2011)	204.17	204.17	No	
188	Lailani Q. Whittle	15703	7/12/2008	Additional interest on pension bonus (2005-2011)	103.90	103.90	No	
189	Lourdes M. Cosare	15997	8/11/2008	Additional interest on pension bonus (2005-2011)	136.62	136.62	No	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED							
SCHEDULE 7 - PLANHOLDERS' BENEFITS PAYABLE							
*Name of Planholder	Contract Number	Maturity Date	Nature of Account	Balance Previous Year	Balance Current Year	Withdrawn? (Yes/No)	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
190	Nenita T. Villante	16019	8/14/2008	Additional interest on pension bonus (2005-2011) 123.37	123.37	No	
191	Nenita T. Villante	16030	8/14/2008	Additional interest on pension bonus (2005-2011) 123.37	123.37	No	
192	Jun L. Clarito	16226	9/6/2008	Additional interest on pension bonus (2005-2011) 255.55	255.55	No	
193	Wilbert L. Clarito	16300	9/4/2008	Additional interest on pension bonus (2005-2011) 374.06	374.06	No	
194	Eddrodin E. Leynes	16324	1/13/2007	Additional interest on pension bonus (2005-2011) 180.79	180.79	No	
195	Lailani Q. Whittle	16594	10/30/2008	Additional interest on pension bonus (2005-2011) 143.49	143.49	No	
196	Estelita H. Menes	16732	11/15/2008	Additional interest on pension bonus (2005-2011) 301.30	301.30	No	
197	Reynaldo M. Lisbo	16733	11/15/2008	Additional interest on pension bonus (2005-2011) 155.61	155.61	No	
198	Reynaldo M. Lisbo	16734	11/15/2008	Additional interest on pension bonus (2005-2011) 155.61	155.61	No	
199	Arturo M. Llamas Jr.	17178	1/31/2009	Additional interest on pension bonus (2005-2011) 606.33	606.33	No	
200	Charlie Gaw	17267	2/14/2009	Additional interest on pension bonus (2005-2011) 232.61	232.61	No	
201	Apollo T. Lucido	17334	3/7/2009	Additional interest on pension bonus (2005-2011) 30.26	30.26	No	
202	Apollo T. Lucido	17335	3/7/2009	Additional interest on pension bonus (2005-2011) 30.26	30.26	No	
203	Evangeline C. Avila	17391	3/23/2009	Additional interest on pension bonus (2005-2011) 123.55	123.55	No	
204	Eugenia A. Bonifacio	17499	6/19/2010	Additional interest on pension bonus (2005-2011) 117.11	117.11	No	
205	Rosalinda T. Delos Santos	17539	10/15/2009	Additional interest on pension bonus (2005-2011) 201.81	201.81	No	
206	Angeline P. Chung	17549	5/6/2009	Additional interest on pension bonus (2005-2011) 105.99	105.99	No	
207	Louie N. Poa	17750	6/15/2009	Additional interest on pension bonus (2005-2011) 68.09	68.09	No	
208	Leoncio G. Valera	18132	5/29/2006	Additional interest on pension bonus (2005-2011) 61.45	61.45	No	
209	Elsie C. Recasa	18174	3/3/2010	Additional interest on pension bonus (2005-2011) 286.40	286.40	No	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED							
SCHEDULE 7 - PLANHOLDERS' BENEFITS PAYABLE							
*Name of Planholder	Contract Number	Maturity Date	Nature of Account	Balance Previous Year	Balance Current Year	Withdrawn? (Yes/No)	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
210	Fay V. Romano	18375	2/24/2007	Additional interest on pension bonus (2005-2011)	439.59	439.59	No
211	Edwin D. Sta. Juana	18516	6/7/2005	Additional interest on pension bonus (2005-2011)	360.13	360.13	No
212	Rosario M. Orogan	18584	7/4/2005	Additional interest on pension bonus (2005-2011)	112.41	112.41	No
213	Laura S. Ison	19000	9/29/2010	Additional interest on pension bonus (2005-2011)	72.23	72.23	No
214	Margarita B. Marcelo	19123	9/14/2006	Additional interest on pension bonus (2005-2011)	432.17	432.17	No
215	Imelda L. Sandoval	19257	3/14/2006	Additional interest on pension bonus (2005-2011)	252.25	252.25	No
216	Avis M. Navarro	19286	1/16/2006	Additional interest on pension bonus (2005-2011)	205.07	205.07	No
217	Manuel P. Mejorada II	19287	1/17/2006	Additional interest on pension bonus (2005-2011)	425.05	425.05	No
218	Wilfredo M. Manubay	19374	2/22/2011	Additional interest on pension bonus (2005-2011)	74.44	74.44	No
219	Emiliano C. Bautista	19479	4/1/2006	Additional interest on pension bonus (2005-2011)	129.38	129.38	No
220	Rora Liza R. Bofill	19516	4/26/2011	Additional interest on pension bonus (2005-2011)	64.96	64.96	No
221	Illuminado S. Rubio	19567	2/7/2007	Additional interest on pension bonus (2005-2011)	270.69	270.69	No
222	Lornalie J. Gertos	19610	6/24/2011	Additional interest on pension bonus (2005-2011)	68.93	68.93	No
223	Jorge D. De Ramos	19652	8/20/2011	Additional interest on pension bonus (2005-2011)	40.59	40.59	No
224	Lalano D. Badoy Jr.	19710	5/6/2007	Additional interest on pension bonus (2005-2011)	404.90	404.90	No
225	Kenneth Narciso S. Go	19754	8/28/2007	Additional interest on pension bonus (2005-2011)	108.39	108.39	No
226	Rey Antonio G. Maclang	19800	2/23/2008	Additional interest on pension bonus (2005-2011)	66.77	66.77	No
227	Julieth P. Benson	20266	8/27/2011	Additional interest on pension bonus (2005-2011)	0.72	0.72	No
228	Michelle A. Cabusco	14423	2/17/2013	Staled Checks & Hold Monthly Pension	127,803.77	133,803.77	No
229	Teresa Avendaño	14936	5/6/2013	Staled Check	106,512.36	106,512.36	No
230	Antonio G. Sevilla Jr.	15538	6/23/2013	Staled Checks & Hold Monthly Pension	144,171.21	156,171.21	No

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED								
SCHEDULE 7 - PLANHOLDERS' BENEFITS PAYABLE								
*Name of Planholder		Contract Number	Maturity Date	Nature of Account	Balance Previous Year	Balance Current Year	Withdrawn? (Yes/No)	Remarks
(1)		(2)	(3)	(4)	(5)	(6)	(7)	(8)
231	Daniel Hipolito B. Reyes	15711	7/12/2013	Hold Monthly Pension	144,123.56	156,123.56	No	
232	Gemini I. Baello	12829	5/24/2011	Staled Check – Additional pension bonus	163.57	163.57	No	
233	Elvira Ikitan	15617	7/8/2013	Staled Check – per cv 439	74,699.94	74,699.94	No	
234	Maria Cristina P. Deem	16447	10/1/2013	Staled Checks & Hold Monthly Pension	141,017.87	153,017.87	No	
235	Kizzy Ann R. Juanitez	17362	3/17/2014	Staled Check- Unclaimed MV & Pension Bonus	104,247.14	104,247.14	No	
236	Various Planholders			(2012 & 2013 & 2021)	19,378.32	19,378.32	No	
237	Various Planholders			Add'l interest on pension bonus-Matured Plans (2014)	1,058.50	1,058.50	No	
238	Lailani Incarnacion A. David	17922	8/1/2014	Hold Monthly Pension	90,577.97	98,977.97	No	
239	Racquel M. Manuel	18276	1/5/2015	Staled Checks & Hold Monthly Pension	86,596.21	94,996.21	No	
240	Edwin C. Yee	18745	8/1/2015	Hold Monthly Pension	242,662.84	266,662.84	No	
241	Antonio E. De Guzman Jr.	10656	5/24/2016	Set up of benefits payable	56,773.65	62,773.65	No	
242	Cecilia M. Capote	17830	7/6/2019	Staled Checks - Remaining Termination Values	9,396.03	9,396.03	No	
243	Soledad F. Tugano	19891	7/9/2021	Staled Checks - Remaining Termination Values	5,149.40	5,149.40	No	
244	Emelina B. Santos	20399	12/26/2026	Staled check - payment of termination values	2,051.67	2,051.67	No	
245	Anselma B. Amada	18178	11/7/2014	Set up benefits payable	1,000.00	1,000.00	No	
246	Fernando B. Villegas Jr.	10801	6/29/2016	Staled check - MV & pension bonus	117,205.36	117,205.36	No	
247	Rosalie A. Taguinod	18885		Partia settlement of maturity value	-	298,053.22	No	
248	Aurea B. De Felipe	20591	8/29/2016	Set up of benefits payable	42,083.67	47,083.71	No	
249	Neves C. Balbin	10347	4/5/2017	Set up of benefits payable	101,089.22	113,089.22	No	
250	Dominador R. Sanchez	14341	1/24/2018	Set up of benefits payable	97,111.85	3,300.00	No	
251	Rex David Directo	10767	6/25/2018	Set up of benefits payable	51,750.37	58,950.37	No	
252	Jerome S. David	20592	8/29/2018	Set up of benefits payable	64,166.41	74,166.37	No	
253	Jaime M. Bantilo	17395	3/23/2019	Staled check - MV & pension bonus	113,015.66	113,015.66	No	
254	Norbita M. Biag	10763	6/25/2019	Set up of benefits payable & staled check	66,129.10	76,929.10	No	
255	Manuel L. Gonzales	10861	7/5/2019	Set up of benefits payable & staled check	28,966.32	33,766.32	No	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED							
SCHEDULE 7 - PLANHOLDERS' BENEFITS PAYABLE							
*Name of Planholder	Contract Number	Maturity Date	Nature of Account	Balance Previous Year	Balance Current Year	Withdrawn? (Yes/No)	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
256	Marie Kimberly S. Perez	17827	7/5/2019	Set up of benefits payable & staled check	94,139.10	-	No
257	Elvira B. Vitug	17930	8/1/2019	Set up of benefits payable & staled check	154,037.30	154,037.30	No
258	Jeoffrey A. Lo	20505	8/23/2019	Staled Check-Maturity Value	50,000.00	50,000.00	No
259	Alzor C. Tapia	11810	11/26/2011	Set up of benefits payable & staled check	65,000.00	77,000.00	No
260	Jennifer Aileen S. Cortez	20551	2/19/2015	Staled Check-Unclaimed MV & Pension Bonus	66,000.00	4,000.00	No
261	Lilian S. Cortez	10979	7/26/2011	Staled Checks & Hold Monthly Pension	46,200.00	2,800.00	No
262	Alfred Bryan S. Vicenc	20550	1/21/2020	Set up of benefits payable & staled check	30,000.00	36,000.00	No
263	Danao B. Afuang	10746	6/25/2026	Staled Check-Termination Value	24,185.83	24,185.83	No
264	Noel V. Pondevida	18875	9/14/2020	Set up of benefits payable	111,713.18	111,713.18	No
265	Agnes C. Llamas	10176	11/28/2020	Set up of benefits payable	208,855.89	208,855.89	No
266	Mark Andrew V. Tingin	12167	2/28/2020	Set up of benefits payable	10,575.17	10,575.17	No
267	Purita M. Arceo	20003	10/18/2019	take up staled check- July 2021	500.00	500.00	No
268	Noriel M. Baldoz	11522	10/14/2021	Unclaimed check - JV#212120027	103,517.71	103,517.71	No
269	Mary Victoria E. Ditona	13109	6/29/2022	Hold Monthly Pension	167,580.43	227,580.43	No
270	Melita P. Bawaan	12613	4/29/2022	Hold Monthly Pension	18,082.13	24,082.13	No
271	Mary Joy J. Enriquez	20379	8/2/2022	Hold Monthly Pension	17,403.83	24,603.83	No
272	Marysol L. Espartero	19880	9/1/2023	Hold Monthly Pension	11,488.27	19,888.27	No
273	Maribel B. Abulencia	18158	10/20/2024	Set up benefits payable for the 1st mo. pension and pension bonus	8,697.61	32,697.61	No
274	Various planholders	-	-	Unreleased check as of year end	1,066,490.41	26,726.69	No
	Sub-total				5,956,371.54	5,283,110.09	
B. New Basket (IC)							
	Sub-total				-	-	
C. Other Benefits (e.g. Insurance/Riders...)							
	Sub-total				-	-	
	Total - Pension Plan				5,956,371.54	5,283,110.09	
EDUCATION PLAN:							
	Total - Education Plan				-	-	
	Grand Total				5,956,371.54	5,283,110.09	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED								
SCHEDULE 8 - PLANHOLDERS' DEPOSITS								
*Name of Planholder		Nature of Account	Contract Number	Balance of Previous Year	Received During the Year	Refunded During the Year	Balance Current Year	Remarks
(1)		(2)	(3)	(4)	(5)	(6)	(7 = 4+5-6)	(8)
1	Rogelio T. Gabriel	Others (please specify in the Remarks column)	N/A	285.00	-	-	285.00	Planholders' deposit
2	Eddison Marrique	Others (please specify in the Remarks column)	N/A	105.00	-	-	105.00	Planholders' deposit
3	Leonor Gile	Others (please specify in the Remarks column)	N/A	285.00	-	-	285.00	Planholders' deposit
4	Bryan Tan	Others (please specify in the Remarks column)	N/A	285.00	-	-	285.00	Planholders' deposit
5	Maricel Gonzales	Others (please specify in the Remarks column)	N/A	199.00	-	-	199.00	Planholders' deposit
6	Roda Lorenzo	Others (please specify in the Remarks column)	N/A	105.00	-	-	105.00	Planholders' deposit
7	Ashiv Taneo	Others (please specify in the Remarks column)	N/A	105.00	-	-	105.00	Planholders' deposit
8	M. Najera	Others (please specify in the Remarks column)	N/A	209.00	-	-	209.00	Planholders' deposit
9	Arnel Manuel	Others (please specify in the Remarks column)	N/A	105.00	-	-	105.00	Planholders' deposit
10	Herminia C. Castro	Others (please specify in the Remarks column)	N/A	235.00	-	-	235.00	Planholders' deposit
11	Corazon M. Cabug	Others (please specify in the Remarks column)	18775	225.25	-	225.25	-	Planholders' deposit
12	Ma. Beatruz L. Cagampang	Others (please specify in the Remarks column)	20624	72.35	-	-	72.35	Planholders' deposit
13	Orlando M. Sales	Others (please specify in the Remarks column)	20615	562.20	-	-	562.20	Planholders' deposit
14	Thomas Wayne L. Davis	Others (please specify in the Remarks column)	20335	424.00	-	-	424.00	Planholders' deposit
GRAND TOTAL				3,201.80	-	225.25	2,976.55	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED						
SCHEDULE 9 - COUNSELORS' BOND RESERVE						
Name of Sales Counselor/ Agent		Status of Sales Counselor/ Agent (Active/Inactive)	Balance of Previous Year	Received During the Year	Refunded During the Year	Balance Current Year
(1)		(2)	(3)	(4)	(5)	(6= 3+4-5)
1	Jeannet P. Ong	Inactive	822.30	-	-	822.30
2	Vicente Acebedo	Inactive	1,253.00	-	-	1,253.00
3	Wilfredo L. Mamerga	Inactive	658.00	-	-	658.00
GRAND TOTAL			2,733.30	-	-	2,733.30

