

COVER SHEET

C	S	2	0	1	4	1	2	2	2	9
---	---	---	---	---	---	---	---	---	---	---

S.E.C. Registration Number

A	L	V	I	E	R	A	C	O	U	N	T	R	Y	C	L	U	B	,	I	N	C	.		
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	--	--

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

(Company's Full Name)

A	L	V	I	E	R	A	C	O	U	N	T	R	Y	C	L	U	B							
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	--	--	--	--	--	--	--

B	R	G	Y	.	H	A	C	I	E	N	D	A	D	O	L	O	R	E	S					
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	--	--	--	--	--

P	O	R	A	C	,	P	A	M	P	A	N	G	A											
---	---	---	---	---	---	---	---	---	---	---	---	---	---	--	--	--	--	--	--	--	--	--	--	--

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

Atty. Reinerr John A. Nuestro

Contact Person

8584-1026 to 27

Company Telephone Number

1	2
---	---

Month

3	1
---	---

Day

END OF FISCAL YEAR

SEC FORM 20-IS (Definitive Information Statement)

FORM TYPE

September 30

Month Day

ANNUAL STOCKHOLDERS' MEETING

--

Secondary License, if applicable

--	--	--

Dept. Requiring this Doc.

--

Amended Articles Number/Section

--

Total No. of Stockholders

Total Amount of Borrowings

--

Domestic

--

Foreign

To be accomplished by personnel concerned

--	--	--	--	--	--	--	--	--	--

File Number

LCU

--	--	--	--	--	--	--	--	--	--

Document I.D.

Cashier

STAMPS

Remarks = pls. use black ink for scanning purposes

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 20-IS

INFORMATION STATEMENT OF
ALVIERA COUNTRY CLUB, INC.
(the "Corporation" or "Club")

Pursuant to Section 20 of the Securities Regulation Code

1. Check the appropriate box:

- Preliminary Information Sheet
 Definitive Information Sheet

2. Name of Registrant as specified in this Charter:

ALVIERA COUNTRY CLUB, INC.

3. Province, country and other jurisdiction of incorporation or organization:

REPUBLIC OF THE PHILIPPINES

4. SEC Identification Number: CS201412229

5. BIR Tax Identification Code: 008-805-693

6. Principal Office: Alviera Country Club
Brgy. Hacienda Dolores, Porac, Pampanga
2008

Postal Address: c/o Ayala Land, Inc.
28/F Tower One and Exchange Plaza
Ayala Triangle, Ayala Avenue, Makati City
1226

7. Registrant's telephone number, including area code: (045) 304-1597/(02) 817-6791 to 95

8. Date, time and place of the meeting of security holders:

Date - 30 September 2021
Time - 10:00 A.M.
Place - Tala Ballroom A, Alviera Country Club
Brgy. Hacienda Dolores, Porac, Pampanga 2008

9. Approximate date of which the Information Statement is first to be sent or given to security holders:

9 September 2021

10. Proxy solicitation

WE ARE NOT ASKING YOU FOR A PROXY AND YOU
ARE REQUESTED NOT TO SEND US A PROXY

11. Securities registered pursuant to Section 8 of the SRC

a. Shares of Stock

Title of Each Class

Common – Class A (Founders')	3,700
Common – Class B	2,600
Common – Class C	300
Common – Class D	<u>200</u>
TOTAL	<u>6,800</u>

b. Amount of Debt Outstanding as of 30 June 2021

Trade and Construction related liabilities ₱105.42 million

12. Are any or all of the registrant's securities listed in a Stock Exchange?

Yes

No

A. GENERAL INFORMATION

Item 1. Date, time and place of meeting of security holders

(a) Date, time and place of meeting of security holders:

Date	-	30 September 2021
Time	-	10:00 a.m.
Place	-	<i>via remote communication</i> Tipunan, Alviera Country Club Brgy. Hacienda Dolores, Porac, Pampanga 2008
Principal Office	-	Alviera Country Club Brgy. Hacienda Dolores, Porac, Pampanga

(b) Approximate date on when the Information Statement is to be first sent or given to security holders at least fifteen (15) business days prior to meeting date:

9 September 2021

Item 2. Dissenters' Right of Appraisal

Under Section 41, Title IV, and Section 80, Title X, of the Revised Corporation Code of the Philippines (the "Revised Corporation Code"), a stockholder shall have the right to dissent and demand payment of the fair value of his shares in the following instances:

- (a) In case any amendment to the Articles of Incorporation has the effect of changing or restricting the rights of any stockholders or class of shares, or of authorizing preferences in any respect superior to those of outstanding shares of any class, or of extending or shortening the term of corporate existence;
- (b) In case of sale, lease, exchange, transfer, mortgage, pledge or other disposition of all or substantially all of the corporate property and assets as provided in the Revised Corporation Code;
- (c) In case of merger or consolidation;
- (d) In case of investment of corporate funds for any purpose other than the primary purpose of the Corporation; and
- (e) Investment of corporate funds in any other corporation or business or for any purpose other than the primary purpose for which the Corporation was organized.

There are no matters or proposed corporate actions which may give rise to a possible exercise by stockholders of their appraisal rights.

Item 3. Interest of Certain Persons in or Opposition Matters to be Acted Upon

- (a) No current director or officer of the Corporation, or nominee for election as director of the Corporation nor any associate thereof, has any substantial interest, direct or indirect, by security holdings or otherwise, in any matter to be acted upon other than election to office.
- (b) No director has informed the Corporation in writing that he intends to oppose any action to be taken by the registrant at the meeting.

B. CONTROL AND COMPENSATION INFORMATION

Item 4. Voting Securities and Principal Holders Thereof

(a) Number of Shares Outstanding as of 31 July 2021:

Title of Each Class

Common – Class A (Founders’)	3,700
Common – Class B	2,600
Common – Class C	300
Common – Class D	<u>200</u>
TOTAL	<u>6,800</u>

Number of Votes Entitled: One (1) vote per share

(b) Record Date

All stockholders of record as of 31 July 2021 are entitled to receive notice of the annual stockholders’ meeting.

(c) Manner of Voting

Section A (1) of the Seventh Article of the Corporation’s Articles of Incorporation states that upon the expiry of five (5)-year period from the date of incorporation of the Corporation, Class A Shares shall, for all intents and purposes, be deemed to be a holder of a regular Class A share, whereby the voting rights of the holders of the Class A shares shall be equal in all respects to the voting rights of all the other classes of shares of the Corporation and, provided further, that these rights shall at all times be exercised in accordance with the Corporation’s By-Laws.

Section 23 of the Revised Corporation Code states in part, “stockholders entitled to vote shall have the right to vote the number of shares of stock standing in their own names in the stock books of the corporation at the time fixed in the bylaws or where the bylaws are silent, at the time of the election. The said stockholder may: (a) vote such number of shares for as many persons as there are directors to be elected; (b) cumulate said shares and give one (1) candidate as many votes as the number of directors to be elected multiplied by the number of the shares owned; or (c) distribute them on the same principle among as many candidates as may be seen fit”.

All stockholders of record, regardless of the class of share held by a stockholder, shall have the right to vote in all matters requiring stockholders’ approval, including the right to nominate and vote for the persons who shall serve as directors of the Corporation. However, only stockholders who are members in good standing shall have the right to be voted for as member of the Board of Directors of the Corporation.

Nominations for membership in the Board of Directors have been submitted to the Nomination Committee in accordance with the procedure for nomination under the Corporation’s By-laws and Manual of Corporate Governance.

Holders of Class A, Class B, Class C and Class D shares as of 31 July 2021 shall thus vote in the following manner:

Article VI of the By-Laws, Section 6. Manner of Voting. Subject to the Seventh Article of the Articles of Incorporation and Article II, Section 2(c) of

this By-laws, a shareholder shall be allowed to vote in person or by proxy at all meetings of shareholders. Proxies shall be executed in writing by the shareholder or his or its duly authorized attorney-in-fact and shall be submitted to the Corporate Secretary at least three (3) business days prior to the scheduled date of the meeting. Except in those cases where the law provides for a higher voting requirement, all corporate acts requiring approval of the shareholders under the Corporation Code of the Philippines shall be approved by a majority of the entire subscribed capital stock; *provided*, that for the first five (5) years from the date of incorporation of the Club, the approval of holders of at least a majority (or in the event that the law requires a higher percentage for the approval of certain acts, then such higher percentage) of the Founders' Shares shall be necessary for the approval of shareholders for their effectivity and validity.

Due to the health risks and hazards posed by the ongoing COVID-19 pandemic, the Corporation is encountering logistical and practical restrictions in holding the Annual Stockholders' Meeting in the usual manner. To ensure the health and safety of its shareholders, the Board of Directors resolved on 30 July 2021 to adopt the guidelines promulgated in SEC Memorandum Circular No. 6, series of 2020, allowing the Corporation to hold the Annual Stockholders' Meeting through videoconferencing and other remote or electronic means of communication and voting *in absentia*, notwithstanding the absence of such provision in the By-Laws. A stockholder voting electronically *in absentia* shall be deemed present for purposes of the quorum.

For the convenience of its shareholders. The Corporation issued and is making available to the shareholders internal rules and procedure embodying the mechanisms for registration of shareholders and their participation in the meeting through remote communication and voting *in absentia* or by proxy, a copy of which is attached hereto as **Annex A**.

(d) Security Ownership of Certain Record and Beneficial Owners and Management as of 31 July 2021:

(1) Security Ownership of Certain Record and Beneficial Owners (of more than 5%) as of 31 July 2021:

Title of Class	Name & Address of Record Owner & Relationship w/ Issuer	Name of Beneficial Owner & Relationship w/ Record Owner	Citizenship	No. of Shares	Percentage
Class A Class B Class C Class D	NuevoCentro, Inc. ("NCI") 28/F Tower One & Exchange Plaza, Ayala Ave. Makati City NCI is the parent of the Corporation.	NCI is both the beneficial and record owner of the shares.	Filipino	3,689 2,493 294 200	98.18%
TOTAL				6,676	

- The Board of Directors of NCI has the power to decide how NCI's shares in the Corporation are to be voted. The following are the incumbent members of the Board of Directors of NCI: Bernard Vincent O. Dy, Anna Ma. Margarita B. Dy, Arturo G. Corpuz, Augusto D. Bengzon, Maria Cristina Carmen M. Zuluaga, Leonardo L. Leonio, Clarissa Teresita L. Asuncion, Carlo Leonardo N. Leonio, and Lawrence Conrad N. Leonio.

- NCI has appointed Leonardo L. Leonio, Bernard Vincent O. Dy, Arturo G. Corpuz, Augusto D. Bengzon, Anna Ma. Margarita B. Dy, Gilbert Enrique M. Berba, Clarissa Tersita L. Asuncion, Carlo Leonardo N. Leonio, or Lawrence Conrad N. Leonio to vote the shares of NCI in the Corporation.

(2) Security Ownership of Directors and Officers as of 31 July 2021:

Title of Class	Name	Position	Amount & Nature of Ownership	Citizenship	Percentage
Class A	Bernard Vincent. O Dy	Chairman and Director	1 (record owner)	Filipino	0.01%
Class A	Leonardo L. Leonio	Vice-Chairman and Director	1 (record owner)	Filipino	0.01%
Class A	Anna Ma. Margarita B. Dy	President and Director	1 (record owner)	Filipino	0.01%
Class A	Clarissa Teresita L. Asuncion	Treasurer and Director	1 (record owner)	Filipino	0.01%
Class A	Augusto D. Bengzon	Director	1 (record owner)	Filipino	0.01%
Class A	Arturo G. Corpuz	Director	1 (record owner)	Filipino	0.01%
Class A	Carlo Leonardo N. Leonio	Director	1 (record owner)	Filipino	0.01%
Class A	Lawrence Conrad N. Leonio	Director	1 (record owner)	Filipino	0.01%
Class A	Maria Cristina Carmen M. Zuluaga	Director	1 (record owner)	Filipino	0.01%
Class A	Jose P. De Jesus	Independent Director	1 (record owner)	Filipino	0.01%
Class A	Oscar S. Reyes	Independent Director	1 (record owner)	Filipino	0.01%
	John Marcial R. Estacio	General Manager for Development	0	Filipino	N/A
	Johann V. Ramirez	General Manager	0	Filipino	N/A
	Ma. Divina Y. Lopez	Comptroller and Chief Finance Officer	0	Filipino	N/A
	Anna Liza M. Ang-Co	Corporate Secretary	0	Filipino	N/A
	Reinerr John A. Nuestro	Assistant Corporate Secretary	0	Filipino	N/A
	Regina F. Magbitang	Assistant Treasurer	0	Filipino	N/A
	Jenny Vie H. Julia	Chief Audit Executive	0	Filipino	N/A
	Amelia Ann T. Alipao	Data Protection Officer	0	Filipino	N/A
Security Ownership of all Directors and Officers			11		0.11%

None of the members of the Corporation's Board of Directors and management owns 2% or more of the outstanding capital stock of the Corporation.

(e) Voting Trust Holders of 5% or More

The Corporation knows of no person holding more than 5% of common shares under a voting trust or similar agreement.

(f) Change in Control

No change of control in the Corporation has occurred since the beginning of its last fiscal year.