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED				
SCHEDULE 10 - ACCOUNTS/NOTES PAYABLE				
*Name of Creditor	Nature of Account	Balance	Balance of	Remarks
		Previous Year	Current Year	
(1)	(2)	(3)	(4)	(5)
Notes Payable				
1	N	O	N	E
Sub-total		-	-	
Accounts Payable				
1	Various RE Clients	Staled Checks	423,536.39	421,956.39
2	Various RE Clients	Registration Expenses	791,196.86	686,507.18
3	Various RE Clients	Meter Deposit Refund	321,166.29	321,166.29
4	Various RE Clients	Advance RET Payments	602.92	9,487.12
5	Various RE Clients	RE Refund	58,885.44	97,048.87
6	Various RE Clients	Tax Declaration	2,850.00	2,850.00
7	Medicare	Balance Payable	680.65	546.00
8	Social Security System	Balance Payable	1,215.00	1,100.00
9	Pag-ibig Fund	Balance Payable	200.00	200.00
10	Various RE Clients	Dividends Payable	877.86	2,249.01
11	Various RE Clients	Meter Deposit	77,281.63	77,281.63
12	Various RE Clients	Rental Deposit	6,888.67	6,888.67
13	Various RE Clients	Reservation Fee	31,490.00	16,040.00
14	Various RE Clients	Security Deposit	1,532,627.10	1,740,712.00
15	Various RE Clients	Customers' Deposit	469,200.00	558,843.00
16	Various RE Clients	Unaccounted Deposits	12,388.00	45,438.60
17	Various RE Clients	Accrued Withholding Tax (DP)	-	156,498.20
18	Various	Others	46,520.85	50,841.58
Sub-total		3,777,607.66	4,195,654.54	
Due to Related Party				
1	Cityland Development Corporation	Sharing of Expenses	292,455.24	509,334.14
2	Cityland, Inc.	Sharing of Expenses	125,617.38	171,628.25
3	City & Land Developers, Incorporated	Sharing of Expenses	66,737.94	80,166.83
Sub-total		484,810.56	761,129.22	
GRAND TOTAL		4,262,418.22	4,956,783.76	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

SCHEDULE 11 - TAXES PAYABLE

*Particulars		Nature of Account	Balance Previous Year	Incurred			Input Vat During the Year	Payments During the Year	Balance of Current Year	Remarks
				Taxable Base	Rate	Amount				
(1)		(2)	(3)	(4)	(5)	(6 = 4*5)	(7)	(8)	(9 = 3+6-7-8)	(10)
1	Value-Added Taxes Payable		114,445.06	9,358,789.50	0.12	1,123,054.74	237,178.38	888,660.00	111,661.42	
2	Withholding Tax Payable	Compensation & Benefits	2,129.46	-	-	-	-	2,753.66	(624.20)	
3	Withholding Tax Payable	Expanded Taxes	5,706.50	-	-	220,594.62	-	220,428.40	5,872.72	
4	Withholding Tax Payable	Final Tax	-	2,285.00	0.10	228.50	-	228.50	-	
5	Income Tax Payable		-	8,950,380.92	0.25	2,237,595.23	-	1,738,840.91	498,754.32	
TOTAL			122,281.02	18,311,455.42		3,581,473.09	237,178.38	2,850,911.47	615,664.26	
										CONTENTS
Total Premium Collection		-								
Add:										
Other Income		49,198,451.48								
Less:										
Deposit to the Trust Fund		-								
Zero Rated Sales		-								
VAT Exempt Sale		39,839,661.98								
Taxable Base		9,358,789.50								

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

SCHEDULE 11 - TAXES PAYABLE

*Particulars	Nature of Account	Balance Previous Year	Incurred			Input Vat During the Year	Payments During the Year	Balance of Current Year	Remarks
(1)	(2)	(3)	Taxable Base (4)	Rate (5)	Amount (6 = 4*5)	(7)	(8)	(9 = 3+6-7-8)	(10)
SUMMARY OF MONTHLY COLLECTION OF PREMIUMS									
Month	Premiums	Value Added Tax	Documentary Stamp Tax	Other Taxes	Total				
January					-				
February					-				
March	N	O	N	E	-				
April					-				
May					-				
June					-				
July					-				
August					-				
September					-				
October					-				
November					-				
December					-				
TOTAL	-	-	-	-	-				

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

SCHEDULE 11 - TAXES PAYABLE

[illegible]

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

SCHEDULE 11 - TAXES PAYABLE

*Particulars		Nature of Account	Balance Previous Year	Incurred			Input Vat During the Year	Payments During the Year	Balance of Current Year	Remarks
				Taxable Base	Rate	Amount				
(1)	(2)	(3)	(4)	(5)	(6 = 4*5)	(7)	(8)	(9 = 3+6-7-8)	(10)	
	September	Downpayment, Amortizaton, Rentail Income, Others	7,763,421.92							
	October	Downpayment, Amortizaton, Rentail Income, Others	1,073,278.28							
	November	Downpayment, Amortizaton, Rentail Income, Others	974,690.15							
	December	Downpayment, Amortizaton, Rentail Income, Others	6,754,122.24							
	TOTAL		49,198,451.48							

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED					
SCHEDULE 12- ACCRUED EXPENSES					
*Name of Creditor		Nature / Description of Account	Balance Previous Year	Balance of Current Year	Remarks
(1)		(2)	(3)	(4)	(5)
A	Accrued Insurance				
	<i>Itemize the accounts</i>				
1	United Coconut Planters Life Assurance Co.	Insurance Premium	289.84	271.45	
B	Accrued Salaries				
	<i>Itemize the accounts</i>				
1	SSS, Medicare, Pag-ibig	Contribution	3,475.65	2,976.00	
2	Employee	Unused Leave	10,458.00	-	No accruals for year 2025
C	Accrued services				
	<i>Itemize the accounts</i>				
1		N	O	N	E
	TOTAL		14,223.49	3,247.45	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED					
SCHEDULE 13 - OTHER LIABILITIES					
*Name of Creditor		Nature / Description	Balance	Balance of	Remarks
		of Account	Previous Year	Current Year	
(1)		(2)	(3)	(4)	(5)
1	C. Nicolas	HDC PRM- Unit 0448	7,700.00	7,700.00	
2	Various Clients	HDC	27,800.00	27,800.00	
3	Various Clients	Deferred Credit RET	19,756.79	17,712.52	
4	BIR	Deferred Tax Liabilities	4,289,448.29	7,885,940.63	
5	Employees	Net Retirement Liability	19,386.00	3,426.00	
	TOTAL		4,364,091.08	7,942,579.15	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED														
SCHEDULE 14 - STOCKHOLDERS' EQUITY														
Authorized Capital Stock: Number of Shares - _____ ; Amount - P _____														
Name of Stockholder	Citizenship	Number of Shares	Par Value per Share	Subscribed Capital	Percentage of Ownership	Subscription Receivable	Paid-up Capital Stock		Additional Paid-in Capital	Deposit for Future Subscription	Contingency Surplus	Dividends Paid During the Year	Date Reported to IC (ISD)	Dividends Payable Current Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
1	Cityland Development Corporation	Filipino	143,594,863.00	1	143,594,863.00	91%	-	143,594,863.00	-	-	-	18,839,646.55	06/23/2025	
2	Cityland, Inc	Filipino	14,512,716.00	1	14,512,716.00	9%	-	14,512,716.00	-	-	-	1,904,068.34	06/23/2025	
3	Peter S. Dee	Filipino	5,805.00	1	5,805.00	0%	-	5,805.00	-	-	-	761.62	06/23/2025	
4	Mabini L. Juan	Filipino	5,805.00	1	5,805.00	0%	-	5,805.00	-	-	-	-		761.62
5	Vicente T. Paterno	Filipino	5,805.00	1	5,805.00	0%	-	5,805.00	-	-	-	-		761.62
6	Wilfred S. Tiu	Filipino	1.00	1	1.00	0%	-	1.00	-	-	-	-		0.13
7	Jefferson C. Roxas	Filipino	1.00	1	1.00	0%	-	1.00	-	-	-	-		-
8	Josef C. Gohoc	Filipino	1.00	1	1.00	0%	-	1.00	-	-	-	-		-
9	Joel C. Gohoc	Filipino	1.00	1	1.00	0%	-	1.00	-	-	-	-		-
10	Ma. Victoria S. De Guzman	Filipino	1.00	1	1.00	0%	-	1.00	-	-	-	-		0.13
11	Emma A. Choa	Filipino	1.00	1	1.00	0%	-	1.00	-	-	-	-		-
Total		158,125,000.00		158,125,000.00	100%	-	158,125,000.00	-	-	-	-	20,744,476.51	-	1,523.50
Number of Shares: 200,000,000 Amount: 200,000,000														
													CONTENTS	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED
SCHEDULE 15 -TRIAL BALANCE

Account Code	Account Name	Adjusted Balance	
		Dr	Cr
(1)	(2)	(3)	(4)
100-300	Change Fund	500.00	
100-503	Cash in Bank - METBA	1,559,534.68	
100-506	Cash in Bank - METBA2 Ayala	150,881.84	
100-507	Cash in Bank - SBTC	443,909.01	
100-508	Cash in Bank - Chinabank2	19,837.42	
100-509	Cash in Bank - PSBANK2	35,197.51	
100-511	Cash in Bank - BPI2	1,258,502.09	
100-515	Cash in Bank - SBTC2	161,712.51	
100-516	Cash in Bank- BDO	5,310,001.67	
100-517	Cash in Bank- Malayan Savings Bank	29,110.88	
100-518	Cash in Bank- SBTC2 (RE)	59,974.48	
100-520	Cash In Bank- METBA2	1,410,059.07	
100-521	Cash in Bank- Union Bank	195,140.76	
100-522	Cash in Bank- CITYSAVINGS BANK	10,000.00	
105-000	Short-term Investments	129,500,000.00	
106-000	Temporary Investments	96,500,000.00	
115-105	Accounts Receivable - CLDI	9,372.73	
115-202	Accounts Receivable - Others	2,844.51	
115-223	Accounts Receivable - RET Clients (PRM)	2,777.84	
115-224	Accounts Receivable - RET Clients(Oxford	1,135.76	
115-228	Accounts Receivable- Est.Reg.Exp.(PRM)	51,052.50	
115-232	Accounts Receivable - Reg. Expense	158,293.00	
115-233	Accounts Receivable- Reg. Expense (TMR2)	44,175.00	
115-237	Accounts Receivable- RET Clients	121,929.49	
115-239	A/R-Clients Bill Deposit Applied	3,992.92	
115-400	Accrued Interest Receivable	1,627,431.66	
116-600	RIS Windsor	233,320.80	
116-800	RIS Grand Central Residences	3,389,545.82	
116-901	RIS - The Manila Residences Tower 2	2,901,840.48	
116-902	RIS - Grand Emerald Tower	273,362.11	
116-903	RIS - One Taft Residences	81,570.76	
116-904	RIS- Pines Peak Tower 1	1,201,169.61	
120-100	Prepaid Expenses	294,077.56	
120-107	Prepaid association dues - CC10 (No Tax)	35,845.99	
120-201	Input Tax - Pension	16,536.86	
120-202	Input Tax - PRM	3,126.19	
122-101	Deferred Income Tax	(7,885,940.63)	
125-102	Trust Fund - PNB	9,234,077.05	
125-109	Trust Fund - UBP	26,048,975.95	
126-100	Insurance Premium Fund	100,000.00	
127-001	A/R- RET Bad Debts (C21)	(2,777.84)	

131-500	Rec.from Installment Sales (LT)Windsor	333,594.56	
131-800	Rec. From Installment Sales (LT) - GCR	17,882,809.16	
131-901	Rec. from Installment Sales (LT) - TMR2	19,148,711.67	
131-902	Rec. from Installment Sales (LT) - GET	469,248.15	
131-903	Rec. from Installment Sales (LT)- PPT1	1,048,878.62	
131-904	Rec. from Installment sales (LT)- OTR	2,340,276.37	
140-101	Equity Investment at FV Through OCI-CLDI	7,273,539.80	
140-102	Equity Investment at FV Through OCI- CDC	1,712,324.55	
145-100	Investment in Real Estate Properties-GET	6,533,317.30	
145-200	Investment in Real Estate Properties-GCR	48,270,920.86	
145-300	Investment in Real Estate PropertiesTMR2	16,571,663.72	
145-400	Investment in Real Estate PropertiesMET4	7,896,671.45	
145-500	Investment in Real Estate PropertiesPPT1	11,810,088.36	
145-600	Investment in Real Estate Prop - OTR	10,969,617.91	
155-104	Allow. for Depreciation - IREP	-	41,064,253.91
165-101	Other Assets - PLDT	800.00	
165-300	Other Asset - Meter Deposit	64,186.19	
165-400	Other Asset - CC10 Association (Elevator	2,807.84	
166-000	Retirement Plan Asset	(3,426.00)	
200-101	Accounts Payable - CDC		509,334.14
200-103	Accounts Payable - CI		171,628.25
200-105	Accounts Payable - CLDI		80,166.83
200-205	Accounts Payable - Others		50,841.58
200-206	Accounts Payable - Staled Check		421,956.39
200-210	Accounts Payable - Reg. Expenses		635,454.68
200-216	Accounts Payable - Meter Deposit Refund		321,166.29
200-217	Accounts Payable - Adv. RET payments		9,487.12
200-218	Accounts Payable - RE Refund		97,048.87
200-229	Accounts Payable - Tax Declaration		2,850.00
200-231	Accounts Payable - Estimated Reg.Exp.		51,052.50
200-236	A/P- unaccounted deposit BDO (RE)		33,810.20
200-238	A/P unaccounted deposit-METROBANK		11,628.40
200-305	Withholding Tax Payable-Rental 5% Corp.		885.27
200-306	Withholding Tax Payable-Prof. 10%		155.22
200-310	Withholding Tax Salaries		(624.20)
200-313	Withholding Tax Payable-Supp. of Serv.2%		2,751.06
200-315	Withholding Tax Payable-Prof. 15%		3.98

200-316	Withholding Tax Payable- Rental 5% Ind.		357.14
200-318	Withholding Tax Payable- Supp.of Serv.Ind		1,332.00
200-324	Withholding Tax Payable- Prof. 5% Ind		388.05
200-400	Medicare Payable		546.00
200-500	SSS Payable		1,100.00
200-600	Pag-Ibig Fund Payable		200.00
200-603	Accrued Expenses Payable		3,247.45
200-606	Accrued Withholding Tax/P(DP) - PRM		156,498.20
200-700	Dividends Payable		2,249.01
200-800	Taxes Payable		57,538.03
200-901	Output Tax - Pension		214.29
201-000	Income Tax Payable		498,754.33
202-400	Vat Payable- 4th Quarter		53,909.09
205-109	Reservation Fee - GCR		16,040.00
205-300	Rental Deposit		6,888.67
205-301	Security Deposit		1,740,712.00
205-500	Meter Deposit		77,281.63
205-602	Other Liabilities - HDC PRM		35,500.00
205-604	Customer Deposit- GCR (CPI)		520,038.00
205-603	Customer Deposit- OTR (CPI)		38,805.00
206-500	VAT Deferred- TMR2		1,744,689.51
207-300	Deferred Credit RET - Windsor		431.35
207-600	Deferred Credit- RET- GCR		2,016.72
207-700	Deferred Credit- RET- TMR2		15,264.45
210-102	Pre-need Reserves - PNB		9,234,077.05
210-109	Pre-need Reserves - UBP		10,884,674.48
215-000	Benefits Payable		5,283,110.09
216-000	Other Reserves- Insurance Premium Reserve		30,107.85
217-000	Other Reserves-Pension Bonus		109,716.34
220-000	Planholders' Deposit		1,918.00
220-101	Planholders' Dep. - Others		1,058.55
235-102	Counselor's Bond Reserve - Agents/Sub- Ag		2,733.30
300-000	Capital Stock		158,125,000.00
315-100	RE - Unappropriated		158,143,662.46
315-200	RE - Appropriated		1,384,782.66
325-100	Unrealized FV Changes on FA at FVOCI-CPI		4,814,658.10
325-200	Unrealized FV Changes on FA at FVOCI -TF		3,280.86
330-000	Accum Remeasurement on Defined Benefit P		(356,934.23)
401-000	Adjustment in Premium Revenue	1,239,358.33	
405-100	Trust Fund Contribution		
505-000	Increase (Decrease) in Pre-need Reserves		1,729,450.66
500-000	Plan Benefits	17,944.28	
510-001	Advertising and Promotion	18,225.00	
510-005	Insurance - Pensionholder	(2,472.32)	

510-008	Doc. Stamp Tax, SEC and IC Fees	155,000.00	
515-004	Donation & Contributions	10,000.00	
515-005	Insurance	6,701.32	
515-006	Membership & Subscription Dues	666,176.61	
515-007	Communication	69,051.92	
515-008	Power, Light & Water	274,029.36	
515-009	Professional Fees	332,343.13	
515-010	Rental	344,605.38	
515-011	Repairs and Maintenance	236,510.14	
515-012	Entertainment, Amusement & Recreation	3,011.01	
515-013	Retirement Fund Contribution	13,200.02	
515-014	Salaries and Wages	3,568,767.58	
515-015	Security, Messengerial & Janitorial	335,580.36	
515-016	SSS/Medicare/ECC/Pag-Ibig	334,129.42	
515-017	Staff Benefits	1,614,955.15	
515-018	Staff Benefits - Non-Taxable	548,399.16	
515-019	Staff Development	397,824.47	

515-020	Stationery and Office Supplies	76,754.03	
515-021	Transportation and Travel	53,118.41	
515-022	Miscellaneous Expense	-	
515-023	Miscellaneous Expense - Bank Charges	950.00	
515-024	Miscellaneous Expense - Meals	2,500.00	
515-025	Miscellaneous Expense - Others	224,920.22	
515-026	Taxes and Licenses	743,753.24	
515-027	Advertising and Promotion	37,857.85	
515-028	Staff Benefits - Commission	1,398,926.43	
515-029	Services and Discount - Referral	10,300.00	
515-033	Depreciation Expense - IREP (GET)	266,716.41	
515-035	Depreciation Expense - IREP (MET IV)	315,866.88	
515-045	Broker's Commission - (GCR)	152,758.00	
515-050	Amortization of O.A. - Elevator	702.12	
515-051	Depreciation Expense - IREP (GCR)	1,931,028.87	
515-052	Depreciation Expense - IREP (TMR2)	767,567.12	
515-055	Depreciation Expense - IREP (PPT1)	472,403.52	
515-056	Broker's commission TMR 2	13,550.00	
515-057	Rent Expense - TMR2 (Sales office)	11,136.66	
515-058	Depreciation Expense- IREP (OTR)	502,752.04	
515-068	Broker's Commission- OTR	56,090.00	
515-070	Broker's Commission - PPT1	85,600.00	
515-100	Restoration Expense	341,805.83	
520-100	Provision for Income Tax - Deferred	3,596,492.34	
520-200	Provision for Income Tax - Current	2,237,595.24	
520-300	Provision for Income Tax - Final Tax	2,562,543.74	
600-102	Trust Fund Income - PNB		405,575.14
600-107	Trust Fund Income - UBP		1,649,782.55
600-210	Interest Income - Savings		6,994.01

600-220	Interest Income - Money Market		12,805,724.65
600-230	Dividend Income		520,543.98
600-270	Interest Income - Taxable		3,619,701.58
600-288	Rental Income- OTR Non-vat		1,070,987.15
600-291	Rental Income - GET Non-Vat		167,280.00
600-297	Rental Income - TMR2 (CPI) NVAT		1,547,410.16
600-298	Rental Income GCR (Non-Vat)		3,855,994.67
600-299	Rental Income - Non-VAT (PPT1)		930,900.00
600-304	GPCS - Grand Emerald Tower		2,438,085.65
600-309	GPCS- One Taft Residences		1,902,589.96
600-406	RGP Grand Central Residences		13,547,352.61
600-409	RGP - The Manila Residences Tower 2		6,618,999.94
600-410	RGP - One Taft Residences		3,822,651.53
600-501	Miscellaneous Income - Pension		1,790.70
600-504	Miscellaneous Income - RET		18,691.95
600-505	Miscellaneous Income - Others		-
600-508	Miscellaneous Income - Client		1,160.71
600-510	Miscellaneous Income - OS RE		1,173.54
600-512	Miscellaneous Income _ Restoration		19,062.69
600-523	Miscellaneous Income - PPT1		9,553.57
600-524	Misc. Income - Office Supplies CPI1		5,357.14
600-529	Miscellaneous Income - Meralco Refund		11,534.13
600-534	Miscellaneous Income - GCR (CP3)		35,464.29
600-536	Miscellaneous Income- F OTR (CPI)		13,392.86
600-537	Misc. Income - Office Supplies CP6		42,857.14
602-201	Other Income-Sharing of Expenses		50,755.05
602-400	Other Income - Others Xerox		187.50
602-700	Other Income - TMR2 (CPI) VAT		397.32
602-800	Other Income - GCR		10,714.31
602-900	Other Income - PPT1 (VAT)		1,727.68
602-901	Other Income- OTR (CPI) VAT		1,616.08
		452,965,157.82	452,965,157.82