Item 5. Directors and Executive Officers

Article VII, Section 1 of the Amended By-laws of the Corporation provides:

“Section 1. Composition of the Board. The corporate powers of the Club shall be exercised, its operations managed, and its property controlled by a Board of Directors consisting of such number of members as prescribed in the Sixth Article of the Articles of the Corporation. For the first five (5) years from the date of incorporation of the Club, each director must be a holder of a Founders' Share at the time of election and must remain as such during his tenure as director. Following the fifth (5th) anniversary of the date of incorporation of the Club, each director must be a stockholder who is a member in good standing at the time of election and must remain as such during his tenure as director. The directors shall be elected at the annual stockholders' meeting and shall hold office for one (1) year and until their successors are duly elected and qualified.”

(a) Directors and Executive Officers – Please refer to **Annex B.**

(1) Directors, Independent Directors and Executive Officers

The following have been nominated to the Board of Directors of the Corporation:

Leonardo L. Leonio	Carlo Leonardo N. Leonio
Bernard Vincent O. Dy	Lawrence Conrad N. Leonio
Clarissa Teresita L. Asuncion	Jennylle S. Tupaz
Augusto D. Bengzon	Jose P. De Jesus
Arturo G. Corpuz	Oscar S. Reyes
Anna Ma. Margarita B. Dy	

Mr. Jose P. De Jesus and Mr. Oscar S. Reyes were nominated as independent directors of the Corporation for the ensuing year by Engr. Dennis Muga Carlos. Engr. Dennis Muga Carlos is not related to the nominees for independent directors.

Attached as **Annexes B-1 and B-2**, respectively, are their individual Certifications of Qualification of Independent Directors.

The Nomination and Remuneration Committee of the Corporation endorsed the above nominees for election at the forthcoming Annual Stockholders' Meeting. The Nomination and Remuneration Committee is composed of the following members: Ms. Clarissa Teresita L. Asuncion, as Chairperson, and Mr. Arturo G. Corpuz, Ms. Anna Ma. Margarita B. Dy, Mr. Bernard Vincent O. Dy, and Mr. Carlo Leonardo N. Leonio, as members.

The Corporation has adopted the SRC Rule 38 (Requirements on Nomination and Election of Independent Directors) of the Securities Regulation Code and compliance therewith has been made.

The above-named nominees are expected to attend the Annual Stockholders' Meeting.

(2) Significant Employees

The Corporation considers its human resources working as a team as a key element for its continued success. The Corporation has no employee and non-executive officer who is expected to make individually on his own a significant contribution to the business.

(3) Family Relationships

Leonardo L. Leonio is the father of Clarissa Teresita L. Asuncion, Lawrence Conrad N. Leonio and Carlo Leonardo N. Leonio.

(4) Involvement in Legal Proceedings

There are no material pending legal proceedings, bankruptcy petition, conviction by final judgment, order, judgment or decree or any violation of a securities or commodities law for the past five (5) years to which the Corporation or any of its directors, executive officers and nominees for election as director is a party or of which any of its material properties is subject in any court or administrative agency of the Government.

(b) Certain Relationships and Related Transactions

(1) Related Transactions

The Club, in its regular conduct of business, has entered into transactions with associates and other related parties principally consisting of advances and reimbursement of expenses, purchase of real estate properties, construction contracts, and development, management and administrative service agreements. Purchases of services from related parties are made on an arm's length basis and at current market prices at the time of the transactions.

None of the directors, executive officers, and members of their immediate family owns ten percent (10%) or more of total outstanding shares in the Club.

No transactions shall be entered into by the Club in which any director, executive officer, nominee for election as director, security holder in the Club, or immediate family member of any of the foregoing, shall have a direct or an indirect material interest.

(2) Ownership Structure and Parent Company

The Club's parent company is NCI which holds 98.18% of the total outstanding capital stock of the Club as of 31 July 2021. The directors of Club hold 0.11% of the total outstanding capital stock.

(3) Transactions with Promoters

The Club did not enter into any transactions with promoters.

(c) Resignation of Directors

To date, no director has resigned or declined to stand for re-election for the Board due to any disagreement with the Corporation relative to the Corporation's operations, policies and practices.

Item 6. Compensation of Directors and Executive Officers

(a) Executive Compensation

No remuneration shall be paid by the Club, directly or indirectly, to the directors of the Club. The officers of the Club enumerated in Item 4.d.2 above shall not receive any remuneration or compensation from the Club.

Strategic Landbank Management Group manages the operation of the Club under a Management Agreement.

(b) Compensation of Directors

(1) Standard Arrangement (Current Compensation)

Article VII, Section 1 (2nd paragraph) of the Corporation's Amended By-Laws provides:

“xxx Directors shall receive no salaries from the Club.”

(2) Other Arrangement

None of the directors, in their personal capacity, has been contracted and compensated by the Club for services other than those provided as a director.

The Club has no other arrangement with regard to the remuneration of its existing directors and officers.

(c) Employment Contracts and Termination of Employment and Change-in-Control Arrangements

The employment of the executive officers is covered by letters of appointment executed by the Club stating therein their respective job functionalities, among others.

(d) Warrants and Options Outstanding

The Club has not offered any stock warrants or stock options to any of its directors, executive officers or employees.

Item 7. Independent Public Accountants

(a) Independent Public Accountant

The external auditor of the Club is the accounting firm of SyCip Gorres Velayo & Co. (“SGV & Co.”). The same accounting firm is being recommended for re-appointment at the scheduled annual meeting.

Representatives of SGV & Co. for the current year and for the most recently completed fiscal year are expected to be present at the annual stockholders' meeting. They will have the

opportunity to make a statement if they desire to do so and are expected to be available to respond to appropriate questions.

Pursuant to the General Requirements of SRC Rule 68, Paragraph 3 (Qualifications and Reports of Independent Auditors), the Club has engaged SGV & Co. as external auditor. Mr. Carlo Paolo V. Manalang was the Partner-in-Charge from audit year 2016 and was the signing partner in the 2019 Auditor's Report. On 30 September 2020, the Board of Directors approved the appointment as external auditor for audit year 2020 of the Clark servicing office of the same accounting firm, with Mr. Jose Pepito Zabat III as the Partner-in-Charge. The engagement of Mr. Jose Pepito Zabat III of the Clark servicing office of SGV & Co. shall continue for audit year 2021.

The Club has formed the Audit and Risk Committee composed of Mr. Oscar S. Reyes as the Chairman, with Ms. Clarissa Teresita L. Asuncion, Mr. Augusto D. Bengzon, Mr. Jose P. De Jesus, and Mr. Lawrence Conrad N. Leonio as Members.

(b) Changes in and Disagreements with Accountants on Accounting and Financial Disclosure

The Club has engaged the services of SGV & Co. since its incorporation. There have been no disagreements with SGV & Co. on any matter of accounting and financial disclosure.

(c) Audit and Audit-Related Fees

The Club paid its external auditor the following fees (exclusive of value-added tax and out-of-pocket expenses):

	Audit & Audit-related Fees	Tax Fees	Other Fees
2020	Php 185,000	-	Php 20,198
2019	PhP185,000	-	-
2018	PhP53,045	-	-
2017	PhP51,500	-	-
2016	PhP50,000	-	-

SGV & Co. was engaged by the Club to audit its financial statements.

The Audit and Risk Committee recommends to the Board the appointment of the external auditor and the fixing of the audit fees. The Board then recommends to the stockholders, for their approval, the said recommendation.

Item 8. Compensation Plans

There is no action to be taken up during the meeting pertaining to compensation plans.

C. ISSUANCE AND EXCHANGE OF SECURITIES

Item 9. Authorization or Issuance of Securities Otherwise than for Exchange

There is no matter or corporate action to be taken up in the meeting with respect to the authorization or issuance of securities.

Item 10. Modification or Exchange of Securities

There are no matters or actions to be taken up in the meeting with respect to the modification of any class of the Corporation's securities or the issuance or authorization for issuance of one class of the Corporation's securities in exchange for outstanding securities of another class.

Item 11. Financial and Other Information

The Financial Information (with Management's Discussion and Analysis), Audited Financial Statements as of 31 December 2020, and Interim Unaudited Financial Statements as of 30 June 2021 are attached hereto as **Annexes C, D & E** respectively.

Item 12. Mergers, Consolidations, Acquisitions and Similar Matters

There are no matters or actions to be taken up in the meeting with respect to merger, consolidation, acquisition of securities or assets, sale or transfer of assets, or liquidation of the Corporation.

Item 13. Acquisition or Disposition of Property

There are no matters or actions to be taken up in the meeting with respect to acquisition or disposition by the Corporation of any property.

Item 14. Restatement of Accounts

The changes in the accounting policies have no impact on the statement of accounts as shown in Note 2 the 2020 Audited Financial Statements (attached hereto as **Annex D**).

D. CORPORATE ACTIONS

Item 15. Action with Respect to Reports

- (a) Approval of the minutes of the 2020 Annual Stockholders' Meeting held on 25 November 2020 covering the following matters:
 - (i) Approval of the Minutes of the Annual Stockholders' Meeting held on 8 November 2019;
 - (ii) Ratification of all resolutions of the Board of Directors and all acts of Management since the last stockholders' meeting. These acts are covered by resolutions of the Board duly adopted in the normal course of trade or business;
 - (iii) Presentation of President's Report and approval of the 2019 Audited Financial Statements
 - (iv) Election of Directors; and
 - (v) Appointment of auditors and fixing of remuneration.
- (b) Presentation and Approval of the President's Report and the 2020 Audited Financial Statements.

Item 16. Matters Not Required to be Submitted

All matters or actions to be taken up in the meeting will require the vote of the Class A, Class B, Class C and Class D shareholders as of the record date.

Item 17. Amendment of Charter, By-laws or Other Documents

There are no matters or actions to be taken up in the meeting with respect to any amendment of the Company's Articles of Incorporation, By-laws or other documents.

Item 18. Other Proposed Actions

- (a) Ratification of all acts, contracts, investments, and resolutions of the Board of Directors and acts of the Management beginning 25 November 2020 until the 2021 Annual Stockholders' Meeting.

These acts are covered by the Resolutions of the Board of Directors duly adopted in the normal course of trade or business, like:

- (i) Approval of Corporate Seal
 - (ii) Appointment of Ms. Amelia Ann T. Alipao as Data Protection Officer in Compliance with the Data Privacy Act of 2012
 - (i) Approval to Enter into Transactions and Contracts with, and/or Avail of Products, Facilities, Services of Globe Telecom, Inc.
 - (ii) Approval and Authorization of the Incumbent General Manager to Enter into and/or Renew Agreements for the Procurement of Goods, Services, and Works From Manpower Agencies, Public Utilities, Merchant Suppliers, etc., as May Be Deemed Necessary in the Ordinary Course of Business of the Club
 - (iii) Approval of the Audited Financial Statements for the Taxable Year Ending 31 December 2020
 - (iv) Approval of the Application with the Enhanced Electronic Sales ("eSales") System of the Bureau of Internal Revenue ("BIR")
 - (v) Approval of the Enrollment with the Online Submission Tool ("OST") of the Securities and Exchange Commission
 - (vi) Appointment of Ms. Ma. Divina Y. Lopez as Comptroller, Chief Finance Officer, and Compliance Officer, to Serve the Remaining Term of Ms. Ma. Luisa D. Chiong
 - (vii) Appointment of Ms. Jenny Vie H. Julia as Chief Audit Executive, in compliance with the Internal Audit Recommendation under SEC MC No. 24, series of 2019, otherwise known as the "Code of Corporate Governance"
 - (viii) Approval of the Updated List of Authorized Signatories of the Corporation for its General Transactions
 - (ix) Approval of New Members of the Club as of 30 June 2021, as endorsed by the Membership Committee
 - (x) Approval of the Revisions to the Members' Handbook to Increase Club Use and Extend Associate Member and Senior Dependent Benefits Program to 2022 or as the Club Operations Management May Deed Necessary, and Other Housekeeping Items
 - (xi) Approval of the Setting of the Nomination Period, the Record Date of Stockholders, and the Submission and Validation of Proxies
 - (xii) Approval of the List of Candidates for the Board of Directors and the Persons Nominated as Officers and Members of the Committees, as screened and recommended by the Nomination and Remuneration Committee
 - (xiii) Approval of the Setting of the Annual Stockholders' Meeting to 30 September 2021, as mandated by the By-Laws, and the Participation of the stockholders in the Annual Stockholders' Meeting through remote communication via online streaming
 - (xiv) Approval of the Profit and Loss and Capital Expenditure ("CAPEX") Budgets for 2021
- (b) Election of the members of the Board of Directors, including independent directors, for the ensuing calendar year; and

- (c) Appointment of independent external auditor and fixing of its remuneration.

The approval of holders of at least a majority of the total number of Class A, Class B, Class C, and Class D Shares where their holders constituting a quorum are present in the meeting by person or proxy shall be necessary for the approval all the foregoing proposed corporate actions.

Item 19. Voting Procedures

- (a) Vote Required

The vote of stockholders representing at least a majority of the issued and outstanding Class A, Class B, Class C, and Class D shares entitled to vote is required.