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

SCHEDULE 16 - RECONCILIATION BETWEEN TRIAL BALANCE, AUDITED FINANCIAL STATEMENTS (AFS) AND ANNUAL STATEMENT (AS)										
Account Title	Amount per AS	Audited Financial Statements (AFS)			Variance (AS vs Difference on Amount in SFP VS Audited Financial (7 = (6-3)	Remarks for the variance noted	Per Trial Balance		Difference on Amount in AS VS Trial Balance (3-4)	Description
		Account in the Face of AFS	Account in the Note of the AFS	Amount per note of the AFS			Account in the Face of TB	Amount		
(1)	(3)	(4)	(5)	(6)	(7 = (6-3)	(8)	(9)	(10)	(11=10-3)	(12)
Cash and Cash Equivalents		Cash and Cash Equivalents	Cash and Cash Equivalents				Cash and Cash Equivalents			
Change Fund	500.00	Change Fund	Change Fund	500.00	-		Change Fund	500.00	-	
Cash in Bank - METBA	1,559,534.68	Cash in Bank - METBA	Cash in Bank - METBA	1,559,534.68	-		Cash in Bank - METBA	1,559,534.68	-	
Cash in Bank - METBA2 Ayala	150,881.84	Cash in Bank - METBA2 Ayala	Cash in Bank - METBA2 Ayala	150,881.84	-		Cash in Bank - METBA2 Ayala	150,881.84	-	
Cash in Bank - SBTC	443,909.01	Cash in Bank - SBTC	Cash in Bank - SBTC	443,909.01	-		Cash in Bank - SBTC	443,909.01	-	
Cash in Bank - Chinabank2	19,837.42	Cash in Bank - Chinabank2	Cash in Bank - Chinabank2	19,837.42	-		Cash in Bank - Chinabank2	19,837.42	-	
Cash in Bank - PSBANK2	35,197.51	Cash in Bank - PSBANK2	Cash in Bank - PSBANK2	35,197.51	-		Cash in Bank - PSBANK2	35,197.51	-	
Cash in Bank - BPI2	1,258,502.09	Cash in Bank - BPI2	Cash in Bank - BPI2	1,258,502.09	-		Cash in Bank - BPI2	1,258,502.09	-	
Cash in Bank - SBTC2	161,712.51	Cash in Bank - SBTC2	Cash in Bank - SBTC2	161,712.51	-		Cash in Bank - SBTC2	161,712.51	-	
Cash in Bank- BDO	5,310,001.67	Cash in Bank- BDO	Cash in Bank- BDO	5,310,001.67	-		Cash in Bank- BDO	5,310,001.67	-	
Cash in Bank- Malayan Savings Bank	29,110.88	Cash in Bank- Malayan Savings Bank	Cash in Bank- Malayan Savings Bank	29,110.88	-		Cash in Bank- Malayan Savings Bank	29,110.88	-	
Cash in Bank- SBTC2 (RE)	59,974.48	Cash in Bank- SBTC2 (RE)	Cash in Bank- SBTC2 (RE)	59,974.48	-		Cash in Bank- SBTC2 (RE)	59,974.48	-	
Cash in Bank- METBA2	1,410,059.07	Cash in Bank- METBA2	Cash in Bank- METBA2	1,410,059.07	-		Cash in Bank- METBA2	1,410,059.07	-	
Cash in Bank- Union Bank	195,140.76	Cash in Bank- Union Bank	Cash in Bank- Union Bank	195,140.76	-		Cash in Bank- Union Bank	195,140.76	-	
Cash in Bank- CITYSAVINGS BANK	10,000.00	Cash in Bank- CITYSAVINGS BANK	Cash in Bank- CITYSAVINGS BANK	10,000.00	-		Cash in Bank- CITYSAVINGS BANK	10,000.00	-	
Temporary Investments	96,500,000.00	Temporary Investments	Temporary Investments	96,500,000.00	-		Temporary Investments	96,500,000.00	-	
Short-term Cash Investments			Short-term Cash Investments							
Short-term Cash Investments	129,500,000.00	Short-term Cash Investments	Short-term Cash Investments	129,500,000.00	-		Short-term Cash Investments	129,500,000.00	-	
Financial Assets at FVOCI			Financial Assets at FVOCI							
Equity Investment at FV Through OCI-CLDI	7,273,539.80	Equity Investment at FV Through OCI-CLDI	Equity Investment at FV Through OCI-CLDI	7,273,539.80	-		Equity Investment at FV Through OCI-CLDI	7,273,539.80	-	
Equity Investment at FV Through OCI- CDC	1,712,324.55	Equity Investment at FV Through OCI- CDC	Equity Investment at FV Through OCI- CDC	1,712,324.55	-		Equity Investment at FV Through OCI- CDC	1,712,324.55	-	
Investment in Trust Fund			Investment in Trust Fund							
Trust Fund - PNB	9,234,077.05	Trust Fund - PNB	Trust Fund - PNB	9,234,077.05	-		Trust Fund - PNB	9,234,077.05	-	
Trust Fund - UBP	25,529,514.27	Trust Fund - UBP	Trust Fund - UBP	26,048,975.95	519,461.68	Variance of Php 519,461.68 was due to reclassification of Financial Asset measured at Amortized Cost	Trust Fund - UBP	26,048,975.95	519,461.68	Variance of Php 519,461.68 was due to reclassification of Financial Asset measured at Amortized Cost
Loans and Receivables			Loans and Receivables							
Accounts Receivable - CLDI	9,372.73	Accounts Receivable - CLDI	Accounts Receivable - CLDI	9,372.73	-		Accounts Receivable - CLDI	9,372.73	-	
Accounts Receivable - Others	2,844.51	Accounts Receivable - Others	Accounts Receivable - Others	2,844.51	-		Accounts Receivable - Others	2,844.51	-	
Accounts Receivable - RET Clients(Oxford	1,135.76	Accounts Receivable - RET Clients(Oxford	Accounts Receivable - RET Clients(Oxford	1,135.76	-		Accounts Receivable - RET Clients(Oxford	1,135.76	-	
Accounts Receivable-Est.Reg.Exp.(PRM)	51,052.50	Accounts Receivable-Est.Reg.Exp.(PRM)	Accounts Receivable-Est.Reg.Exp.(PRM)	51,052.50	-		Accounts Receivable-Est.Reg.Exp.(PRM)	51,052.50	-	
Accounts Receivable - Reg. Expense	158,293.00	Accounts Receivable - Reg. Expense	Accounts Receivable - Reg. Expense	158,293.00	-		Accounts Receivable - Reg. Expense	158,293.00	-	
Accounts Receivable- Reg. Expense (TMR2)	44,175.00	Accounts Receivable- Reg. Expense (TMR2)	Accounts Receivable- Reg. Expense (TMR2)	44,175.00	-		Accounts Receivable- Reg. Expense (TMR2)	44,175.00	-	
Accounts Receivable-RET Clients	121,929.49	Accounts Receivable-RET Clients	Accounts Receivable-RET Clients	121,929.49	-		Accounts Receivable-RET Clients	121,929.49	-	
A/R-Clients Bill Deposit Applied	3,992.92	A/R-Clients Bill Deposit Applied	A/R-Clients Bill Deposit Applied	3,992.92	-		A/R-Clients Bill Deposit Applied	3,992.92	-	
Accrued Interest Receivable	1,626,930.55	Accrued Interest Receivable	Accrued Interest Receivable	1,627,431.66	- 501.11	The difference pertains to the interest receivable from the placement of Insurance Premium Fund	Accrued Interest Receivable	1,627,431.66	- 501.11	The difference pertains to the interest receivable from the placement of Insurance Premium Fund
RIS Windsor	233,320.80	RIS Windsor	RIS Windsor	233,320.80	-		RIS Windsor	233,320.80	-	
RIS Grand Central Residences	3,389,545.82	RIS Grand Central Residences	RIS Grand Central Residences	3,389,545.82	-		RIS Grand Central Residences	3,389,545.82	-	
RIS - The Manila Residences Tower 2	2,901,840.48	RIS - The Manila Residences Tower 2	RIS - The Manila Residences Tower 2	2,901,840.48	-		RIS - The Manila Residences Tower 2	2,901,840.48	-	
RIS - Grand Emerald Tower	273,362.11	RIS - Grand Emerald Tower	RIS - Grand Emerald Tower	273,362.11	-		RIS - Grand Emerald Tower	273,362.11	-	
RIS - One Taft Residences	81,570.76	RIS - One Taft Residences	RIS - One Taft Residences	81,570.76	-		RIS - One Taft Residences	81,570.76	-	
RIS- Pines Peak Tower 1	1,201,169.61	RIS- Pines Peak Tower 1	RIS- Pines Peak Tower 1	1,201,169.61	-		RIS- Pines Peak Tower 1	1,201,169.61	-	
Rec.from Installment Sales (LT)Windsor	333,594.56	Rec.from Installment Sales (LT)Windsor	Rec.from Installment Sales (LT)Windsor	333,594.56	-		Rec.from Installment Sales (LT)Windsor	333,594.56	-	
Rec. From Installment Sales (LT) - GCR	17,882,809.16	Rec. From Installment Sales (LT) - GCR	Rec. From Installment Sales (LT) - GCR	17,882,809.16	-		Rec. From Installment Sales (LT) - GCR	17,882,809.16	-	
Rec. from Installment Sales (LT) - TMR2	19,148,711.67	Rec. from Installment Sales (LT) - TMR2	Rec. from Installment Sales (LT) - TMR2	19,148,711.67	-		Rec. from Installment Sales (LT) - TMR2	19,148,711.67	-	
Rec. from Installment Sales (LT) - GET	469,248.15	Rec. from Installment Sales (LT) - GET	Rec. from Installment Sales (LT) - GET	469,248.15	-		Rec. from Installment Sales (LT) - GET	469,248.15	-	
Rec. from Installment Sales (LT)- PPT1	1,048,878.62	Rec. from Installment Sales (LT)- PPT1	Rec. from Installment Sales (LT)- PPT1	1,048,878.62	-		Rec. from Installment Sales (LT)- PPT1	1,048,878.62	-	
Rec. from Installment sales (LT)- OTR	2,340,276.37	Rec. from Installment sales (LT)- OTR	Rec. from Installment sales (LT)- OTR	2,340,276.37	-		Rec. from Installment sales (LT)- OTR	2,340,276.37	-	
VAT Deferred- TMR2	(1,744,689.51)	VAT Deferred- TMR2	VAT Deferred- TMR2	(1,744,689.51)	-		VAT Deferred- TMR2	(1,744,689.51)	-	
Insurance Premium Fund			Insurance Premium Fund							