- (b) Method of Voting

Traditionally, the shares are voted by verbal motion and duly seconded during the meeting. A matter is carried and approved when there is no objection from the floor. However, for the 2020 Annual Stockholders' Meeting, voting will be done *in absentia* or by proxy pursuant to SEC Memorandum Circular No. 6, series of 2020. The requirements and procedure for electronic voting *in absentia* and participation by remote videoconferencing are attached hereto as **Annex A**.

All shareholders of record as of 31 July 2021 shall have the right to vote in all matters requiring shareholders' approval, including the right to nominate and vote for the persons who shall serve as directors of the Corporation.

E. OTHER MATTERS

Item 20. Membership

The Corporation has 468 members and 468 members in good standing as of 31 July 2020.

Item 21. Monthly Dues

The Club's monthly dues as of 31 July 2021 is ₱3,740.00, broken down as follows:

Basic monthly dues	₱3,240.00
Consumable	500.00
<u>TOTAL</u>	<u>₱3,740.00</u>

Item 22. Status of Operation of the Corporation

In view of the national government's restrictions to address the COVID-19 pandemic, the Corporation is only partly operational (see further discussions in Part I of **Annex C** on the Plan of Operation).

Item 23. Properties of the Corporation

The total assets of the Corporation are valued at ₱944.36 million in its Audited Financial Statements as of December 31, 2020 (see **Annex D**).

All the facilities and amenities of the Corporation are fully completed.

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this report is true, complete and correct. This report is signed in Makati City on 01 SEP 2021.

ALVIERA COUNTRY CLUB, INC.

By:



ANNA MA. MARGARITA B. DY

President

ANNEX A

**2021 ANNUAL STOCKHOLDERS' MEETING
(the "Meeting")**

**INTERNAL PROCEDURE FOR
VOTING *IN ABSENTIA* AND
PARTICIPATION BY REMOTE COMMUNICATION**

I. REGISTRATION

1. Stockholders as of July 31, 2021 ("Stockholders") who wish to attend the meeting by remote videoconferencing facilities and vote *in absentia* must register online. To register, Stockholders must send an email **on or before 15 September 2021** to members@alvieracountryclub.com informing the Corporation of their intention to attend by remote communication and vote *in absentia*.
2. The Stockholders will then be given a link to the shareholder registration system. They should follow the instructions sent to their e-mail address, complete the online registration form and submit it together with the requirements listed below for validation **on or before 15 September 2021**.
3. In addition to the online registration form, the following are needed for registration:
 - (a) For individual Stockholders—
 - (i) A recent photo of the Stockholder, with the face fully visible (in JPG format). The file size should be no larger than 2MB;
 - (ii) A scanned copy of the front and back portions of the Stockholder's valid government- issued ID, with his photo and preferably with residential address (in JPG format). The file size should be no larger than 2MB;
 - (iii) A valid and active e-mail address;
 - (iv) A valid and active contact number;
 - (v) For Stockholders with joint accounts –
A scanned copy of an authorization letter signed by all Stockholders, identifying who among them is authorized to cast the vote for the account (in JPG format). The file size should be no larger than 2MB;
 - (b) If attendance and/or voting *in absentia* will be by proxy, all the requirements in paragraph I. 3(a), and the following:
 - (i) Duly filled-up and signed Proxy
 - (ii) A scanned copy of the front and back portions of the Proxy's valid government-issued ID, with his photo and preferably with residential address (in JPG format). The file size should be no larger than 2MB;
 - (iii) A valid and active e-mail address;
 - (iv) A valid and active contact number;
 - (c) For Corporate Stockholders –
 - (i) A Secretary's Certificate attesting to the authority of the representative/proxy to vote for, and on behalf of the Corporation (in JPG format). The file size should be no larger than 2MB;

- (ii) A recent photo of the stockholder's representative/proxy, and Corporate Secretary, with the face fully visible (in JPG format). The file size should be no larger than 2MB;
- (iii) A scanned copy of the front and back portions of the valid government-issued ID of the Stockholder's representative/proxy and Corporate Secretary, with photo, preferably with residential address (in JPG format). The file size should be no larger than 2MB;
- (iv) A valid and active e-mail address of the Stockholder's representative/proxy;
- (v) A valid and active contact number of the Stockholder's representative/proxy.

The Corporation shall respect the rights of the Stockholders with respect to his/her personal data as provided under the Data Privacy Act. The information obtained under these Rules shall be used exclusively for purposes of determining the identity of the Stockholders' of the Corporation and providing them the opportunity to attend the meeting through remote communication and vote *in absentia*.

Important Note: The submission of incomplete or inconsistent information may result in an unsuccessful registration in which case the Stockholder will not be allowed access to the remote Meeting and vote electronically *in absentia*. However, depending on the reason for the unsuccessful registration, the Stockholder who was not able to register successfully may still be allowed by the Corporation, at its sole discretion, to vote through the Chairman of the Meeting as proxy by submitting a duly accomplished proxy form on or before **15 September 2021**.

Considering the extraordinary circumstances due to COVID-19, the Corporation shall allow electronic signatures for the required documents, as applicable. Notarization shall also be dispensed with at this time. However, the Corporation reserves the right to request additional information, and original signed and notarized copies of these documents at a later time.

4. Once validated, the Stockholder will receive an e-mail confirmation on his or her successful registration.

II. VOTING IN ABSENTIA OR BY PROXY

1. Stockholders who have successfully registered will be given the link to the online voting system to provide them the opportunity to vote *in absentia*. The deadline for voting *in absentia* is **15 September 2021**. Beyond this date, Stockholders may no longer avail of the option to vote *in absentia*.
2. All agenda items indicated in the Notice of the Meeting will be set out in the digital absentee ballot and the registered Stockholder may vote as follows:
 - (a) For items other than the Election of Directors, the registered Stockholder has the option to vote: For, Against, or Abstain. The vote is considered cast for all the registered Stockholder's shares.
 - (b) For the Election of Directors, the registered Stockholder may vote for all nominees, not vote for any of the nominees, or vote for some nominees only, in such number of shares as preferred by the Stockholder, provided that the total number of votes cast

shall not exceed the number of shares owned, multiplied by the number of directors to be elected.

3. Once voting on the agenda items is finished, the registered Stockholder can proceed to submit the accomplished ballot by clicking the 'Submit' button. The online system will prompt the Stockholder to confirm the submission of the ballot. The votes cast *in absentia* will have equal effect as votes cast in person or by proxy.
4. After the ballot has been submitted, Stockholders may no longer change their votes.
5. Stockholders who wish to vote by proxy will need to submit the requirements enumerated in paragraph I.3(b) and send it by return email to members@alvieracountryclub.com on or before **15 September 2021**.
6. The office of the Corporate Secretary of the Corporation will count and tabulate the votes cast *in absentia* together with the votes cast by proxy.

III. PARTICIPATION BY REMOTE COMMUNICATION

1. Stockholders who are registered under the online system can attend the Meeting on 30 September 2021 by remote videoconferencing/communication by clicking the live feed access provided in the email.
2. Only Stockholders who have notified the Company of their intention to participate in the Meeting by remote videoconferencing/communication will be included in determining the quorum, together with the Stockholders who voted *in absentia* and by proxy.
3. As the meeting will be held via a one-way live webcast, stockholders who have questions and/or comments for Management must submit their questions on or before **15 September 2021** by email to members@alvieracountryclub.com if they wish their questions to be taken up or addressed during the live webcast.
4. All materials of the meeting, including the Information Statement and President's Report, may be accessed by the Stockholders at the Corporation's website at <https://www.alviera.ph/alviera-country-club/>.
5. The meeting shall be recorded. A link to the recorded webcast of the Meeting will be posted on the Company's website after the Meeting.

IV. OTHER RULES ON REMOTE COMMUNICATOIN

1. Turning on the video feature is encouraged unless it creates connection or bandwidth problems.
2. The Corporation and/or Chairman of the meeting reserve the right to adopt, amend, revise, delete or otherwise change the above rules, or any portion thereof, or make exceptions thereto as may be reasonably necessary at its discretion, to address any issues or exigencies, on a case to case basis.

ANNEX B

BOARD OF DIRECTORS AND CORPORATE OFFICERS

The write-ups below include positions currently held by the directors, corporate officers, and nominees to the Board of Directors, as well as positions held during the past five (5) years.

Incumbent Board of Directors

Leonardo L. Leonio	Carlo Leonardo N. Leonio
Bernard Vincent O. Dy	Lawrence Conrad N. Leonio
Anna Ma. Margarita B. Dy	Maria Cristina Carmen M. Zuluaga
Clarissa Teresita L. Asuncion	Jose P. De Jesus
Augusto D. Bengzon	Oscar S. Reyes
Arturo G. Corpuz	

Incumbent Corporate Officers

Bernard Vincent O. Dy	Chairman
Leonardo L. Leonio	Vice Chairman
Anna Ma. Margarita B. Dy	President
Clarissa Teresita L. Asuncion	Treasurer
Regina F. Magbitang	Assistant Treasurer
John Marcial R. Estacio	General Manager (Development)
Johann V. Ramirez	General Manager
Jenny Vie H. Julia	Chief Audit Executive
Ma. Divina Y. Lopez	Comptroller, Chief Finance Officer and Compliance Officer
Anna Liza M. Ang-Co	Corporate Secretary
Reinerr John A. Nuestro	Assistant Corporate Secretary
Amelia Ann T. Alipao	Data Protection Officer

Bernard Vincent O. Dy, Filipino, 58, has been a Director of the Club since 9 July 2014 and its Chairman since 21 November 2018. He has been the President & Chief Executive Officer of Ayala Land, Inc. (ALI) since 7 April 2014. Prior to this post, he was the Head of the Residential Business and Corporate Marketing and Sales of ALI. He is the Chairman of Prime Orion Philippines, Inc. and a director of Cebu Holdings, Inc. and Cebu Property Ventures and Development Corporation, all being publicly-listed companies. His other significant positions include: Chairman of Ayala Property Management Corporation, Makati Development Corporation, Ayala Land International Sales, Inc., Amicassa Process Solutions, Inc., Amaia Land Corporation, Avida Land Corp., Alveo Land Corp., AyalaLand Commercial Reit, Inc., Lagdigan Land Corporation, Bellavita Land Corporation, Avencosouth Corp., Ayagold Retailers, Inc., Station Square East Commercial Corporation, Aviana Development Corp., Cagayan De Oro Gateway Corp., BGSouth Properties, Inc., BGNorth Properties, Inc., BGWest Properties, Inc., Portico Land Corp., Nuevocentro, Inc., and Philippine Integrated Energy Solutions, Inc.; Vice Chairman of Ayala Greenfield Development Corporation; Chairman and President of Serendra, Inc.; and Director and President of Bonifacio Land Corporation, Emerging City Holdings, Inc., Columbus Holdings, Inc. Berkshires Holdings, Inc., Fort Bonifacio Development Corporation, Aurora Properties Incorporated, Vesta Property Holdings, Inc., Ceci Realty Inc., Alabang Commercial Corporation, Accendo Commercial Corp., Hero Foundation Incorporated, Bonifacio Art Foundation; Director of Whiteknight Holdings, Inc., AyalaLand Medical Facilities Leasing, Inc., Alveo-Federal Land Communities, Inc., ALI Eton Property Development Corporation; Trustee of Ayala Foundation, Inc.; and Member of Ayala Group Club, Inc. In 2015, he was inducted as member of the Advisory Council of the National Advisory Group for the Police Transformation Development of the Philippine National Police. He earned a degree of B.B.A Accountancy from the University of Notre Dame in 1985 and took his Master's Degree in Business Administration in 1989 and Masters in International Relations in 1997 both at the University of Chicago.

Leonardo L. Leonio, Filipino, 73, has been a Director and Vice Chairman since 21 November 2018. He was first elected as director of the Club on July 2014. He is the Chairman of the Board and Directors of Leonio Land Holdings, Inc., Petrolift Holdings Inc., LLL Holdings Inc., Circle Corporate Inc., and Petrolift Inc. and its subsidiaries: Transoil Corporation, Seatrans Corporation, Oceanlink Tankers Incorporated, Marinelink Tankers Corporation, Translift Ship Management Inc., Equasis Logistics Incorporated, and Marinelift Shipyard and Repair Inc. He is a Director of LNL Archipelago Minerals Inc. since 2012. He was a founding member of the Philippine Petroleum Sea Transport Corporation (PHILPESTA), the first association of petroleum tankering companies in the Philippines. He attended the Bachelor of Science in Business Administration program at the University of the Philippines.

Anna Ma. Margarita B. Dy, Filipino, 52, has been a Director of the Club since 9 July 2014 and its President since 17 July 2014. She has been a Senior Vice President of ALI since January 1, 2015 and a member of its Management Committee since August 2008. She is Head of ALI's Strategic Landbank Management Group (SLMG). She is the Chairman of publicly listed companies namely, Cebu Holdings, Inc. and Cebu Property Ventures and Development Corporation. Her other significant positions include: Director and Executive Vice President of Fort Bonifacio Development Corporation; Director and President of Nuevocentro, Inc.; Director of Aurora Properties, Inc., Vesta Properties Holdings, Inc., CECI Realty, Inc., AyalaLand Medical Facilities Leasing, Inc., and Next Urban Alliance Development Corp; and a Governor of MACEA. Prior to joining ALI, she was Vice President of Benpres Holdings Corporation. She also served as ALI's Senior Vice President for Corporate Planning from 2005 to 2008. She graduated magna cum laude from Ateneo De Manila University with BS of Arts Degree in Economics Honors Program. She earned her Master's degree in Economics from London School of Economics and Political Science UK 1991 and MBA at Harvard Graduate School of Business Administration in Boston.

Clarissa Teresita L. Asuncion, Filipino, 53, has been a Director and Treasurer of the Club since 17 July 2014. She is the Treasurer and a Director of Petrolift Inc. and its subsidiaries: Transoil Corporation, Seatrans Corporation, Oceanlink Tankers Incorporated, Marinelink Tankers Corporation, Translift Ship Management, Inc., Marinelift Shipyard and Repair Inc., and Equasis Logistics Incorporated. She is also the Treasurer and a Director of Petrolift Holdings Inc.; President and Director of Leonio Land Holdings, Inc.; Treasurer and Managing Director of LLL Holdings Inc.; and Director of LNL Archipelago Minerals Incorporated; and Vice Chairman, Treasurer and Director of Circle Corporate Inc. She served as Treasurer and Director of Leonio Land Holdings from 2012 to 2015 and of LNL Archipelago Minerals Incorporated from 2012 to 2014. She graduated with a degree in Business Administration from the University of the Philippines and finished her Master's in Business Administration from Asian Institute of Management where she graduated with distinction.

Augusto D. Bengzon, Filipino, 58, has served as Director of the Club since its incorporation. He is currently the Senior Vice President, Chief Finance Officer, Chief Compliance Officer and Treasurer of ALI. His other significant positions include: Chairman of Aprisa Business Process Solutions Inc.; Director & Assistant Treasurer of Ayala Greenfield Development Corp.; Director and Treasurer of ALI Eton Property Development Corp., Amaia Land Corp., Aurora Properties Inc., Ayala Property Management Corp., Bellavita Land Corp., BGNorth Properties Inc., BGSouth Properties Inc., BGWest Properties Inc., Ceci Realty Inc., Philippine Integrated Energy Solutions Inc. and Vesta Property Holdings Inc.; Director of Alabang Commercial Corporation, ALINet.Com Inc., Alviera Country Club Inc., Ayala Land Commercial Reit Inc., Ecozone Power Management Inc., Laguna Technopark Inc., Makati Development Corp., Northgate Hotel Ventures, Inc., Nuevocentro, Inc., Southcrest Hotel Ventures, Inc. and AG Counselors Corporation; Treasurer of Avida Land Corp., Cebu Property Ventures and Development Corp. and Hero Foundation Inc. Prior to joining ALI, he was a Vice President and Credit Officer in Global Relationship Banking at Citibank N.A. where he spent sixteen years in various line management roles covering Treasury, Portfolio Management, Structuring, Debt Syndication and Relationship Management. He received his Bachelor of Science degree in Business Management from the Ateneo de Manila University and is a graduate of the Philippine Trust Institute. He was granted a full scholarship at the Asian Institute of Management where he received his Master's in Business Management degree.

Arturo G. Corpuz, Filipino, 65, has been a Director of the Club since 9 July 2014. He is a Director of ALI since April 2016. He served as a member of the Management Committee of ALI from 2008 to December 31, 2016. He headed the Urban and Regional Planning Division and the Central Land Acquisition Unit of ALI. He is also a Director of Aurora Properties, Inc., Vesta Properties Holdings, Inc., Ceci Realty, Inc., Nuevocentro, Inc., and Next Urban Alliance Development Corp.. He is a former President of the Philippine Economic Society and a Fellow of the Foundation for Economic Freedom and the Philippine Institute of Environmental Planning. He was also Trustee of Makati Parking Authority from 2014 to 2016 and a Member of Bonifacio Global City Estate Association from 2005 to 2015. Mr. Corpuz received his baccalaureate degree in Architecture from the University of the Philippines in 1977 and his masteral and doctoral degrees in urban and regional planning from Cornell University in 1984 and 1989.

Carlo Leonardo N. Leonio, Filipino, 50, has been a Director of the Club since 17 July 2014. He is the President and a Director of Petrolift Inc. & its subsidiaries: Transoil Corporation, Seatrans Corporation, Oceanlink Tankers Incorporated, Marinelink Tankers Corporation, Translift Ship Management Inc., Marinelift Shipyard and Repair Inc., and Equasis Logistics Incorporated. He is also the President and Director of Petrolift Holdings, Inc. and Director of Leonio Land Holdings, Inc., LLL Holdings Inc., LNL Archipelago Minerals Inc. and EVP & Director of Circle Corporate Inc. He attended the Executive Master's Program in Asian Institute of Management.

Lawrence Conrad N. Leonio, Filipino, 52, has been a Director of the Club since 11 February 2015. He is the Chief Executive Officer (CEO) and a Director of Marinelift Shipyard and Repair, Inc. and Petrolift Inc. and the Managing Director of its subsidiaries: Transoil Corporation, Seatrans Corporation, Oceanlink Tankers Incorporated, Marinelink Tankers Corporation, Translift Ship Management Inc. and Equasis Logistics Incorporated. He is also the CEO and a Director of Petrolift Holdings Inc. and LLL Holdings Inc.; Director of Leonio Land Holdings, Inc.; and Managing Director of Circle Corporate Inc. He served as CEO & Director of LNL Archipelago Minerals Inc. from 2012 to 2014, a Director in 2015, and Chairman, President and Director in 2016 to present. He was also the President and Director of Circle Corporate Inc from 2012 to 2015. He graduated with a degree of B.S. Management from De La Salle University. He also completed a Professional Shipping Course at the Norwegian Shipping Academy in Oslo, Norway and holds an MBA degree major in Entrepreneurship at Olin Graduate School of Business at Babson College Massachusetts, USA.

Ma. Cristina Carmen M. Zuluaga, Filipino, 50, has been a Director of the Club since 30 November 2020. She is an Assistant Vice President of Ayala Land Estates, Inc. ("ALEI") and Nuevocentro, Inc., and a member of the Management Committee of ALEI. She is also the Head of the Estates Development Group of both companies. As the head of Estates Development Group, she is responsible for the development and delivery of estates and facilities services across the group. She has substantial experience in the real estate industry. She has been exposed to project development, sales and operations and to almost all types of products. She has spent all her professional life in Landco Pacific Corporation ("Landco"). She started in 1992 in Project Development, rose from the ranks and became the President and CEO in 2018 until its closing-out stages. From January 2019 to October 2019, she performed consultant duties exclusively for Landco. She graduated from De La Salle University with a degree of BS Industrial Engineering minor in Mechanical Engineering in 1992.

Jose P. De Jesus, Filipino, 87, was elected as an Independent Director of the Club since 3 October 2017. He is the Chairman of Clark Development Corporation, Converge ICT Solutions, Inc., and Metroworks ICT Construction, Inc. He was the President and Chief Operating Officer of MERALCO (2009 to 2010); Secretary of the Department of Transportation and Communications from 2010 to 2011; President and Chief Executive Officer of the Manila North Tollways Corporation (2000 to 2008); Executive Vice President of the Philippine Long Distance Telephone Company from 1993 to 1999; and Secretary of the Department of Public Works and Highways (1990 to 1993). He is a director of Petron Corporation, Citra Metro Manila Tollways Corporation, Private Infra Development Corporation, and South Luzon Tollway Corporation. He is a Trustee of the Holy Angel University and Kapampangan Development

Foundation. Mr. de Jesus graduated with a degree in AB Economics and Master of Arts in Social Psychology from the Ateneo de Manila University (ADMU). He was *Lux in Domino* (Most Outstanding Alumnus) awardee of ADMU in July 2012. He finished Graduate Studies in Human Development from the University of Chicago.

Oscar S. Reyes, Filipino, 75, has been an Independent Director of the Club since 11 February 2015. He holds the following positions in publicly listed companies (PLCs): CEO, Director, and President of Manila Electric Company (Meralco); Director of Pepsi Cola Products Philippines, Inc.; Independent Director of Bank of the Philippine Islands, Manila Water Company, Inc., Basic Energy Corporation and Cosco Capital Inc. He is the Chairman of the Board of Redondo Peninsula Energy, Inc., Meralco Industrial Engineering Services, Inc., Meralco Energy, Inc., MRail, Inc., MSpectrum, Inc., Atimonan One Energy, Inc., CIS Bayad Center, Inc., and PacificLight Power Pte, Ltd. He is a Director of Meralco PowerGen Corporation, Republic Surety & Insurance Company Inc., Sun Life Financial Plans, Inc., Sun Life Prosperity Funds, Grepalife Mutual Funds., Petrolift Corporation, PLTD Communications and Energy Ventures, Inc., Eramen Minerals, Inc., Meralco Powergen Corporation, Clark Electric Development Corporation. He is a member of the Advisory Board of Philippine Long Distance Telephone Company and a member of board committees of various companies. He is a member of the Vice-Chairman and member of the Board of Trustees of One Meralco Foundation, Inc. and a member of the Board of Trustee of Pilipinas Shell Foundation, Inc., SGV Foundation, Inc. and El Nido Foundation, Inc. He is also a member of various professional organizations. He served as Country Chairman of the Shell Companies in the Philippines, President of Pilipinas Shell Petroleum Corporation and Managing Director of Shell Philippines Exploration B.V. He holds a Bachelor of Arts degree, cum laude, in Economics from the Ateneo de Manila University and finished post-graduate studies at the Ateneo Graduate School of Business Administration, Waterloo Lutheran University, Canada and the Harvard Business School, Boston, USA.

Jennylle S. Tupaz, Filipino, 48, is a Nominee to the Board of Directors. She is currently the President of Ayala Land, Inc. where she previously held the positions of Sr. Division Manager from 2010 to 2013, and Assistant Vice President from 2013 to 2016. She is also affiliated with Serendra, Inc. (Director), Accendo Commercial Corp. (Director and EVP), CDO Gateway Corp. (Director and President), and Five Star Cinema, Inc. (Chairman & President). She also served as Presidents of Alveo Land Corp. and Ayala Land Malls, Inc. from 2017 to 2018 and from 2018 to 2020, respectively. She holds a Bachelor of Science in Statistics degree which she obtained from the University of the Philippines Diliman in 1994, and a Master of Business Degree which she obtained from the University of Chicago Booth School of Business in 2019.

Regina F. Magbitang, Filipino, 49, has served as the Assistant Treasurer of the Club since 3 October 2017. She is the Chief Financial Officer of Petrolift, Inc. She is the Treasurer of LLL Holdings, Inc. (2017); Leonio Land Holdings, Inc. from 2015 to 2017; and LNL Archipelago Minerals, Inc. from 2014 to 2017. She is also the President of Corporate Circle, Inc. from 2016 to 2017. She worked as an Auditor in Joaquin Cunanan/Price Waterhouse Coopers before joining the Leonio Group of Companies as Financial Analyst and assumed higher positions as Accounting Supervisor, Treasury Officer, Finance Manager, Assistant General Manager for Corporate Services, General Manager for Shipping, and General Manager for Shared Services and Comptroller. She graduated with a degree of BS Accountancy with magna cum laude honors at St. Scholastica's College and Masters in Business Administration at the Graduate School of De La Salle University.

John Marcial R. Estacio, Filipino, 46, has been the General Manager for the Development of the Club since 17 July 2014. He is a Senior Division Manager in ALI. He is a Director of Soltea Commercial Corp., Amorsedia Development Corporation, HLC Development Corporation, Buendia Landholdings, Inc., and Crans Montana Property Holdings Corporation. He is the General Manager of the NUVALI companies, namely, Aurora Properties, Inc., Vesta Property Holdings, Inc., and Ceci Realty, Inc.; He is also the General Manager of Nuevocentro, Inc. He holds a Bachelor of Science degree in Accountancy at the San Beda College and an MBA in the Asian Institute of Management, Schulich School of Business, York University.

Johann V. Ramirez, Filipino, 52, is the Club's current General Manager. He was previously connected with Globe Telecom Inc. as Retail Area Head for 15 years. Prior to this he was the Executive Assistant Manager of Taal Vista Hotel, Food & Beverage Operations Manager & Duty Manager of The Richmond Hotel, Head Concierge for The Metropolitan Palace Hotel in UAE. He holds a Bachelor of Science Degree in Business Administration at the International Academy of Management & Economics.

Jenny Vie H. Julia, Filipino, 37, is the current Chief Audit Executive of the Club and is currently the Internal Audit Manager handling Residential Business Group (RBG) and Property Management (APMC) of Ayala Land, Inc. (ALI). She also served as the Internal Audit Manager for Estates and Corporate from 2017 to 2018. She is a Certified Public Accountant (CPA), Certified Internal Auditor (CIA), and a member of the Institute of Internal Auditors Philippines (IIAP). She holds a Bachelor of Science in Accountancy degree from the Ateneo de Naga University and was awarded with Latin honor.