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

SCHEDULE 16 - RECONCILIATION BETWEEN TRIAL BALANCE, AUDITED FINANCIAL STATEMENTS (AFS) AND ANNUAL STATEMENT (AS)										
Account Title	Amount per AS	Audited Financial Statements (AFS)			Variance (AS vs Difference on Amount in SFP VS Audited Financial (7 = (6-3)	Remarks for the variance noted	Per Trial Balance		Difference on Amount in AS VS Trial Balance (3-4)	Description
		Account in the Face of AFS	Account in the Note of the AFS	Amount per note of the AFS			Account in the Face of TB	Amount		
(1)	(3)	(4)	(5)	(6)	(7 = (6-3)	(8)	(9)	(10)	(11=10-3)	(12)
Insurance Premium Fund	100,501.11	Insurance Premium Fund	Insurance Premium Fund	100,000.00	501.11	The Variance of Php 501.11 was due to Interest Receivable pertain to the placement of Insurance Premium Fund	Insurance Premium Fund	100,000.00	501.11	The Variance of Php 501.11 was due to Interest Receivable pertain to the placement of Insurance Premium Fund
Investment Properties			Investment Properties							
Investment in Real Estate Properties-GET	6,533,317.30	Investment in Real Estate Properties-GET	Investment in Real Estate Properties-GET	6,533,317.30	-		Investment in Real Estate Properties-GET	6,533,317.30	-	
Investment in Real Estate Properties-GCR	48,270,920.86	Investment in Real Estate Properties-GCR	Investment in Real Estate Properties-GCR	48,270,920.86	-		Investment in Real Estate Properties-GCR	48,270,920.86	-	
Investment in Real Estate PropertiesTMR2	16,571,663.72	Investment in Real Estate PropertiesTMR2	Investment in Real Estate PropertiesTMR2	16,571,663.72	-		Investment in Real Estate PropertiesTMR2	16,571,663.72	-	
Investment in Real Estate PropertiesMET4	7,896,671.45	Investment in Real Estate PropertiesMET4	Investment in Real Estate PropertiesMET4	7,896,671.45	-		Investment in Real Estate PropertiesMET4	7,896,671.45	-	
Investment in Real Estate PropertiesPPT1	11,810,088.36	Investment in Real Estate PropertiesPPT1	Investment in Real Estate PropertiesPPT1	11,810,088.36	-		Investment in Real Estate PropertiesPPT1	11,810,088.36	-	
Investment in Real Estate Prop - OTR	10,969,617.91	Investment in Real Estate Prop - OTR	Investment in Real Estate Prop - OTR	10,969,617.91	-		Investment in Real Estate Prop - OTR	10,969,617.91	-	
Allow. for Depreciation - IREP	(41,064,253.91)	Allow. for Depreciation - IREP	Allow. for Depreciation - IREP	(41,064,253.91)	-		Allow. for Depreciation - IREP	(41,064,253.91)	-	
Other Assets			Other Assets							
Other Assets - PLDT	800.00	Other Assets - PLDT	Other Assets - PLDT	800.00	-		Other Assets - PLDT	800.00	-	
Other Asset - Meter Deposit	64,186.19	Other Asset - Meter Deposit	Other Asset - Meter Deposit	64,186.19	-		Other Asset - Meter Deposit	64,186.19	-	
Other Asset - CC10 Association (Elevator	2,807.84	Other Asset - CC10 Association (Elevator	Other Asset - CC10 Association (Elevator	2,807.84	-		Other Asset - CC10 Association (Elevator	2,807.84	-	
Prepaid association dues - CC10 (No Tax)	35,845.99	Prepaid association dues - CC10 (No Tax)	Prepaid association dues - CC10 (No Tax)	35,845.99	-		Prepaid association dues - CC10 (No Tax)	35845.99	-	
Prepaid Expenses	294,077.56	Prepaid Expenses	Prepaid Expenses	294,077.56	-		Prepaid Expenses	294077.56	-	
Input Tax - Pension	16,536.86	Input Tax - Pension	Input Tax - Pension	16,536.86	-		Input Tax - Pension	16,536.86	-	
Input Tax - PRM	3,126.19	Input Tax - PRM	Input Tax - PRM	3,126.19	-		Input Tax - PRM	3,126.19	-	
TOTAL ASSETS	391,479,090.08			391,998,551.76				391,998,551.76		
Pre-need Reserves			Pre-need Reserves							
Pre-need Reserves - PNB	9,234,077.05	Pre-need Reserves - PNB	Pre-need Reserves - PNB	9,234,077.05	-		Pre-need Reserves - PNB	9,234,077.05	-	
Pre-need Reserves - UBP	10,884,674.48	Pre-need Reserves - UBP	Pre-need Reserves - UBP	10,884,674.48	-		Pre-need Reserves - UBP	10,884,674.48	-	
Accounts Payable and Accrued Expenses			Accounts Payable and Accrued Expenses							
Accounts Payable - CDC	509,334.14	Accounts Payable - CDC	Accounts Payable - CDC	509,334.14	-		Accounts Payable - CDC	509,334.14	-	
Accounts Payable - CI	171,628.25	Accounts Payable - CI	Accounts Payable - CI	171,628.25	-		Accounts Payable - CI	171,628.25	-	
Accounts Payable - CLDI	80,166.83	Accounts Payable - CLDI	Accounts Payable - CLDI	80,166.83	-		Accounts Payable - CLDI	80,166.83	-	
Accounts Payable - Others	50,841.58	Accounts Payable - Others	Accounts Payable - Others	50,841.58	-		Accounts Payable - Others	50,841.58	-	
Accounts Payable - Staled Check	421,956.39	Accounts Payable - Staled Check	Accounts Payable - Staled Check	421,956.39	-		Accounts Payable - Staled Check	421,956.39	-	
Accounts Payable - Reg. Expenses	635,454.68	Accounts Payable - Reg. Expenses	Accounts Payable - Reg. Expenses	635,454.68	-		Accounts Payable - Reg. Expenses	635,454.68	-	
Accounts Payable - Meter Deposit Refund	321,166.29	Accounts Payable - Meter Deposit Refund	Accounts Payable - Meter Deposit Refund	321,166.29	-		Accounts Payable - Meter Deposit Refund	321,166.29	-	
Accounts Payable - Adv. RET payments	9,487.12	Accounts Payable - Adv. RET payments	Accounts Payable - Adv. RET payments	9,487.12	-		Accounts Payable - Adv. RET payments	9,487.12	-	
Accounts Payable - RE Refund	97,048.87	Accounts Payable - RE Refund	Accounts Payable - RE Refund	97,048.87	-		Accounts Payable - RE Refund	97,048.87	-	
Accounts Payable - Tax Declaration	2,850.00	Accounts Payable - Tax Declaration	Accounts Payable - Tax Declaration	2,850.00	-		Accounts Payable - Tax Declaration	2,850.00	-	
Accounts Payable - Estimated Reg.Exp.	51,052.50	Accounts Payable - Estimated Reg.Exp.	Accounts Payable - Estimated Reg.Exp.	51,052.50	-		Accounts Payable - Estimated Reg.Exp.	51,052.50	-	
A/P- unaccounted deposit BDO (RE)	33,810.20	A/P- unaccounted deposit BDO (RE)	A/P- unaccounted deposit BDO (RE)	33,810.20	-		A/P- unaccounted deposit BDO (RE)	33,810.20	-	
A/P unaccounted deposit- METROBANK	11,628.40	A/P unaccounted deposit- METROBANK	A/P unaccounted deposit- METROBANK	11,628.40	-		A/P unaccounted deposit- METROBANK	11,628.40	-	
Withholding Tax Payable-Rental 5% Corp.	885.27	Withholding Tax Payable-Rental 5% Corp.	Withholding Tax Payable-Rental 5% Corp.	885.27	-		Withholding Tax Payable-Rental 5% Corp.	885.27	-	
Withholding Tax Payable-Prof. 10%	155.22	Withholding Tax Payable-Prof. 10%	Withholding Tax Payable-Prof. 10%	155.22	-		Withholding Tax Payable-Prof. 10%	155.22	-	
Withholding Tax Salaries	(624.20)	Withholding Tax Salaries	Withholding Tax Salaries	(624.20)	-		Withholding Tax Salaries	(624.20)	-	
Withholding Tax Payable-Supp. of Serv.2%	2,751.06	Withholding Tax Payable-Supp. of Serv.2%	Withholding Tax Payable-Supp. of Serv.2%	2,751.06	-		Withholding Tax Payable-Supp. of Serv.2%	2,751.06	-	
Withholding Tax Payable-Prof. 15%	3.98	Withholding Tax Payable-Prof. 15%	Withholding Tax Payable-Prof. 15%	3.98	-		Withholding Tax Payable-Prof. 15%	3.98	-	
Withholding Tax Payable-Rental 5% Ind.	357.14	Withholding Tax Payable-Rental 5% Ind.	Withholding Tax Payable-Rental 5% Ind.	357.14	-		Withholding Tax Payable-Rental 5% Ind.	357.14	-	
Withholding Tax Payable-Supp.of Serv.Ind	1,332.00	Withholding Tax Payable-Supp.of Serv.Ind	Withholding Tax Payable-Supp.of Serv.Ind	1,332.00	-		Withholding Tax Payable-Supp.of Serv.Ind	1,332.00	-	
Withholding Tax Payable- Prof. 5% Ind	388.05	Withholding Tax Payable- Prof. 5% Ind	Withholding Tax Payable- Prof. 5% Ind	388.05	-		Withholding Tax Payable- Prof. 5% Ind	388.05	-	
Medicare Payable	546.00	Medicare Payable	Medicare Payable	546.00	-		Medicare Payable	546.00	-	
SSS Payable	1,100.00	SSS Payable	SSS Payable	1,100.00	-		SSS Payable	1,100.00	-	
Pag-Ibig Fund Payable	200.00	Pag-Ibig Fund Payable	Pag-Ibig Fund Payable	200.00	-		Pag-Ibig Fund Payable	200.00	-	
Accrued Expenses Payable	3,247.45	Accrued Expenses Payable	Accrued Expenses Payable	3,247.45	-		Accrued Expenses Payable	3,247.45	-	
Accrued Withholding Tax/P(DP) - PRM	156,498.20	Accrued Withholding Tax/P(DP) - PRM	Accrued Withholding Tax/P(DP) - PRM	156,498.20	-		Accrued Withholding Tax/P(DP) - PRM	156,498.20	-	
Dividends Payable	2,249.01	Dividends Payable	Dividends Payable	2,249.01	-		Dividends Payable	2,249.01	-	
Taxes Payable	57,538.03	Taxes Payable	Taxes Payable	57,538.03	-		Taxes Payable	57,538.03	-	
Output Tax - Pension	214.29	Output Tax - Pension	Output Tax - Pension	214.29	-		Output Tax - Pension	214.29	-	
Vat Payable- 4th Quarter	53,909.09	Vat Payable- 4th Quarter	Vat Payable- 4th Quarter	53,909.09	-		Vat Payable- 4th Quarter	53,909.09	-	
Reservation Fee - GCR	16,040.00	Reservation Fee - GCR	Reservation Fee - GCR	16,040.00	-		Reservation Fee - GCR	16,040.00	-	
Rental Deposit	6,888.67	Rental Deposit	Rental Deposit	6,888.67	-		Rental Deposit	6,888.67	-	
Security Deposit	1,740,712.00	Security Deposit	Security Deposit	1,740,712.00	-		Security Deposit	1,740,712.00	-	
Meter Deposit	77,281.63	Meter Deposit	Meter Deposit	77,281.63	-		Meter Deposit	77,281.63	-	
Other Liabilities - HDC PRM	35,500.00	Other Liabilities - HDC PRM	Other Liabilities - HDC PRM	35,500.00	-		Other Liabilities - HDC PRM	35,500.00	-	
Customer Deposit- GCR (CPI)	520,038.00	Customer Deposit- GCR (CPI)	Customer Deposit- GCR (CPI)	520,038.00	-		Customer Deposit- GCR (CPI)	520,038.00	-	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

SCHEDULE 16 - RECONCILIATION BETWEEN TRIAL BALANCE, AUDITED FINANCIAL STATEMENTS (AFS) AND ANNUAL STATEMENT (AS)										
Account Title	Amount per AS	Audited Financial Statements (AFS)			Variance (AS vs Difference on Amount in SFP VS Audited Financial (7 = (6-3)	Remarks for the variance noted	Per Trial Balance		Difference on Amount in AS VS Trial Balance (3-4)	Description
		Account in the Face of AFS	Account in the Note of the AFS	Amount per note of the AFS			Account in the Face of TB	Amount		
(1)	(3)	(4)	(5)	(6)	(7 = (6-3)	(8)	(9)	(10)	(11=10-3)	(12)
Customer Deposit- OTR (CPI)	38,805.00	Customer Deposit- OTR (CPI)	Customer Deposit- OTR (CPI)	38,805.00	-		Customer Deposit- OTR (CPI)	38,805.00	-	
Deferred Credit RET - Windsor	431.35	Deferred Credit RET - Windsor	Deferred Credit RET - Windsor	431.35	-		Deferred Credit RET - Windsor	431.35	-	
Deferred Credit- RET- GCR	2,016.72	Deferred Credit- RET- GCR	Deferred Credit- RET- GCR	2,016.72	-		Deferred Credit- RET- GCR	2,016.72	-	
Deferred Credit- RET- TMR2	15,264.45	Deferred Credit- RET- TMR2	Deferred Credit- RET- TMR2	15,264.45	-		Deferred Credit- RET- TMR2	15,264.45	-	
Benefits Payable	5,283,110.09	Benefits Payable	Benefits Payable	5,283,110.09	-		Benefits Payable	5,283,110.09	-	
Planholders' Deposit	1,918.00	Planholders' Deposit	Planholders' Deposit	1,918.00	-		Planholders' Deposit	1,918.00	-	
Planholders' Dep. - Others	1,058.55	Planholders' Dep. - Others	Planholders' Dep. - Others	1,058.55	-		Planholders' Dep. - Others	1,058.55	-	
Counselor's Bond Reserve - Agents/Sub-Ag	2,733.30	Counselor's Bond Reserve - Agents/Sub-Ag	Counselor's Bond Reserve - Agents/Sub-Ag	2,733.30	-		Counselor's Bond Reserve - Agents/Sub-Ag	2,733.30	-	
Other Reserves			Other Reserves							
Other Reserves-Insurance Premium Reserve	30,107.85	Other Reserves-Insurance Premium Reserve	Other Reserves-Insurance Premium Reserve	30,107.85	-		Other Reserves-Insurance Premium Reserve	30,107.85	-	
Other Reserves-Pension Bonus	109,716.34	Other Reserves-Pension Bonus	Other Reserves-Pension Bonus	109,716.34	-		Other Reserves-Pension Bonus	109,716.34	-	
Deferred Income Tax			Deferred Income Tax							
Deferred Income Tax	7,885,940.63	Deferred Income Tax	Deferred Income Tax	7,885,940.63	-		Deferred Income Tax	7,885,940.63	-	
Income Tax Payable			Income Tax Payable							
Income Tax Payable	498,754.33	Income Tax Payable	Income Tax Payable	498,754.33	-		Income Tax Payable	498,754.33	-	
Net Retirement Plan Liabilities			Net Retirement Plan Liabilities							
Retirement Plan Liabilities	3,426.00	Retirement Plan Liabilities	Retirement Plan Liabilities	3,426.00	-		Retirement Plan Liabilities	3,426.00	-	
TOTAL LIABILITIES	39,065,670.28			39,065,670.28				39,065,670.28		
Capital Stock			Capital Stock							
Capital Stock	158,125,000.00	Capital Stock	Capital Stock	158,125,000.00	-		Capital Stock	158,125,000.00	-	
Unrealized FV Changes on FA at FVOCI-CPI	4,814,658.10	Unrealized FV Changes on FA at FVOCI-CPI	Unrealized FV Changes on FA at FVOCI-CPI	4,814,658.10	-		Unrealized FV Changes on FA at FVOCI-CPI	4,814,658.10	-	
Unrealized FV Changes on FA at FVOCI -TF	3,280.86	Unrealized FV Changes on FA at FVOCI -TF	Unrealized FV Changes on FA at FVOCI -TF	3,280.86	-		Unrealized FV Changes on FA at FVOCI -TF	3,280.86	-	
Accum Remeasurement on Defined Benefit Pla	(356,934.23)	Accum Remeasurement on Defined Benefit Pla	Accum Remeasurement on Defined Benefit Plan	(356,934.23)	-		Accum Remeasurement on Defined Benefit Pla	(356,934.23)	-	
RE - Unappropriated	188,962,094.09	RE - Unappropriated	RE - Unappropriated	188,962,094.09	-		RE - Unappropriated	188,962,094.09	-	
RE - Appropriated	1,384,782.66	RE - Appropriated	RE - Appropriated	1,384,782.66	-		RE - Appropriated	1,384,782.66	-	
Fluctuation/Revaluation Reserve	- 519,461.68			-	-	Reclassification of Financial Asset measured at amortized cost				
TOTAL EQUITY	352,413,419.80			352,932,881.48				352,932,881.48		
TOTAL LIABILITIES AND EQUITY	391,479,090.08			391,998,551.76				391,998,551.76		
Revenue and Income										
Sale of Real Estate Properties			Sale of Real Estate Properties							
GPCS - Grand Emeral Tower	2,438,085.65	GPCS - Grand Emeral Tower	GPCS - Grand Emeral Tower	2,438,085.65	-		GPCS - Grand Emeral Tower	2,438,085.65	-	
GPCS- One Taft Residences	1,902,589.96	GPCS- One Taft Residences	GPCS- One Taft Residences	1,902,589.96	-		GPCS- One Taft Residences	1,902,589.96	-	
RGP Grand Central Residences	13,547,352.61	RGP Grand Central Residences	RGP Grand Central Residences	13,547,352.61	-		RGP Grand Central Residences	13,547,352.61	-	
RGP - The Manila Residences Tower 2	6,618,999.94	RGP - The Manila Residences Tower 2	RGP - The Manila Residences Tower 2	6,618,999.94	-		RGP - The Manila Residences Tower 2	6,618,999.94	-	
RGP - One Taft Residences	3,822,651.53	RGP - One Taft Residences	RGP - One Taft Residences	3,822,651.53	-		RGP - One Taft Residences	3,822,651.53	-	
Add: Cost of Real Estate Sales				10,613,612.10						
Rental Income			Rental Income							
Rental Income- OTR Non-vat	1,070,987.15	Rental Income- OTR Non-vat	Rental Income- OTR Non-vat	1,070,987.15	-		Rental Income- OTR Non-vat	1,070,987.15	-	
Rental Income - GET Non-Vat	167,280.00	Rental Income - GET Non-Vat	Rental Income - GET Non-Vat	167,280.00	-		Rental Income - GET Non-Vat	167,280.00	-	
Rental Income - TMR2 (CPI) NVAT	1,547,410.16	Rental Income - TMR2 (CPI) NVAT	Rental Income - TMR2 (CPI) NVAT	1,547,410.16	-		Rental Income - TMR2 (CPI) NVAT	1,547,410.16	-	
Rental Income GCR (Non-Vat)	3,855,994.67	Rental Income GCR (Non-Vat)	Rental Income GCR (Non-Vat)	3,855,994.67	-		Rental Income GCR (Non-Vat)	3,855,994.67	-	
Rental Income - Non-VAT (PPT1)	930,900.00	Rental Income - Non-VAT (PPT1)	Rental Income - Non-VAT (PPT1)	930,900.00	-		Rental Income - Non-VAT (PPT1)	930,900.00	-	
Interest Income			Interest Income							
Interest Income - Savings	6,994.01	Interest Income - Savings	Interest Income - Savings	6,994.01	-		Interest Income - Savings	6,994.01	-	
Interest Income - Money Market	12,805,724.65	Interest Income - Money Market	Interest Income - Money Market	12,805,724.65	-		Interest Income - Money Market	12,805,724.65	-	
Interest Income - Taxable	3,619,701.58	Interest Income - Taxable	Interest Income - Taxable	3,619,701.58	-		Interest Income - Taxable	3,619,701.58	-	
Trust Fund Income (Loss)			Trust Fund Income (Loss)							
Trust Fund Income - PNB	405,575.14	Trust Fund Income - PNB	Trust Fund Income - PNB	405,575.14	-		Trust Fund Income - PNB	405,575.14	-	
Trust Fund Income - UBP	1,649,782.55	Trust Fund Income - UBP	Trust Fund Income - UBP	1,649,782.55	-		Trust Fund Income - UBP	1,649,782.55	-	
Other Income			Other Income							
Dividend Income	520,543.98	Dividend Income	Dividend Income	#####	-		Dividend Income	520,543.98	-	
Miscellaneous Income - Pension	1,790.70	Miscellaneous Income - Pension	Miscellaneous Income - Pension	1,790.70	-		Miscellaneous Income - Pension	1,790.70	-	

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

SCHEDULE 16 - RECONCILIATION BETWEEN TRIAL BALANCE, AUDITED FINANCIAL STATEMENTS (AFS) AND ANNUAL STATEMENT (AS)										
Account Title	Amount per AS	Audited Financial Statements (AFS)			Variance (AS vs Difference on Amount in SFP VS Audited Financial (7 = (6-3))	Remarks for the variance noted	Per Trial Balance		Difference on Amount in AS VS Trial Balance (3-4)	Description
		Account in the Face of AFS	Account in the Note of the AFS	Amount per note of the AFS			Account in the Face of TB	Amount		
(1)	(3)	(4)	(5)	(6)	(7 = (6-3))	(8)	(9)	(10)	(11=10-3)	(12)
Miscellaneous Income - RET	18,691.95	Miscellaneous Income - RET	Miscellaneous Income - RET	18,691.95	-		Miscellaneous Income - RET	18,691.95	-	
Miscellaneous Income - Client	1,160.71	Miscellaneous Income - Client	Miscellaneous Income - Client	1,160.71	-		Miscellaneous Income - Client	1,160.71	-	
Miscellaneous Income - OS RE	1,173.54	Miscellaneous Income - OS RE	Miscellaneous Income - OS RE	1,173.54	-		Miscellaneous Income - OS RE	1,173.54	-	
Miscellaneous Income - Restoration	19,062.69	Miscellaneous Income - Restoration	Miscellaneous Income - Restoration	19,062.69	-		Miscellaneous Income - Restoration	19,062.69	-	
Miscellaneous Income - PPT1	9,553.57	Miscellaneous Income - PPT1	Miscellaneous Income - PPT1	9,553.57	-		Miscellaneous Income - PPT1	9,553.57	-	
Misc. Income - Office Supplies CPI1	5,357.14	Misc. Income - Office Supplies CPI1	Misc. Income - Office Supplies CPI1	5,357.14	-		Misc. Income - Office Supplies CPI1	5,357.14	-	
Miscellaneous Income - Meralco Refund	11,534.13	Miscellaneous Income - Meralco Refund	Miscellaneous Income - Meralco Refund	11,534.13	-		Miscellaneous Income - Meralco Refund	11,534.13	-	
Miscellaneous Income - GCR (CP3)	35,464.29	Miscellaneous Income - GCR (CP3)	Miscellaneous Income - GCR (CP3)	35,464.29	-		Miscellaneous Income - GCR (CP3)	35,464.29	-	
Miscellaneous Income- F OTR (CPI)	13,392.86	Miscellaneous Income- F OTR (CPI)	Miscellaneous Income- F OTR (CPI)	13,392.86	-		Miscellaneous Income- F OTR (CPI)	13,392.86	-	
Misc. Income - Office Supplies CP6	42,857.14	Misc. Income - Office Supplies CP6	Misc. Income - Office Supplies CP6	42,857.14	-		Misc. Income - Office Supplies CP6	42,857.14	-	
Other Income-Sharing of Expenses	50,755.05	Other Income-Sharing of Expenses	Other Income-Sharing of Expenses	50,755.05	-		Other Income-Sharing of Expenses	50,755.05	-	
Other Income - Others Xerox	187.50	Other Income - Others Xerox	Other Income - Others Xerox	187.50	-		Other Income - Others Xerox	187.50	-	
Other Income - TMR2 (CPI) VAT	397.32	Other Income - TMR2 (CPI) VAT	Other Income - TMR2 (CPI) VAT	397.32	-		Other Income - TMR2 (CPI) VAT	397.32	-	
Other Income - GCR	10,714.31	Other Income - GCR	Other Income - GCR	10,714.31	-		Other Income - GCR	10,714.31	-	
Other Income - PPT1 (VAT)	1,727.68	Other Income - PPT1 (VAT)	Other Income - PPT1 (VAT)	1,727.68	-		Other Income - PPT1 (VAT)	1,727.68	-	
Other Income- OTR (CPI) VAT	1,616.08	Other Income- OTR (CPI) VAT	Other Income- OTR (CPI) VAT	1,616.08	-		Other Income- OTR (CPI) VAT	1,616.08	-	
Total Revenue	55,136,010.24			65,749,622.34				55,136,010.24		
Cost and Expenses			Cost and Expenses							
			Cost of Real Estate Sales	10,613,612.10						
Doc. Stamp Tax, SEC and IC Fees	155,000.00	Doc. Stamp Tax, SEC and IC Fees	Doc. Stamp Tax, SEC and IC Fees	155,000.00	-		Doc. Stamp Tax, SEC and IC Fees	155,000.00	-	
Increase (Decrease) in Pre-need Reserves	(1,729,450.66)	Increase (Decrease) in Pre-need Reserves	Increase (Decrease) in Pre-need Reserves	(1,729,450.66)	-		Increase (Decrease) in Pre-need Reserves	(1,729,450.66)	-	
Insurance - Pensionholder	(2,472.32)	Insurance - Pensionholder	Insurance - Pensionholder	(2,472.32)	-		Insurance - Pensionholder	(2,472.32)	-	
Plan Benefits	17,944.28	Plan Benefits	Plan Benefits	17,944.28	-		Plan Benefits	17,944.28	-	
General Administrative Expenses			General Administrative Expenses							
Donation & Contributions	10,000.00	Donation & Contributions	Donation & Contributions	10,000.00	-		Donation & Contributions	10,000.00	-	
Insurance	6,701.32	Insurance	Insurance	6,701.32	-		Insurance	6,701.32	-	
Membership & Subscription Dues	666,176.61	Membership & Subscription Dues	Membership & Subscription Dues	666,176.61	-		Membership & Subscription Dues	666,176.61	-	
Communication	69,051.92	Communication	Communication	69,051.92	-		Communication	69,051.92	-	
Power, Light & Water	274,029.36	Power, Light & Water	Power, Light & Water	274,029.36	-		Power, Light & Water	274,029.36	-	
Professional Fees	332,343.13	Professional Fees	Professional Fees	332,343.13	-		Professional Fees	332,343.13	-	
Rental	344,605.38	Rental	Rental	344,605.38	-		Rental	344,605.38	-	
Repairs and Maintenance	236,510.14	Repairs and Maintenance	Repairs and Maintenance	236,510.14	-		Repairs and Maintenance	236,510.14	-	
Entertainment, Amusement & Recreation	3,011.01	Entertainment, Amusement & Recreation	Entertainment, Amusement & Recreation	3,011.01	-		Entertainment, Amusement & Recreation	3,011.01	-	
Retirement Fund Contribution	13,200.02	Retirement Fund Contribution	Retirement Fund Contribution	13,200.02	-		Retirement Fund Contribution	13,200.02	-	
Salaries and Wages	3,568,767.58	Salaries and Wages	Salaries and Wages	3,568,767.58	-		Salaries and Wages	3,568,767.58	-	
Security, Messengerial & Janitorial	335,580.36	Security, Messengerial & Janitorial	Security, Messengerial & Janitorial	335,580.36	-		Security, Messengerial & Janitorial	335,580.36	-	
SSS/Medicare/ECC/Pag-Ibig	334,129.42	SSS/Medicare/ECC/Pag-Ibig	SSS/Medicare/ECC/Pag-Ibig	334,129.42	-		SSS/Medicare/ECC/Pag-Ibig	334,129.42	-	
Staff Benefits	1,614,955.15	Staff Benefits	Staff Benefits	1,614,955.15	-		Staff Benefits	1,614,955.15	-	
Staff Benefits - Non-Taxable	548,399.16	Staff Benefits - Non-Taxable	Staff Benefits - Non-Taxable	548,399.16	-		Staff Benefits - Non-Taxable	548,399.16	-	
Staff Development	397,824.47	Staff Development	Staff Development	397,824.47	-		Staff Development	397,824.47	-	
Stationery and Office Supplies	76,754.03	Stationery and Office Supplies	Stationery and Office Supplies	76,754.03	-		Stationery and Office Supplies	76,754.03	-	
Transportation and Travel	53,118.41	Transportation and Travel	Transportation and Travel	53,118.41	-		Transportation and Travel	53,118.41	-	
Miscellaneous Expense - Bank Charges	950.00	Miscellaneous Expense - Bank Charges	Miscellaneous Expense - Bank Charges	950.00	-		Miscellaneous Expense - Bank Charges	950.00	-	
Miscellaneous Expense - Meals	2,500.00	Miscellaneous Expense - Meals	Miscellaneous Expense - Meals	2,500.00	-		Miscellaneous Expense - Meals	2,500.00	-	
Miscellaneous Expense - Others	224,920.22	Miscellaneous Expense - Others	Miscellaneous Expense - Others	224,920.22	-		Miscellaneous Expense - Others	224,920.22	-	
Taxes and Licenses	743,753.24	Taxes and Licenses	Taxes and Licenses	743,753.24	-		Taxes and Licenses	743,753.24	-	
Advertising and Promotion	37,857.85	Advertising and Promotion	Advertising and Promotion	37,857.85	-		Advertising and Promotion	37,857.85	-	
Staff Benefits - Commission	1,398,926.43	Staff Benefits - Commission	Staff Benefits - Commission	1,398,926.43	-		Staff Benefits - Commission	1,398,926.43	-	
Services and Discount - Referral	10,300.00	Services and Discount - Referral	Services and Discount - Referral	10,300.00	-		Services and Discount - Referral	10,300.00	-	
Depreciation Expense - IREP (GET)	266,716.41	Depreciation Expense - IREP (GET)	Depreciation Expense - IREP (GET)	266,716.41	-		Depreciation Expense - IREP (GET)	266,716.41	-	
Depreciation Expense - IREP (MET IV)	315,866.88	Depreciation Expense - IREP (MET IV)	Depreciation Expense - IREP (MET IV)	315,866.88	-		Depreciation Expense - IREP (MET IV)	315,866.88	-	
Broker's Commission - (GCR)	152,758.00	Broker's Commission - (GCR)	Broker's Commission - (GCR)	152,758.00	-		Broker's Commission - (GCR)	152,758.00	-	
Amortization of O.A. - Elevator	702.12	Amortization of O.A. - Elevator	Amortization of O.A. - Elevator	702.12	-		Amortization of O.A. - Elevator	702.12	-	
Depreciation Expense - IREP (GCR)	1,931,028.87	Depreciation Expense - IREP (GCR)	Depreciation Expense - IREP (GCR)	1,931,028.87	-		Depreciation Expense - IREP (GCR)	1,931,028.87	-	
Depreciation Expense - IREP (TMR2)	767,567.12	Depreciation Expense - IREP (TMR2)	Depreciation Expense - IREP (TMR2)	767,567.12	-		Depreciation Expense - IREP (TMR2)	767,567.12	-	
Depreciation Expense - IREP (PPT1)	472,403.52	Depreciation Expense - IREP (PPT1)	Depreciation Expense - IREP (PPT1)	472,403.52	-		Depreciation Expense - IREP (PPT1)	472,403.52	-	
Broker's commission TMR 2	13,550.00	Broker's commission TMR 2	Broker's commission TMR 2	13,550.00	-		Broker's commission TMR 2	13,550.00	-	
Rent Expense - TMR2 (Sales office)	11,136.66	Rent Expense - TMR2 (Sales office)	Rent Expense - TMR2 (Sales office)	11,136.66	-		Rent Expense - TMR2 (Sales office)	11,136.66	-	
Depreciation Expense- IREP (OTR)	502,752.04	Depreciation Expense- IREP (OTR)	Depreciation Expense- IREP (OTR)	502,752.04	-		Depreciation Expense- IREP (OTR)	502,752.04	-	
Broker's Commission- OTR	56,090.00	Broker's Commission- OTR	Broker's Commission- OTR	56,090.00	-		Broker's Commission- OTR	56,090.00	-	
Broker's Commission - PPT1	85,600.00	Broker's Commission - PPT1	Broker's Commission - PPT1	85,600.00	-		Broker's Commission - PPT1	85,600.00	-	
Restoration Expense	341,805.83	Restoration Expense	Restoration Expense	341,805.83	-		Restoration Expense	341,805.83	-	
Adjustment to Premium Revenue			Adjustment to Premium Revenue				Adjustment to Premium Revenue			
Adjustment to Premium Revenue	1,239,358.33		Adjustment to Premium Revenue	1,239,358.33	-		Adjustment to Premium Revenue	1,239,358.33		