Ma. Divina Y. Lopez, Filipino, 49, is the current Comptroller, Chief Finance & Compliance Officer of the Club and is currently the Vice President and Chief Finance Officer of Ayala Land Estates Group. She concurrently serves as Director and Treasurer of Altaraza Prime Realty Corporation, Alagang Ayala Land Foundation, Inc., Amorsedia Development Corporation, AyalaLand Estates, Inc., Buendia Landholdings, Inc., Crans Montana Property Holdings Corporation, Crimson Field Enterprises, Inc., HLC Development Corporation, and, Red Creek Properties, Incorporated. Prior to this, she was the Chief Audit Executive of Ayala Land. She also served as President of Amicassa Process Solutions, Inc. and Chief Finance Officer of the Residential Business Group of ALI. She holds a Bachelor of Science degree in Business Administration and Accountancy from the University of the Philippines and placed 11th in the CPA Board Examinations in 1993. She obtained a Master of Science degree in Computational Finance from De La Salle University in 2002.

Anna Liza M. Ang-Co, Filipino, 52, is the current Corporate Secretary of the Corporation. She is a Senior Partner of Co Ferrer Ang-Co & Gonzales Law Offices, a full-service Philippine law firm specializing in corporate law, taxation, estate planning and settlement, corporate rehabilitation, and real estate transactions. She is also a Director, Rehabilitation Receiver, and Corporate Secretary of other Philippine corporations. She graduated with a degree of Bachelor of Science in Computer Science from the Ateneo de Manila University in 1990 and earned her Law degree from the University of the Philippines in 1994.

Reinerr John A. Nuestro, Filipino, 31, is the current Assistant Corporate Secretary of the Corporation. He is an Associate of Co Ferrer Ang-Co & Gonzales Law Offices, a full-service Philippine law firm specializing in corporate law, taxation, estate planning and settlement, corporate rehabilitation, and real estate transactions. He obtained his Bachelor of Arts degree in Psychology at the University of the Philippines in 2010 and Juris Doctor degree from the same university in 2017.

Amelia Ann T. Alipao, Filipino, 58, is the current Data Protection Officer of the Corporation. She is also currently Vice President and Chief Information Officer of Ayala Land Inc. As CIO Annie, is responsible for strategic planning for the enterprise information technology and provide oversight on all the digital initiatives of the Ayala Land Group. She is also the Group Data Protection Officer for ALI Group of Companies and currently a member of the Data Privacy Council for Real Estate of the National Privacy Commission. She is also a member of the Board of APRISA Business Process Inc. She sits as a member of the ALI Corporate Bidding Committee, a role she previously occupied in 2009-2011 and acted as Chairperson of. In February 2020, she recently joined as HCX Technology Partners Inc., an Ayala company, Board of Director member. Before joining ALI, she took on dual roles in SAP Philippines as an Account Manager handling government accounts and as Project Manager for SAP Implementation. She also served as Assistant Vice President in Coca-Cola Bottlers Inc, where she managed various IT systems implementation and delivery. She also sits on the Board of Directors of KauSAP, a non-profit organization to strengthen the SAP user community in the Philippines through sharing of collective experiences of SAP users. Her IT career started as an IT Instructor II/Act of SGV. She holds a Bachelor of Arts in Biology and Bachelor of Science in Business Management from De La Salle University.

ANNEX B-1

Certificate of Qualification

Jose P. De Jesus

CERTIFICATION OF QUALIFICATION OF INDEPENDENT DIRECTOR

I, **JOSE P. DE JESUS**, Filipino, of legal age and a resident of 30 Mangyan Road, La Vista, Quezon City, after having been duly sworn to in accordance with law do hereby declare that:

1. I am a nominee for independent director of ALVIERA COUNTRY CLUB, INC. (the "Corporation") and have been its independent director since 3 October 2017.
2. I am affiliated with the following companies or organizations (including government-owned and controlled corporations (GOCCs)):

COMPANY / ORGANIZATION	POSITION	PERIOD OF SERVICE
1. Converge ICT Solutions, Inc.	Independent Director and Chairman	June 2020 - present
2. Automobile Association Philippines	Trustee	16 October 2019 – present
3. SMC Skyway Corporation	Director	20 June 2014 - present
4. Petron Corporation	Director	20 May 2014 - present
5. San Miguel Corporation	Consultant	January 2013 - present
6. Private Infra Development Corporation	Director	1 March 2013 - present
7. SMC SLEX Inc.	Director	1 March 2013 - present
8. Holy Angel University	Trustee	8 August 2008 - present
9. Kapampangan Development Foundation	Trustee	1987 - present


3. I possess all the qualifications and none of the disqualifications to serve as an Independent Director of ALVIERA COUNTRY CLUB, INC., as provided in Section 38 of the Securities Regulation Code, its implementing Rules and Regulations and other SEC issuances.
4. I am not related to any director/officer/substantial shareholder of ALVIERA COUNTRY CLUB, INC. and its subsidiaries and affiliates.
5. To the best of my knowledge, I am not the subject of any pending criminal or administrative investigation or proceedings.
6. I shall faithfully and diligently comply with my duties and responsibilities as independent director under the Securities Regulation Code and its Implementing Rules and Regulations, Code of Corporate Governance, and other SEC issuances.
7. I shall inform the Corporate Secretary of ALVIERA COUNTRY CLUB, INC. of any charges in the abovementioned information within five days from its occurrence.

Done this 05 AUG 2021 at San Juan City, M.M., Philippines.


JOSE P. DE JESUS
 Affiant

SUBSCRIBED AND SWORN TO before me this 05 AUG 2021 at San Juan City, M.M. Philippines, affiant exhibited to me his Competent Evidence of Identity N10-56-018278 issued on 01 OCT 2018 at QUEZON CITY.

Doc. No. 451
 Page No. 92
 Book No. III
 Series of 2021.


ANNA LIZA M. ANG-CO
 Notary Public - San Juan City, Pasig, and Pateros
 Appointment No. 65 (25 Jan. 2021 to 31 Dec. 2022)
 Attorney's Roll No. 39687
 PTR No. 1477186; 01/07/21; San Juan City
 IBP Lifetime Reg. No. 02073; Rizal Chapter
 MCLE Compliance No. VI-0017981; TIN 165-024-929

ANNEX B-2

Certificate of Qualification

Oscar S. Reyes

CERTIFICATION OF QUALIFICATION OF INDEPENDENT DIRECTOR

I, **OSCAR S. REYES**, Filipino, of legal age and a resident of 58 Mckinley Road, Forbes Park, Makati City, after having been duly sworn to in accordance with law do hereby declare that:

1. I am a nominee for independent director of ALVIERA COUNTRY CLUB, INC. (the "Corporation") and have been its independent director since 11 February 2015.
2. I am affiliated with the following companies or organizations (including government-owned and controlled corporations (GOCCs)):

Company/Organization	Position	Period of Service
Bank of the Philippine Islands	Independent Director	2003-2016
	Member, Advisory Council	2016-present
PLDT, Inc.	Director	2001-2010
	Member, Advisory Board	2010-present
Basic Energy Corp.	Independent Director	2007-2019
	Member, Advisory Board	2019-present
Cosco Capital Inc.	Independent Director	2009-present
Pepsi Cola Products Philippines, Inc.	Chairman	2007-present
PXP Energy Corporation	Director	2017-present
DMWenceslao & Associates Inc.	Independent Director	2019-present
PLDT Communications & Energy Ventures, Inc.	Director	2013-present
Link Edge Inc.	Non-Executive Chairman	2002-present
Grepalife Dollar Bond Fund Corporation	Independent Director	2011-present
Grepalife Fixed Income Fund Corporation	Independent Director	2011-present
Grepalife Balanced Fund Corporation	Independent Director	2011-present
Sun Life Financial Plans Inc.	Independent Director	2006-present
Sun Life of Canada Prosperity Balanced Fund Inc.	Independent Director	2018-present
Sun Life of Canada Prosperity Philippine Equity Fund, Inc.	Independent Director	July 2021
Sun Life Prosperity Phil. Stock Index Fund, Inc.	Independent Director	July 2021
Sun Life Prosperity World Voyager Fund, Inc.	Independent Director	July 2021
Sun Life Prosperity Dollar Wellspring Fund Inc.	Independent Director	July 2021
Sun Life Prosperity Achiever Fund 2028 Inc.	Independent Director	2018-present
Sun Life Prosperity Achiever Fund 2038 Inc.	Independent Director	2018-present
Sun Life Prosperity Achiever Fund 2048 Inc.	Independent Director	2018-present
Sun Life Prosperity World Equity Index Feeder Fund Inc.	Independent Director	2018-present
Sun Life Prosperity Dollar Starter Fund, Inc.	Independent Director	July 2021
Petrolift Inc.	Independent Director	2007-present
Eramen Minerals Inc.	Independent Director	2004-present
Pioneer Insurance & Surety Corporation	Member, Advisory Board	Oct. 2019-May 2020
	Independent Director	June 2020
Pioneer Life Inc.	Member, Advisory Board	2019- present
Pioneer Intercontinental Insurance Corp.	Member Advisory Board	Oct. 2019-May 2020
	Independent Director	June 2020
Phil Dealing System Holdings Corp.	Independent Director	2019-present
Phil. Dealing Exchange Corporation	Independent Director	2019-present
Phil. Depository & Trust Corporation	Independent Director	2019-present
Phil. Securities Settlement Corporation	Independent Director	2019-peesnt
Team Energy Corporation	Independent Director	2019-present

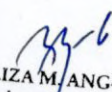
3. I possess all the qualifications and none of the disqualifications to serve as an Independent Director of ALVIERA COUNTRY CLUB, INC., as provided in Section 38 of the Securities Regulation Code, its implementing Rules and Regulations and other SEC issuances.
4. I am not related to any director/officer/substantial shareholder of ALVIERA COUNTRY CLUB, INC. , its subsidiaries and affiliates.
5. Except for a Complaint lodged by Johnson Sanhi representing Repower Development Energy Corporation, which I and my counsels believe to be a highly baseless and false Complaint, I am not the subject of any pending criminal or administrative investigation or proceedings.
6. I am not in government service nor am I affiliated with a government agency or GOCC.
7. I shall faithfully and diligently comply with my duties and responsibilities as independent director under the Securities Regulation Code and its Implementing Rules and Regulations, Code of Corporate Governance and other SEC issuances.
8. I shall inform the Corporate Secretary of ALVIERA COUNTRY CLUB, INC. of any charges in the abovementioned information within five days from its occurrence.

Done this 05 AUG 2021 at San Juan City, M.M., Philippines.


OSCAR S. REYES
 Affiant

SUBSCRIBED AND SWORN TO before me this 05 AUG 2021 at San Juan City, M.M. Philippines, affiant exhibited to me his Passport No. P5302920A issued on 11 December 2017 at DFA Manila.

Doc. No. 450
 Page No. 91
 Book No. III
 Series of 2021.


ANNA LIZA M. ANG-CO
 Notary Public - San Juan City, Pasig, and Pateros
 Appointment No. 65 (25 Jan. 2021 to 31 Dec. 2022)
 Attorney's Roll No. 39687
 PTR No. 1477186; 01/07/21; San Juan City
 IBP Lifetime Reg. No. 02073; Rizal Chapter
 MCLE Compliance No. VI-0017981; TIN 165-024-929

ANNEX C

FINANCIAL INFORMATION

PART I

Overview

The Club was organized as a stock, non-profit corporation and was duly registered with the Securities and Exchange Commission (“SEC”) on 9 July 2014. The Club has no predecessors. To date, the Club has no subsidiaries. Commercial operations of the Club commenced on 28 March 2019.

The Club is not involved in any bankruptcy, receivership or similar proceedings. Neither is the Club involved in any material reclassification, merger consolidation or purchase or sale of significant amount of assets not in the ordinary course of business.

Item 1. Financial Statements

Please refer to the attached financial statements as of 31 December 2020, and 30 June 2021.

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

Plan of Operation

The Club commenced its commercial operations on 28 March 2019 and had its official Grand Launch on 31 July 2019. Members are obliged to pay monthly dues, fees and assessments as determined by the Board of Directors. Any increase in dues will be reported to the SEC within thirty (30) days from the approval of the Board of Directors. The Members will be notified of such increase. Notices on the dues will also be posted on bulletin boards located in conspicuous areas for the benefit of secondary markets. Current monthly dues are discussed on Item 21 of E. Other Matters.

Revenues are mainly derived from monthly dues and fees, and from the sale of food and beverages. Since the Club operates on a non-profit basis, no part of its net income will inure to the benefit of its shareholders. Assessments, fees and dues collected from Members shall be for the sole purpose of meeting the operational and maintenance expenses of the Club.

Following the onset of the Coronavirus Disease 2019 (“COVID-19”) pandemic in 2020 and the implementation of various kinds of quarantine across the country, including the province of Pampanga, the impact of COVID-19 and the government’s response thereto on the Club’s business and operations continue to evolve. Since the Club partially re-opened on 8 July 2020, it had to adjust its operations to optimize resources and expense control and revise revenue projection.

The current year opened with the implementation of Modified General Community Quarantine (“MGCQ”) in the Province of Pampanga and the monthly average Club visits increased for January and February. With the increase in daily positive cases in March, Metro Manila was placed in Enhanced Community Quarantine (“ECQ”) for an initial period of 29 March 2021 to 4 April 2021. The Province of Pampanga followed suit which saw the enactment of local government unit guidelines which restricted any form of gatherings and events in any venues, and temporarily suspended the operations of clubs and resorts. Following this, the Club temporarily suspended its operations from 8 April 2021 to 6 May 2021. This period naturally caused a decrease in the monthly average visits to the Club. However, following the relaxation of the rules in May 2021, foot traffic recovered fast upon the Club’s re-opening in May with a continuous increase of foot traffic in June.

Ever since the Club was allowed to operate during the pandemic, it has established and has continued to implement stringent COVID-19 prevention protocols for the members and their guests, and employees as well, such as:

1. Duly accomplished Health Declaration Form through online submission via QR Code or online registration for the members and their guests
2. Members' online registration and check out
3. Thermal body scanning
4. Mandatory facemask
5. Hand sanitizer made available in all areas
6. Disinfection of footbath
7. Social and table/seating distancing
8. Directional and reminder signage to remind members and guest
9. Employees are required to wear facemasks and face shields

As with last year, the Club only partially opened due to the quarantine guidelines issued by both the national and local governments. Operational modifications have been implemented such as:

- Shortening of the Club operations from 6:00 am - 10:00 pm to 6:00 am – 8:00 pm
- Closure of the Club's Galo Bar due to the early closure of the Club and the on-going curfew restrictions imposed by the local government
- Closure of children's play areas (including the kiddie playroom and kiddie pool), movie room, and spa
- Non-group contact sports are allowed, such as tennis and badminton
- Group contact sports are not allowed, such as basketball and volleyball

The local government of the Province of Pampanga subsequently issued Executive Order ("EO") No. 17-2021 effective from 2 August 2021 to 15 August 2021 which required all non-residents of Pampanga to present negative Reverse Transcription-Polymerase Chain Reaction ("RT-PCR") tests taken forty-eight (48) hours prior before being allowed entry into the province. This slowed down foot traffic/visit as members of the Club residing in the National Capital Region ("NCR") were more restricted from entering the province.

Cash Requirement

While on its early operational stage, funding requirements of the Club will be sourced through revenue generating activities (dues and fees from members and food and beverage), and advances from Nuevocentro, Inc., if deemed necessary.

Capital Expenditure

The Club currently has no plans of conducting any product research and development. It is expected to purchase equipment to be used in the operations.

Manpower Resource

The Club currently has in its employ 14 full-time employees and 52 contractual workers to handle the Club's operations since its re-opening on 8 July 2020 in light of the COVID-19 pandemic.

Management's Discussion and Analysis

Financial Condition

The Club has not availed of any long-term debt financing from its related parties or external sources. Accordingly, the Club has no existing contingencies, material commitments for capital expenditures, guarantees and other off-balance sheet transactions as of the date of the report.

Pre-operating financial support was provided by NCI to the Club. Operating requirements of the Club will be sourced from revenue generating activities and advances from NCI, if deemed necessary.

There are no known trends, events, seasonal aspects or uncertainties which are reasonably expected to have a material impact on the Club's revenues, income and liquidity during its pre-operating stage. All items presented on profit or loss were incurred as part of the Club's pre-operations and operations. Losses from operations are expected to be incurred until the Club reaches its breakeven for commercial operations. Incurrence of loss is monitored regularly to ensure that it will not materially impact the Club's financial capacity.

Liquidity Risk

Liquidity risk is defined by the Club as the risk of losses arising from funding difficulties due to deterioration in market conditions and/or the financial position of the Club that make it difficult for the Club to raise the necessary funds or that forces the Club to raise funds at significantly higher interest rates than usual.

The Club manages liquidity risk by maintaining a balance between continuity of funding and flexibility. The Club maintains a level of cash deemed sufficient to finance its operations. As part of its liquidity risk management, the Club regularly evaluates its projected and actual cash flows.

As of 31 July 2021, the Club's financial liabilities have a maturity of less than one year, except for those considered to be due and demandable.

Credit Risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss. The investment of the Club's cash resources is managed so as to minimize risk while seeking to enhance yield. The Club's holding of cash in bank exposes the Club to credit risk of the counterparty if the counterparty is unwilling or unable to fulfill its obligations, and the Club consequently suffers financial loss. Credit risk management involves entering into financial instruments only with counterparties with acceptable credit standing.

Bank limits are established on the basis of liquidity, capital adequacy and financial stability. Given the high credit standing of its accredited counterparty banks, management does not expect any of these financial institutions to fail in meeting their obligations.

Trade receivable generally pertains to membership dues and club charges. The Club bills and collects from members on a monthly basis. It is the Club's policy to impose surcharge fees on members for any delinquency in payment. Once an account is tagged as delinquent, appropriate actions are taken by the Club such as prohibition of the use of Club's facilities and services. The Club assesses long-outstanding member's receivable account periodically as to future collectability. Club shares of members with long-outstanding balances are placed to public auction for bidding at the management's own terms and minimum pricing to ensure that outstanding balances are delinquent members are recovered.

The Club's maximum exposure to credit risk is equal to the carrying value of its financial assets. These financial assets are considered as high grade and are classified as neither past due nor impaired. The rating is based on the nature of the counterparty.

A. Review of operations 2Q 2021 vs 2Q 2020

The Club incurred a net loss after tax of ₱20.06 million in the second quarter of 2021, with a 5% decrease from ₱21.28 million net losses during the second quarter of 2020. The decrease is mainly driven by the effort of the management to maximize the profitability of each outlet and amenities.

As of 30 June 2021, the Club's accounts and other payables are due within one year.

Business segment

The Club serves its members through its amenities. Food and Banquet, memberships and other amenities related to leisure are being offered. The Club commenced its commercial operations on 28 March 2019.

Expenses

Total expenses amounted to ₱32.13 million during the second quarter of 2021, 8% higher than the ₱29.74 million posted in the same period last year.

Project and Capital Expenditure

The Club spent a total of ₱816.29 million for project and capital expenditures of the Club since inception. All of the capital expenditures were spent on construction and fit-out of the Country Club.

Financial Condition

Cash stood at ₱3.10 million, resulting to a Current Ratio of 1.70:1. Since the Club is on its start-up year of operations, funds were sourced from revenue generating activities and advances from NCI to support the Club's operating requirements. As of 30 June 2021, advances provided by the Parent Company amounted to ₱70.30 million.

Causes of any material changes (+/- 5% or more) in the financial statements

Income Statement items – 30 June 2021 versus 30 June 2020

41% increase in Revenues and 120% increase in cost of sales and services

Material changes in the income statement is mainly attributable to the Quarantine Protocol imposed for 2020 (March to July) against the six-month period of commercial operations in 2021. Other causes of the material movements are as follows:

- *25% increase in revenues from membership fees*
Other than the longer period covered, the increase is directly attributable to the increase in activated members at 471 members as of June 2021.
- *61% increase is revenues from sale of goods and services*
In compliance with Presidential Proclamation No. 929, the Club ceased its operations for approximately 4 months from 16 March 2020 to 7 July 2020.

120% increase in cost of sales and services

The increase is due to the full commercial operation of the club from January to June 2021 as compared to 2020 where in compliance with Presidential Proclamation No. 929, the Club ceased its operations for approximately four (4) months from 16 March 2020 to 7 July 2020. The increase is also evidenced by the corresponding increase in Revenue.

5% increase in Direct Operating Expenses

Main drivers of the increase in Direct Operating Expenses are as follows:

35% decrease in Representation

Most representation expenses are for complimentary food and beverages, amenity visit, and material distribution to prospected members to boost sales and revenue in 2020 to cope with the loss operation during the lockdown.

Other material increases in Direct Operating Expenses

Other material movements for the second quarter of 2021 include 6% increase in utilities, 13% increase in supplies, 80% decrease in transportation, 82% decrease in repairs in maintenance, and 85% decrease in marketing expenses and communication. The increase in Utilities and Supplies are directly attributable to the full six-month operations of the Club in 2021 in comparison with the four-month cease of operations due to Quarantine Protocol in 2020. While the decrease in Transportation, Repairs and Maintenance and Marketing is due to the effort of Management to minimized cost and wastage.

8% decrease in General and Administrative Expenses

220% increase in Taxes and Licenses

Increase in taxes and licenses in 2021 refers to the real property tax, and Business permit paid by the Club during the period. Business permit is assessed based on the revenue earn by the club in 2020.

42% decrease in Professional and Legal Expenses

Professional and Legal expenses in 2020 pertain to one-off legal fees paid to the Club's legal counsel for transactions with the Commission in which they represented the Club.

184% increase in Provision for Income Tax

Increase in provision for income tax is directly attributable to the increase in the provisioning for MCIT for taxable gross income of the Club during the second quarter of 2021.

Balance Sheet items – 30 June 2021 versus 31 December 2020

49% decrease in Cash

Significant cash disbursements were made during the quarter for operating activities. Kindly refer to the Statements of Cash Flow for details.

141% increase in Accounts and Other Receivables

Increase in accounts and other receivables pertains to generated sales on account for the period. These are collectible and billed to members within one month from consumption and usage.

40% decrease in Inventories

Given the full six months operation of the Club in 2021 as compared to the nine months operation in 2020 due to the Stricter Quarantine Protocol. The decrease is evident by the corresponding increase in sales of goods.

24% increase in Accounts and Other Payables

Additional advances received from the Parent Company amounting to ₱5.36 million during the six-month period ended 30 June 2021 contributed to the material increase in Accounts and Other Payables.

B. Review of operations 1Q 2021 vs 1Q 2020

The Club incurred a net loss after tax of ₱6.93 million in the first quarter of 2021, with a 34% decrease from ₱9.22 million net loss during the first quarter of 2020. The significant decrease is mainly driven by Club's Management effort to maximized profit on outlets and amenities.

As of 31 March 2021, the Club's accounts and other payables are due within one year.

Business segment

The Club served its members through its amenities. Food and Banquet, memberships and other amenities related to leisure are being offered. The Club commenced its commercial operations on 28 March 2019.

Expenses

Total expenses amounted to ₱12.65 million during the first quarter of 2021, 10% lower than the ₱14.06 million posted in the same period last year.

Project and Capital Expenditure

The Club spent a total of ₱816.29 million for project and capital expenditures of the Club since inception. All of the capital expenditures were spent on construction and fit-out of the Country Club.

Financial Condition

Cash stood at ₱6.35 million, resulting to a Current Ratio of 0.19:1. Since the Club is on its start-up year of operations, funds were sourced from revenue generating activities and advances from NCI to support the Club's operating requirements. As of 31 March 2021, advances provided by the Parent Company amounted to ₱65.06 million.

Causes of any material changes (+/- 5% or more) in the financial statements

Income Statement items – 31 March 2021 versus 31 March 2020

8% increase in Revenues and 92% increase in cost of sales and services

Material changes in the income statement is mainly attributable to the effect of Pandemic in 2020 causing the decrease in traffic and added to the cease of operation in March 2020.

Material increases/decrease in Direct Operating Expenses

Material movements for the first quarter of 2021 include 58% decrease in contracted service, 34% decrease in supplies, 66% decrease in transportation, 91% decrease in repairs in maintenance, 98% decrease in marketing expenses and communication. These decrease in expenditures are directly attributable the management effort to minimized the cost and wastage.

26% decrease in Taxes and Licenses

Increase in taxes and licenses in 2020 refers to the real property tax and business license paid by the Club during the period.

Other material increases in General and Administrative Expenses

Other material movements for the first quarter of 2021 include 85% increase in professional fees. These expenditures are directly attributable to the full three-month operations of the Club in 2021 in comparison limited operations in 2020 due to pandemic.

58% decrease in Provision for Income Tax

Decrease in provision for income tax is directly attributable to the decrease in the average daily cash balance of the Club's cash in bank during the first quarter of 2021, net of provisioning for MCIT.

Balance Sheet items – 31 March 2021 versus 31 December 2020

67% increase in Accounts and Other Receivables

Increase in accounts and other receivables pertains to generated sales on account for the period. These are collectible and billed to members within one month from consumption and usage.

32% increase in Inventories

Decrease for the three-month period is evidence by the increase with sales revenue.

14% increase in Accounts and Other Payables

Additional advances received from the Parent Company amounting to ₱3.5 million during the three-month period ended 31 March 2021 contributed to the material increase in Accounts and Other Payables.

C. Review of operations 2020 vs. 2019

The Club incurred a net loss after tax of ₱47.97 million for the year 2020, 11% higher than the reported net loss after tax of ₱43.11 million in 2019. The significant increase is mainly driven by the commencement of the Club's commercial operations.

Revenue

As the Club started its normal commercial operations, it generated revenue amounting to ₱12.23 million which mainly pertains to monthly dues, sale of food and beverage and usage of sports facilities and equipment.

Expenses

Total expenses in 2020 amounted to ₱69.34 million, 24% higher than the ₱55.85 million expenses incurred in 2019. Details of movements in expenses are discussed below under "Material changes in the Financial Statements".

Capital Expenditure

The Club spent a total of ₱816.29 million for project and capital expenditures of the Club since inception. All of the capital expenditures were spent on construction and fit-out of the Country Club.