SCHEDULE 16 - RECONCILIATION BETWEEN TRIAL BALANCE, AUDITED FINANCIAL STATEMENTS (AFS) AND ANNUAL STATEMENT (AS)										
Account Title	Amount per AS	Audited Financial Statements (AFS)			Variance (AS vs Difference on Amount in SFP VS Audited Financial (7 = (6-3))	Remarks for the variance noted	Per Trial Balance		Difference on Amount in AS VS Trial Balance (3-4) (11=10-3)	Description
		Account in the Face of AFS	Account in the Note of the AFS	Amount per note of the AFS			Account in the Face of TB	Amount		
(1)	(3)	(4)	(5)	(6)		(8)	(9)	(10)	(11=10-3)	(12)
Other Direct Cost and Expenses			Other Direct Cost and Expenses				Other Direct Cost and Expenses			
Advertising and Promotion	18,225.00	Advertising and Promotion	Advertising and Promotion	18,225.00	-		Advertising and Promotion	18,225.00		
Total Cost and Expenses	15,920,947.29			26,534,559.39				15,920,947.29		
Provision for Income Tax			Provision for Income Tax				Provision for Income Tax			
Provision for Income Tax - Deferred	3,596,492.34	Provision for Income Tax - Deferred	Provision for Income Tax - Deferred	3,596,492.34	-		Provision for Income Tax - Deferred	3,596,492.34		
Provision for Income Tax - Current	2,237,595.23	Provision for Income Tax - Current	Provision for Income Tax - Current	2,237,595.23	-		Provision for Income Tax - Current	2,237,595.23		
Provision for Income Tax - Final Tax	2,562,543.75	Provision for Income Tax - Final Tax	Provision for Income Tax - Final Tax	2,562,543.75	-		Provision for Income Tax - Final Tax	2,562,543.75		
NET INCOME/(LOSS)	30,818,431.63			30,818,431.63				30,818,431.63		

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

SUMMARY OF INVESTED ASSETS							
	PENSION	LIFE/MEMORIAL	EDUCATIONAL	TOTAL TRUST FUND	INSURANCE PREMIUM FUND	CORPORATE ASSETS	GRAND TOTAL
I. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS	6,335,988.89	-	-	6,335,988.89	-	-	6,335,988.89
A. Securities Held for Trading	-	-	-	-	-	-	-
1. Trading Debt Securities - Government Issued Bonds	-	-	-	-	-	-	-
a. Long-Term Bonds issued by BTr	-	-	-	-	-	-	-
a.1. Fixed Rate Treasury Notes	-	-	-	-	-	-	-
a.2. Floating Rate Treasury Notes	-	-	-	-	-	-	-
a.3. Retail Treasury Bonds	-	-	-	-	-	-	-
a.4. ROP Bonds (HYRA)	-	-	-	-	-	-	-
b. Bonds issued by other gov't corporation/agency	-	-	-	-	-	-	-
b.1. BSP	-	-	-	-	-	-	-
b.2. PSALM	-	-	-	-	-	-	-
b.3. DBP	-	-	-	-	-	-	-
b.4. Others	-	-	-	-	-	-	-
c. Short-term Bonds/Treasury Bills	-	-	-	-	-	-	-
2. Trading Debt Securities - Private Issued Bonds	-	-	-	-	-	-	-
a. Philippine Issued	-	-	-	-	-	-	-
b. Foreign Issued	-	-	-	-	-	-	-
3. Trading Equity Securities (Stocks)	-	-	-	-	-	-	-
4. Mutual Fund	-	-	-	-	-	-	-
5. Unit Investment Trust	-	-	-	-	-	-	-
6. Real Estate Investment Trusts	-	-	-	-	-	-	-
7. Other Funds	-	-	-	-	-	-	-
B. Financial Assets Designated at Fair Value Through Profit or Loss (FVPL)	6,335,988.89	-	-	6,335,988.89	-	-	6,335,988.89
1. Debt Securities - Government Issued Bonds	-	-	-	-	-	-	-
a. Long-Term Bonds issued by BTr	-	-	-	-	-	-	-
a.1. Fixed Rate Treasury Notes	-	-	-	-	-	-	-
a.2. Floating Rate Treasury Notes	-	-	-	-	-	-	-
a.3. Retail Treasury Bonds	-	-	-	-	-	-	-
a.4. ROP Bonds (HYRA)	-	-	-	-	-	-	-
b. Bonds issued by other gov't agency	-	-	-	-	-	-	-
b.1. BSP	-	-	-	-	-	-	-
b.2. PSALM	-	-	-	-	-	-	-
b.3. DBP	-	-	-	-	-	-	-
b.4. Others	-	-	-	-	-	-	-
c. Short-term Bonds/Treasury Bills	-	-	-	-	-	-	-
2. Debt Securities - Private Issued Bonds	-	-	-	-	-	-	-
a. Philippine Issued	-	-	-	-	-	-	-
b. Foreign Issued	-	-	-	-	-	-	-
3. Equity Securities (Stocks)	-	-	-	-	-	-	-
4. Mutual Fund	6,335,988.89			6,335,988.89			6,335,988.89
5. Unit Investment Trust	-	-	-	-	-	-	-
6. Real Estate Investment Trusts	-	-	-	-	-	-	-
7. Other Funds	-	-	-	-	-	-	-
C. Derivative Assets	-	-	-	-	-	-	-

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED											
SUMMARY OF INVESTED ASSETS											
					PENSION	LIFE/MEMORIAL	EDUCATIONAL	TOTAL TRUST FUND	INSURANCE PREMIUM FUND	CORPORATE ASSETS	GRAND TOTAL
					-	-	-	-	-	-	-
II. HELD TO MATURITY (HTM) INVESTMENTS					19,478,945.26	-	-	19,478,945.26	-	-	19,478,945.26
A. HTM Debt Securities - Government.					19,478,945.26	-	-	19,478,945.26	-	-	19,478,945.26
1. Long-Term Bonds issued by BTr					19,478,945.26	-	-	19,478,945.26	-	-	19,478,945.26
a. Fixed Rate Treasury Notes					19,478,945.26	-	-	19,478,945.26			19,478,945.26
b. Floating Rate Treasury Notes					-	-	-	-	-	-	-
c. Retail Treasury Bonds					-	-	-	-	-	-	-
d. ROP Bonds (HYRA)					-			-	-	-	-
2. Bonds issued by other gov't agency					-	-	-	-	-	-	-
a. BSP					-	-	-	-	-	-	-
b. PSALM					-	-	-	-	-	-	-
c. DBP					-	-	-	-	-	-	-
d. Others					-	-	-	-	-	-	-
3. Short-term Bonds/Treasury Bills					-	-	-	-	-	-	-
B. HTM Debt Securities - Private					-	-	-	-	-	-	-
1. Philippine Issued					-	-	-	-	-	-	-
2. Foreign Issued					-	-	-	-	-	-	-
					-	-	-	-	-	-	-
III. LOANS AND RECEIVABLES, NET					-	-	-	-	-	-	-
A. Mortgage Loans					-	-	-	-	-	-	-
B. Planholders' Loans					-	-	-	-	-	-	-
C. Other Loans					-	-	-	-	-	-	-
					-	-	-	-	-	-	-
IV. AVAILABLE-FOR-SALE (AFS) FINANCIAL ASSETS					-	-	-	-	-	8,985,864.35	8,985,864.35
A. AFS Debt Securities - Government					-	-	-	-	-	-	-
1. Long-Term Bonds issued by BTr					-	-	-	-	-	-	-
a. Fixed Rate Treasury Notes					-	-	-	-	-	-	-
b. Floating Rate Treasury Notes					-	-	-	-	-	-	-
c. Retail Treasury Bonds					-	-	-	-	-	-	-
d. ROP Bonds (HYRA)					-	-	-	-	-	-	-
2. Bonds issued by other gov't agency					-	-	-	-	-	-	-
a. BSP					-	-	-	-	-	-	-
b. PSALM					-	-	-	-	-	-	-
c. DBP					-	-	-	-	-	-	-
d. Others					-	-	-	-	-	-	-
3. Short-term Bonds/Treasury Bills					-	-	-	-	-	-	-
B. AFS Debt Securities - Private					-	-	-	-	-	-	-
1. Philippine Issued					-	-	-	-	-	-	-
2. Foreign Issued					-	-	-	-	-	-	-
C. AFS Equity Securities (Stocks)					-	-	-	-	-	8,985,864.35	8,985,864.35
D. Mutual Fund					-	-	-	-	-	-	-
E. Unit Investment Trust					-	-	-	-	-	-	-
F. Real Estate Investment Trusts					-	-	-	-	-	-	-
G. Other Funds					-	-	-	-	-	-	-
					-	-	-	-	-	-	-