Accrued expenses and other payables

Accrued expenses and other payables amounted to ₱85.24 million and ₱59.84 million as of 31 December 2020 and 2019, respectively, breakdown of which are provided in Notes 9 and 12 of the financial statements, as attached.

Income Statement items – 2020 versus 2019

66% increase in Revenue and 104% increase in Cost of Sales

Material changes in the income statement is mainly attributable with 21% increase in number of members from 353 in 2019 to 427 in 2020 and foot traffic increase of 49% from 8,472 in 2019 to 12,587 in 2020. Revenue was generated from the ff. outlets:

- Specialty restaurant and café
- Events/banquets
- Sports facilities and courts
- Leisure and recreational facilities (spa, game rooms, theater)
- Membership dues

94% decrease in interest income

Interest income decreased significantly due to lower average cash balance on bank deposits, mainly due to sudden change in operations as result of the pandemic.

21% increase in Direct Operating Expenses

The following expenses mainly attributed to the increase:

126% increase in Depreciation

Depreciation for the Club's building was recognized for the full year in 2020 in comparison with the 6-month depreciation in 2019 when the building was fully constructed. Yearly depreciation recognized on a straight-line basis amounted to P20.41 million. Full year depreciation of the Club's other furniture and fixtures also contributed in the increase by P1.27 million.

19% increase in Utilities

As the Club's facilities were operated and maintained for the full year 2020, semi-fixed expenses incurred for electricity and water utilities also increased. P1.20 million increment was noted for 2020.

- 14% decrease in Contracted Services and Manpower Complement

To cope up with the limitations imposed by the community quarantine protocols which resulted to temporary disruption of operations in 2020, operation manpower complement was reduced to key operating functions only.

- 60% decrease in Supplies

The Club put up an effort to maintain the procurement of supplies at a minimum level to limit wastage during the temporary disruption of operations.

14% increase in General and Administrative Expenses

- 25% increase in Salaries and Employee Benefits

The increase is due to the completion of intended employee headcount in 2020 to give support with the increase in number of membership and foot traffic.

- 53% increase in Professional Fees

This consist of Monthly Retainers fee paid to the Club's legal counsel, including the payment for the preparation of legal documents. One-off legal fee billing for the 2020 Annual Stockholders' Meeting was incurred resulting to the increase in addition to the yearly increase in the Club's audit fee.

- 45% increase in Taxes and Licenses

This consist of payment of Business Permits as well as the payment of Real Property Taxes for the year 2020. The increase in business tax is aligned with the increase/recognition of revenue in 2019 as the assessor's basis for the Club's tax in 2020.

95% decrease in Provision for Income Tax

Gross profit generated by the Club for the year was subjected to 2nd 4 Minimum Corporate Income Tax (MCIT). In 2020, the Club set-up a cost allocation mechanism of its operating expenses (e.g. utilities) in order to appropriately track those directly attributable to its operations. This allocation resulted to the decrease in provisioning for MCIT.

Balance Sheet items – 2019 versus 2018

75% decrease in cash

Significant cash disbursements were made in 2020 for operating activities and limited collections due to the quarantine period during the pandemic.

74% increase in Other Current Assets

The increase is due to the Adjusting entries made for 2019 for the OCA Creditable Withholding Tax.

88% increase in accrued and other payables

The significant increase pertains to payment by NCI as advances made to the Club and to MDC for the construction of Club facilities.

81% increase in deficit

Increase is due to additional operating expenses incurred during the commencement of operation on 202D as discussed in "Income Statement items - 2020 versus 2019"

D. Review of operations 2019 vs. 2018

The Club incurred a net loss after tax of ₱43.12 million for the year 2019, 982% higher than the reported net loss after tax of ₱3.98 million in 2018. The significant increase is mainly driven by the commencement of the Club's commercial operations.

Revenue

As the Club started its normal commercial operations, it generated revenue amounting to ₱12.86 million which mainly pertains to monthly dues, sale of food and beverage and usage of sports facilities and equipment.

Expenses

Total expenses in 2019 amounted to ₱53.14 million, 1213% higher than the ₱4.05 million expenses incurred in 2018. Details of movements in expenses are discussed below under "Material changes in the Financial Statements".

Capital Expenditure

The Club spent a total of ₱816.29 million for project and capital expenditures of the Club since inception. All of the capital expenditures were spent on construction and fit-out of the Country Club.

Accrued expenses and other payables

Accrued expenses and other payables amounted to ₱59.84 million and ₱520.14 million as of 31 December 2019 and 2018, respectively, breakdown of which are provided in Notes 9 and 12 of the financial statements, as attached.

Income Statement items – 2019 versus 2018

100% increase in Gross Profit and 950% increase in other expenses

Material changes in the income statement is mainly attributable to the commencement of commercial operations. Gross profit was generated from the ff. outlets:

- Specialty restaurant and café
- Events/banquets
- Sports facilities and courts
- Leisure and recreational facilities (spa, game rooms, theater)
- Membership dues

Other expenses incurred in the normal commercial operations of the Club refers to employee meals, rentals, postal and communication expenses.

258% increase in interest income

Interest income increased significantly due to higher average cash balance on bank deposits. Collection of subscription receivable from NCI resulted to a higher available cash in bank balance.

100% increase in Salaries and Employee Benefits

Prior to the commencement of commercial operations, general and administrative functions were provided by NCI at no cost to the Club. The Club only employed its own manpower in March 2019. This resulted to the material increase in salaries and employee benefits in 2019 in which full manpower complement was in place.

89% decrease in taxes and licenses

Decrease in taxes and licenses is mainly due to documentary stamp taxes paid in 2018 from the conversion of NCI's advances to equity.

43% decrease in professional fees

Aside from audit services rendered to the Club for 2019 and 2018, legal fees were incurred from services rendered by an external legal counsel to the Club in 2019.

100% decrease in marketing expenses

Marketing expenses decreased significantly in 2019 due to the performance of the Club's events along with NCI's marketing activities for a more cost-efficient marketing strategy.

695% increase in Provision for Income Tax

Gross profit generated by the Club for the year was subjected to 2% Minimum Corporate Income Tax (MCIT). Provision for 2018 only refers to final tax on interest income earned.

100% increase in Other Income Statement accounts

Increase in other income statement accounts in 2019 is due to the commencement of commercial operations.

Balance Sheet items – 2019 versus 2018

93% decrease in cash

Significant cash disbursements were made in 2019 for operating activities.

414% increase in Accounts and Other Receivables

Increase in accounts and other receivables pertains to the remaining uncollected charge sales for the period. These are collectible and billed to members within one month from consumption and usage.

100% increase in inventories

With the commencement of operations, inventories were purchased in 2019 to accommodate the operations of the Club's restaurant and café.

100% increase in property and equipment

With the commencement of operations, the Club purchased various furniture and fixtures, service equipment and office equipment. The Club capitalized construction cost and development cost amounted to ₱816.29 million in 2019 were reclassified as property and equipment upon commencement of the normal operation.

40% increase in input value-added-taxes

Increase in input value-added taxes is related to continuous incurrence of development costs and purchases of equipment, supplies and materials used for the Club's operations.

87% decrease in advances to contractors

The decrease pertains to the recouped portion of the Club's down payment for every progress billing received in 2019.

88% decrease in accrued and other payables

The significant decrease pertains to payment to NCI for its advances made to the Club and to MDC for the construction of Club facilities.

65% decrease in retention payable

decrease in retention payable is directly attributable to the completion of the Club's construction in progress.

97% increase in capital stock

Increase in capital stock pertains to the full collection of subscription receivable from NCI amounting to ₱470.06 million.

265% increase in deficit

Increase is due to additional operating expenses incurred during the commencement of operation on 2019 as discussed in “Income Statement items – 2019 versus 2018”

E. Review of operations 2018 vs. 2017

In its preoperating stage, the Club posted a net loss after tax of ₱3.98 million for the year 2018, 314% higher than the reported net loss after tax of ₱0.96 million in 2017. The Club’s revenues, which pertains solely to interest income received from cash in bank, amounted to ₱77,294, 83% higher year-on-year. The increase in revenue is mainly due to higher average cash balance in 2018.

Expenses

Total expenses in 2018 amounted to ₱4.03 million, 306% higher than the ₱0.99 million expenses incurred in 2017. Expenses mainly drove the increase in the reported net loss after tax of the Club. Details of movements in expenses are discussed below under “Material changes in the Financial Statements”.

Capital Expenditure

The Club capitalized a total of ₱271.83 million for project and capital expenditure in 2018, higher than the ₱250.74 million capitalized in 2017. Construction in Progress amounted to ₱752.43 million and ₱480.60 million as of 31 December 2018 and 2017, respectively, details of which are provided in Notes 5 and 9 of the financial statements, as attached.

Accrued expenses and other payables

Accrued expenses and other payables amounted to ₱519.64 million and ₱430.57 million as of 31 December 2018 and 2017, respectively, breakdown of which are provided in Notes 6 and 9 of the financial statements, as attached.

Income Statement items – 2018 versus 2017

83% increase in interest income

Interest income increased significantly due to higher average cash balance on bank deposits. The additional advances and subscription made by NCI resulted to a higher available cash in bank balance.

3,367% increase in taxes and licenses

Increase in taxes and licenses is mainly due to documentary stamp taxes paid for the additional advances received from NCI and the conversion of NCI’s advances to equity.

286% increase in professional fees

Aside from audit services rendered to the Club for 2018 and 2017, legal fees were incurred from services rendered by an external legal counsel to the Club in 2018.

56% decrease in marketing expenses

Marketing expenses, 57% of the Club’s 2017 expenses, decreased significantly in 2018 due to the performance of the Club’s events along with NCI’s marketing activities for a more cost-efficient marketing strategy.

100% decrease in representation expenses and transportation expenses

The decrease in representation and transportation expenses is correlated to the decrease in marketing expenses, where the Club opted to conduct its marketing and promotions along with NCI.

299% increase in other expenses

Other expenses incurred in 2018 is relatively higher than those incurred in 2017 due to fees paid for SEC reportorial requirements.

Balance Sheet items – 2018 versus 2017

94% increase in cash

Increase in cash is due primarily to advances made by NCI in 2018 amounting to ₱221.00 million and additional investment in shares amounting to ₱156.69.

36% increase in construction in progress

Capitalized construction in progress amounted to ₱271.83 million and ₱250.74 million for the year ended 31 December 2018 and 2017, respectively. Total construction in progress as of 31 December 2018 and 2017 amounted to ₱752.43 million and ₱480.60 million, respectively.

41% increase in input value-added-taxes

Increase in input value-added taxes is directly related to increase in construction in progress.

30% decrease in advances to contractors

With the ongoing construction of the Club, advances to contractors amounting to ₱4.12 million was recouped in 2018, resulting to a net outstanding advances to contractors amounting to ₱13.65 million.

100% increase in other noncurrent assets

Increase in other noncurrent assets is due to bill deposits made to PELCO in 2018.

17% increase in accrued and other payables

In order to finance the Club's ongoing construction, NCI extended advances to the Club amounting to ₱221.0 million. Increase is also attributable to construction services rendered to the Club which has not been settled as of year-end.

39% increase in retention payable

Increase is directly attributable to the continuous construction and development of the Club.

86% increase in capital stock

Increase in capital stock is attributable to additional investment made by NCI through the ff. modes:

- Conversion of advances amounting to ₱196.99 million in exchange of 2,592 Class A shares
- Subscription to the remaining authorized capital stock comprising of 83 Class A shares, 1,950 Class B shares, 225 Class C shares and 200 Class D shares at an issue price of ₱254,985 per share

24% increase in deficit

Increase is due to additional pre-operating expenses incurred in 2018 as discussed in "Income Statement items – 2018 versus 2017".

Key Financial Performance Indicators

The table below sets forth the comparative performance indicators of the Club:

	June 30, 2021	March 31, 2021	December 31, 2020	December 31, 2019	December 31, 2018
Current ratio ¹	0.18:1	0.18:1	0.18:1	2.11:1	0.31:1
Debt to Equity ratio ²	0.14:1	0.13:1	0.11:1	0.08:1	1.17:1
Asset to Equity ratio ³	1.14:1	1.13:1	1.11:1	1.08:1	2.17:1
Return on Assets ⁴	(5.08%)	(5.08%)	(5.08%)	(4.46%)	(0.39%)
Return on Equity ⁵	(5.65%)	(5.65%)	(5.65%)	(4.80%)	(0.85%)

¹ *Current assets / current liabilities*

² *Total debt / Total stockholders' equity*

³ *Total assets / Total stockholders' equity*

⁴ *Net loss / Total assets*

⁵ *Net loss / Total stockholders' equity*

Ratios for Solvency and Interest Coverage are not applicable to the Club since it has no outstanding debt and interest expense as of the and for the periods disclosed above.

The Management of the Club is not aware of any material events/and uncertainties that would address the past and would have impact on future operations of the following:

1. Any trends, demands, commitments, events or uncertainties that will have a material impact of the Club's liquidity;
2. Any events that will trigger direct or contingent financial obligation that is material to the company, including any default or acceleration of an obligation;
3. Any material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships with other entities/persons created during the reporting period;
4. Any trends, demands, commitments, events or uncertainties that will have a material impact of the Club's revenue generation and sales;
5. Any significant elements of income or loss that did not arise from the Club's continuing operations; and
6. Any seasonal aspects that had a material effect on the Club's financials.