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED										
SUMMARY OF INVESTED ASSETS										
				PENSION	LIFE/MEMORIAL	EDUCATIONAL	TOTAL TRUST FUND	INSURANCE PREMIUM FUND	CORPORATE ASSETS	GRAND TOTAL
V. INVESTMENTS IN SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES				-	-	-	-	-	-	-
	1.	Investment in Subsidiaries		-	-	-	-	-	-	-
	2.	Investment in Associates		-	-	-	-	-	-	-
	3.	Investment in Joint Ventures		-	-	-	-	-	-	-
				-	-	-	-	-	-	-
VI. INVESTMENT PROPERTY				-	-	-	-	-	-	-
				-	-	-	-	-	-	-
VII. PROPERTY AND EQUIPMENT				-	-	-	-	-	-	-
	1.	Land and Building		-	-	-	-	-	-	-
	2.	IT Equipment		-	-	-	-	-	-	-
				-	-	-	-	-	-	-
VIII. TIME DEPOSIT				1,066,386.00	-	-	1,066,386.00	100,000.00	96,500,000.00	97,666,386.00
	1.	Peso Currency		1,066,386.00	-	-	1,066,386.00	100,000.00	96,500,000.00	97,666,386.00
	2.	Foreign Currency		-	-	-	-	-	-	-
				-	-	-	-	-	-	-
IX. OTHER INVESTMENTS				-	-	-	-	-	129,500,000.00	129,500,000.00
	1	Short term Cash Investment		-	-	-	-	-	129,500,000.00	129,500,000.00
	2			-	-	-	-	-	-	-
				-	-	-	-	-	-	-
TOTAL INVESTED ASSETS				26,881,320.15	-	-	26,881,320.15	100,000.00	234,985,864.35	261,967,184.50

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

Summary of Invested Assets

	PENSION	LIFE/MEMORIAL	EDUCATIONAL	TOTAL TRUST FUND	INSURANCE PREMIUM FUND	CORPORATE ASSETS	GRAND TOTAL
1. BONDS	19,478,945.26	-	-	19,478,945.26	-	-	19,478,945.26
A. GOVERNMENT	19,478,945.26	-	-	19,478,945.26	-	-	19,478,945.26
A.1 FX Rate T- Notes	19,478,945.26	-	-	19,478,945.26	-	-	19,478,945.26
A.2 Floating Rate T-Notes	-	-	-	-	-	-	-
A.3 Retail T- Bonds	-	-	-	-	-	-	-
A.4 ROP Bonds	-	-	-	-	-	-	-
A.5 Agrarian Reform Bonds/Landbank	-	-	-	-	-	-	-
A.6 Other Government Bonds	-	-	-	-	-	-	-
B. PRIVATE BONDS	-	-	-	-	-	-	-
C. FOREIGN BONDS	-	-	-	-	-	-	-
2. STOCKS	-	-	-	-	-	8,985,864.35	8,985,864.35
3. REAL ESTATE	5,149,283.18	-	-	5,149,283.18	-	60,988,025.69	66,137,308.87
4. PURCHASE MONEY MORTGAGES	-	-	-	-	-	-	-
5. MORTGAGE LOANS ON REAL ESTATE	-	-	-	-	-	-	-
6. COLLATERAL LOANS	-	-	-	-	-	-	-
7. GUARANTEED LOANS	-	-	-	-	-	-	-
8. OTHER LOANS	-	-	-	-	-	-	-
8.1 Car Loans	-	-	-	-	-	-	-
8.2 Chattel	-	-	-	-	-	-	-
8.3 Other Loans	-	-	-	-	-	-	-
9. SHORT-TERM INVESTMENTS	-	-	-	-	-	-	-
9.1 Short-Term Government Bonds	-	-	-	-	-	-	-
9.1.1 Treasury Bills	-	-	-	-	-	-	-
9.2 Commercial Papers	-	-	-	-	-	-	-
9.3 Promissory Note	-	-	-	-	-	-	-
9.4 Fixed Income	-	-	-	-	-	-	-
9.5 Repurchase Agreement	-	-	-	-	-	-	-
10. OTHER INVESTMENTS	6,335,988.89	-	-	6,335,988.89	-	-	6,335,988.89
10.1 Mutual Funds/UITF	6,335,988.89	-	-	6,335,988.89	-	-	6,335,988.89
10.2 Contract Receivables	-	-	-	-	-	-	-
10.3 Proprietary Shares	-	-	-	-	-	-	-
10.4 Preferred Shares	-	-	-	-	-	-	-
10.5 Long-Term Commercial Papers	-	-	-	-	-	-	-
10.6 Real Estate Investment Trust (REIT)	-	-	-	-	-	-	-
10.7 Other Funds	-	-	-	-	-	-	-
10.8 Other Investments not included above	-	-	-	-	-	-	-
11. FIXED DEPOSITS	1,066,386.00	-	-	1,066,386.00	100,000.00	226,000,000.00	227,166,386.00
11.1 Super/Special Savings	-	-	-	-	-	-	-
11.2 Time Deposits	1,066,386.00	-	-	1,066,386.00	100,000.00	96,500,000.00	97,666,386.00
11.3 Short Term Cash Investment	-	-	-	-	-	129,500,000.00	129,500,000.00
12. PROPERTY AND EQUIPMENT	-	-	-	-	-	-	-
11.1. Land and Building	-	-	-	-	-	-	-
11.2. IT Equipment	-	-	-	-	-	-	-
TOTAL INVESTED ASSETS	32,030,603.33	-	-	32,030,603.33	100,000.00	295,973,890.04	335,563,933.12

STATEMENT OF MANAGEMENT'S RESPONSIBILITY*
FOR ANNUAL STATEMENT

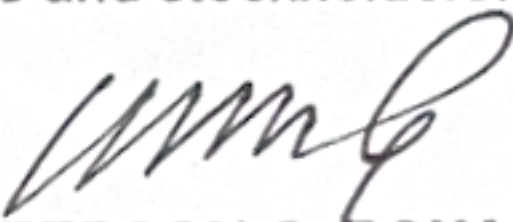
The management of Cityplans, Incorporated (the Company) is responsible for all information and representations contained in the financial statements for the year ended December 31, 2025. The financial statements have been prepared in conformity with rules and regulations of the Commission on accounting and reflect amounts that are based on the best estimates and informed judgment of management with an appropriate consideration to materiality.

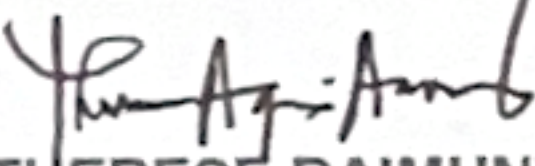
In this regard, management maintains a system of accounting and reporting which provides for the necessary internal controls to ensure that transactions are properly authorized and recorded, assets are safeguarded against unauthorized use or disposition and liabilities are recognized. The management likewise discloses to the Company's audit committee and to its external auditor: (i) all significant deficiencies in the design or operation of internal controls that could adversely affect its ability to record, process, and report financial data; (ii) material weaknesses in the internal controls; and (iii) any fraud that involves management or other employees who exercise significant roles in internal controls.

The Board of Directors reviews the financial statements before such statements are approved by the stockholders of the Company.

The Sycip Gorres & Velayo Co., the independent auditors appointed by the stockholders, has examined the financial statements of the Company in accordance with generally accepted auditing standards in the Philippines and has expressed its opinion on the fairness of the presentation upon completion of such examination, in its report to the Board of Directors and stockholders.


JOSEF C. GOHOC
Chairman of the Board


JEFFERSON C. ROXAS
President


THERESE RAIMUNDA R. AQUINO-ANOOS
Chief Financial Officer

* This statement of management's responsibility is pursuant to Section 42 of the Pre-Need Code.

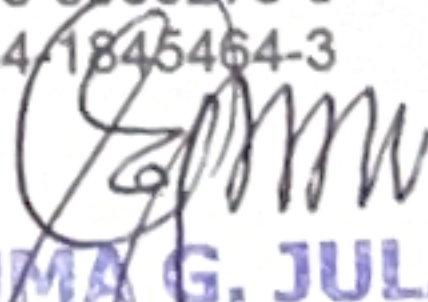
Notary Public

Subscribed and sworn to before me in MAKATI CITY on 'APR 30 2026 affiants exhibiting to me their Social Security System Identification Numbers, as follows:

Name
Josef C. Gohoc
Jefferson C. Roxas
Therese Raimunda R. Aquino-Anoos

SSS Identification Number
33-0942784-4
33-8555275-9
34-1845464-3

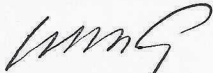
Doc. No. 182;
Page No. 28;
Book No. V;
Series of 2026.

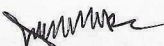

ATTY. EMMA G. JULARBAL
NOTARY PUBLIC FOR MAKATI CITY
UNTIL DECEMBER 31, 2026
APPOINTMENT NO.: M-407
IBP ROLL NO.: 33152
IBP NO.: Uo547/Lifetime/PPM
MCLE Compliance No. VIII-0028180
valid until April 14, 2028
PTR No.: 10765795/01-06-2026/Makati
156 H.V. Dela Costa St., Makati City

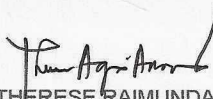
ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

MAKATI CITY
REPUBLIC OF THE PHILIPPINES } S.S.

MR. JEFFERSON C. ROXAS, President; MR. JOEL C. GOHOC, Vice President and Treasurer; and MS. THERESE RAIMUNDA R. AQUINO-ANOOS, Chief Accountant of the Company, being duly sworn, each for himself deposes and says that they are the herein described officers of the said Company, and that as of the 31st day of December 2025, all the herein described assets were the absolute properties of the said Company, free and clear from any liens or claims thereon, except as therein stated, and that the foregoing statement, with the schedules and explanations therein contained, annexed or referred to are a full and correct statement of all the Assets, Liabilities, Income and Expenses and of the condition and affairs of the said Company as of the 31st day of December 2025, according to the best of their information, knowledge and belief, respectively.


JEFFERSON C. ROXAS, President


JOEL C. GOHOC, Vice President; Treasurer


THERESE RAIMUNDA R. AQUINO-ANOOS, Chief Accountant



Corporate Residence Certificate No. 00489468
Issued at Makati City
on January 09, 2026

Subscribed and sworn to before me this APR 30 2026 day of MAKATI CITY

Name	SSS Identification Number
Jefferson C. Roxas	33-8555275-9
Joel C. Gohoc	33-6904420-9
Therese Raimunda R. Aquino-Anoos	34-1845464-3


ATTY. EMMA G. JULARBAL
NOTARY PUBLIC FOR MAKATI CITY
UNTIL DECEMBER 31, 2025
APPOINTMENT NO.: M-407
IBP ROLL NO.: 33152
IBP NO.: 06547/Lifedme/PPLM
MCLE Compliance No. VII-III28180
valid until April 14, 2028
PTR No.: 10765795/01-06-2026/Makati
156 P.V. Dela Costa St., Makati City

Doc. No. 184 ;
Page No. 78 ;
Book No. V ;
Series of 2026.

CERTIFICATION

This is to certify that the Cityplans, Incorporated Planholders' Benefit Payable -withdrawn from the trust fund but not yet paid amounting to nil and Planholders' Deposit amounting to **₱2,976.55** are supported by the following assets as of **31 December 2025**:

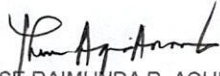
A. Planholders' Benefit Payable

Asset / Investment	Reference Number	Value of Investment as of Year End[1]	Amount Withdrawn from the Trust Fund[2]	Remarks[3]
	N	O	N	E
Total				

B. Planholders' Deposit

Asset / Investment	Reference Number	Value of Investment as of Year End[1]	Amount of Planholder's Deposit[2]	Remarks[3]
Insurance Premium Fund	9.XV	₱100,000.00 (in excess of insurance premium reserve)	₱2,976.55	
Total		₱100,000.00	₱2,976.55	

This further certifies that all the information/ balances stated above are true, correct and consistent with the information/balances reported in the Annual Statement and Audited Financial Statements to the best of my knowledge and belief.



THERESE RAIMUNDA R. AQUINO-ANOOS
 Vice President - FMSD

Date: April 30, 2026

[1] Note that said asset(s)/investment(s) should be identifiable in the Company's Annual Statement.

[2] Total should be tally with the amount of 1) Planholders' Benefit Payable – withdrawn from the Fund but not yet paid or 2) Planholders Deposit in the AS.

[3] Should be filled out if the Value of Investment is lower than the amount of 1) Amount withdrawn from the Trust Fund or 2) Amount of Planholders' Deposit.