PART II – MARKET PRICE OF AND DIVIDENDS ON THE REGISTRANT'S COMMON EQUITY

(a) Market Information

The Club's shares are not publicly traded and there is no organized trading market for the purchase and sale of such shares as to date.

(b) Holders

The following are the registered holders of the Corporation's securities:

Class A Shares

Nuevocentro, Inc. is the top registered holder of Class A shares of the Corporation as of 30 September 2020. The remainder of Class A shareholders own 1 share each.

	Stockholder Name	No. of Class A shares	Percentage of Class A shares
1.	Nuevocentro, Inc.	3,689	99.70%

Class B Shares

Nuevocentro, Inc. is the top registered holder of Class B shares of the Corporation as of 30 September 2020. The remainder of Class B shareholders own 1 share each.

	Stockholder Name	No. of Class B shares	Percentage of Class B shares
1.	Nuevocentro, Inc.	2,493	95.88%

Class C Shares

Nuevocentro, Inc. is the top registered holder of Class C shares of the Corporation as of 30 September 2020. The remainder of Class C shareholders own 1 share each.

	Stockholder Name	No. of Class C shares	Percentage of Class C shares
1.	Nuevocentro, Inc.	294	98.00%

Class D Shares

Nuevocentro, Inc. is the only registered holder of Class D shares of the Corporation as of 30 September 2020.

	Stockholder Name	No. of Class D shares	Percentage of Class D shares
1.	Nuevocentro, Inc.	200	100.00%

(c) Dividends

Being a non-profit organization, no profit shall inure to the exclusive benefit of any of its shareholders; hence, no dividends shall be declared in their favor. However, upon the dissolution or liquidation of the Club, shareholders shall be entitled to a pro-rata share of the assets of the Club at the time of its dissolution or liquidation.

(d) Recent Sale of Unregistered Securities

All of the Club's outstanding shares were subscribed to by the incorporating shareholders. The Club has not sold any unregistered or exempt securities. Neither has it reacquired any securities, issued new securities, issued securities in exchange for property, services, or other securities, or issued new securities resulting from the modification of outstanding securities.

(e) Corporate Governance

The machinery for corporate governance of the Club is principally contained in the Articles of Incorporation and Amended By-Laws and their amendments. These constitutive documents lay down, among others, the basic structure of governance, minimum qualifications of directors, and the principal duties of the Board of Directors and officers of the Corporation.

The Club has adopted a Manual of Corporate Governance in the form accordance with the Securities Regulation Code. The function of the Manual of Corporate Governance is to supplement and complement the Club's Articles of Incorporation and By-Laws by setting forth principles of good and transparent governance.

The Board of Directors, Management, officers and employees of the Club commit themselves to the principles and best practices of governance contained in the Manual of Corporate Governance as a guide in the attainment of its corporate goals. The Club shall make a continuing effort to create awareness of good corporate governance within the organization.

New initiatives are regularly pursued to develop and adopt corporate governance best practices and to build the right corporate culture across the organization. The Corporation faithfully observes and implements the corporate governance policies of the Securities and Exchange Commission. Management continues to evaluate existing company policies and procedures in light of the recently amended Manual of Corporate Governance to ensure the Corporation's conformity thereto.

The Manual of Corporate Governance was amended pursuant to the Code of Corporate Governance for Public Companies and Registered Issuers issued by the SEC through SEC MC No. 24, series of 2019. The amendments were approved by the Board of Directors on 26 June 2020. The Amended Manual of Corporate Governance was signed by then Chairman Leonardo L. Leonio and was filed with the SEC on 10 July 2020.

Subsequently after filing the Amended Manual of Corporate Governance, the SEC issued SEC MC No. 20, series of 2020 which required that the Amended Manual of Corporate Governance be signed by both the Chairman and the Compliance Officer. After the election of Mr. Bernard Vincent O. Dy as Chairman, and Ms. Ma. Luisa D. Chiong, as Compliance Officer, at the Organizational Board Meeting held on 25 November 2020, the Amended Manual of Corporate Governance were signed by the Chairman and Compliance Officer and was refiled with the SEC on 18 December 2020.

There has been no significant deviation from the Club's Amended Manual of Corporate Governance.

Upon the written request of the stockholder, the Corporation undertakes to furnish said stockholder with a copy of the SEC Form 17-A, free of charge. Any written request for a copy of SEC Form 17-A shall be addressed to:

Alviera Country Club, Inc.
31/F Tower One and Exchange Plaza, Ayala Triangle
Ayala Avenue, Makati City, 1226 Philippines

Attention: Ms. Ma. Divina Y. Lopez
Comptroller, Chief Finance Officer & Compliance Officer

ANNEX D

2020 Audited Financial Statements

ALVIERA COUNTRY CLUB, INC.

STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL STATEMENTS

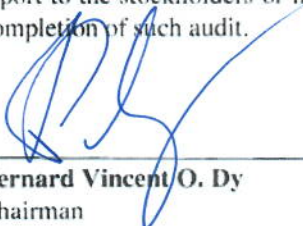
The management of **Alviera Country Club, Inc.** (the Company) is responsible for the preparation and fair presentation of the financial statements including the schedules attached therein, for the years ended December 31, 2020, 2019 and 2018, in accordance with the prescribed financial reporting framework indicated therein, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.


The Board of Directors is responsible for overseeing the Company's financial reporting process.

The Board of Directors reviews and approves the financial statements including the schedules attached therein, and submits the same to the stockholders or members.

Sycip Gorres Velayo & Co., the independent auditor appointed by the stockholders, has audited the financial statements of the Company in accordance with the Philippine Standards on Auditing, and its report to the stockholders or members, has expressed its opinion on the fairness of presentation upon completion of such audit.




Bernard Vincent O. Dy
Chairman



Anna Ma. Margarita B. Dy
President



Clarissa Teresita L. Asuncion
Treasurer



Ma. Luisa D. Chiong
Chief Finance Officer, Comptroller and Compliance Officer

Signed this 1st day of June 2021

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES)
CITY OF QUEZON CITY)SS.

JUN 01 2021

I certify that on _____, before me, a notary public duly authorized in the city named above to take acknowledgements, personally appeared:

Name	Competent Evidence of Identity	Date and Place of Issue
Bernard Vincent O. Dy	Passport no. P1039762A	November 30, 2016 / Manila
Anna Ma. Margarita B. Dy	Passport no. EC8377126	July 23, 2016 / Manila
Clarissa Teresita L. Asuncion	Passport no. P6330816A	March 8, 2018 / NCR South
Ma. Luisa D. Chiong	Passport no. P6354499B	February 22, 2021 / NCR East

who made themselves known to me and to be the same persons who executed the foregoing instrument and they acknowledged to me that the same is their free and voluntary act and deed and that of the juridical person herein presented.

The instrument refers to a Statement of Management’s Responsibility for Financial Statements, consisting of two (2) pages including this page on which acknowledgement is written, signed by the parties and their instrumental witnesses on each and every page thereof.

WITNESS MY HAND AND SEAL on the date and the place first above written.

Doc no. 8 ;
Page no. 3 ;
Book no. 179 ;
Series of 2021.

ATTY. ROGELIO J. BOLIVAR
NOTARY PUBLIC IN QUEZON CITY
AM Adm. Not. Com. No. NP-124 1-12-19 until 12-31-2020
Commission Extended until June 30, 2021
as per SC ENBANC B.M No. 3795 12/1/2020
ISP O.R. No. 132134 MD 2021 & ISP O.R. No. 133078 MD 2022
PTR O.R. No. 0695112 D 1/4/21 / Roll No. 33832 / TIN# 129-871-009
MCLE No. VI-0029583 valid from 12/16/19 valid until 04/14/22 Quezon City
Address: 31-F Harvard St. Cubao, Q.C.

INDEPENDENT AUDITOR'S REPORT

The Board of Directors and Stockholders
Alviera Country Club, Inc.
Alviera Country Club, Brgy. Hacienda Dolores
Porac, Pampanga

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Alviera Country Club, Inc. (the Club), which comprise the statements of financial position as at December 31, 2020 and 2019, and the statements of comprehensive income, statements of changes in equity and statements of cash flows for each of the three years in the period ended December 31, 2020, and notes to financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Club as at December 31, 2020 and 2019, and its financial performance and its cash flows for each of the three years in the period ended December 31, 2020 in accordance with Philippine Financial Reporting Standards (PFRSS).

Basis for Opinion

We conducted our audits in accordance with Philippine Standards on Auditing (PSAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Club in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics) together with the ethical requirements that are relevant to our audit of the financial statements in the Philippines, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter: Effects of the COVID-19 Pandemic

We draw attention to Note 1 to the financial statements, which discusses the impact of the COVID-19 Pandemic and that its consequences have significantly reduced travel, and demand for recreational activities and, food and beverage outlets, leading to significant decline in revenues which have impacted the Club's business, operations, and financial results. As stated in Note 1, the severity and duration of the impact of the COVID-19 Pandemic remains uncertain as mobility, travel and social distancing restrictions are still in place. Our opinion is not modified in respect of this matter.



Other information

Management is responsible for the other information. The other information comprises the information included in the SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2020, but does not include the financial statements and our auditor's report thereon. The SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2020 are expected to be made available to us after the date of this auditor's report.

Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audits of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audits, or otherwise appears to be materially misstated.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with PFRSs, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Club's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Club or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Club's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with PSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.



As part of an audit in accordance with PSAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Club's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Club's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Club to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

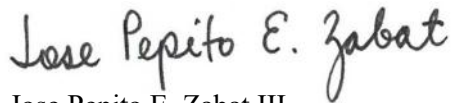
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.



Report on the Supplementary Information Required Under Revenue Regulations No. 15-2010

Our audits were conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information required under Revenue Regulations No. 15-2010 in Note 20 to the financial statements is presented for purposes of filing with the Bureau of Internal Revenue and is not a required part of the basic financial statements. Such information is the responsibility of the management of Alviaera Country Club, Inc. The information has been subjected to the auditing procedures applied in our audit of the basic financial statements. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

SYCIP GORRES VELAYO & CO.



Jose Pepito E. Zabat III
Partner

CPA Certificate No. 85501

Accreditation No. 85501-SEC (Group A)

Valid to cover audit of 2020 to 2024

financial statements of SEC covered institutions

Tax Identification No. 102-100-830

BIR Accreditation No. 08-001998-060-2020,

December 3, 2020, valid until December 2, 2023

PTR No. 8534388, January 4, 2021, Makati City

May 31, 2021



ALVIERA COUNTRY CLUB, INC.
STATEMENTS OF FINANCIAL POSITION

	December 31	
	2020	2019
ASSETS		
Current Assets		
Cash in bank (Notes 4, 11 and 13)	₱6,138,795	₱11,421,415
Accounts and other receivables (Notes 5, 11 and 13)	7,491,892	5,577,716
Inventories (Note 6)	1,648,675	2,022,623
Creditable withholding taxes	17,424	11,332
Total Current Assets	15,296,786	19,033,086
Noncurrent Assets		
Property and equipment (Note 7)	815,644,403	836,709,870
Advances to contractors	1,728,221	1,728,221
Input value-added tax	110,424,931	108,499,117
Other noncurrent assets	1,269,785	1,269,785
Total Noncurrent Assets	929,067,340	948,206,993
TOTAL ASSETS	₱944,364,126	₱967,240,079
LIABILITIES AND EQUITY		
Current Liability		
Accounts and other payables (Notes 8, 11 and 13)	₱85,244,754	₱59,838,701
Noncurrent Liability		
Retention payable (Note 11)	9,747,389	10,057,889
Total Liabilities	94,992,143	69,896,590
Equity		
Capital stock (Note 9)	956,745,130	956,745,130
Deficit	(107,373,147)	(59,401,641)
Total Equity	849,371,983	897,343,489
TOTAL LIABILITIES AND EQUITY	₱944,364,126	₱967,240,079

See accompanying Notes to Financial Statements



ALVIERA COUNTRY CLUB, INC.
STATEMENTS OF COMPREHENSIVE INCOME

	Years Ended December 31		
	2020	2019	2018
REVENUES			
Membership dues (Note 12)	P 12,231,606	P4,941,000	P-
Sale of goods (Note 12)	8,490,267	6,419,259	-
Service income (Note 12)	637,292	717,195	-
Other income (Note 12)	-	505,975	-
Interest income (Notes 4 and 12)	17,220	276,812	77,294
	21,376,385	12,860,241	77,294
EXPENSES			
Cost of sales and services (Notes 6 and 12)	6,353,819	3,224,660	-
Direct operating expenses (Note 12)	52,632,487	43,359,499	339,773
General administrative expenses (Note 12)	10,355,375	9,269,257	3,707,000
	69,341,681	55,853,416	4,046,773
LOSS BEFORE INCOME TAX	47,965,296	42,993,175	3,969,479
PROVISION FOR INCOME TAX (Notes 4, 10 and 11)	6,210	122,845	15,459
NET LOSS	47,971,506	43,116,020	3,984,938
OTHER COMPREHENSIVE INCOME	-	-	-
TOTAL COMPREHENSIVE LOSS	P47,971,506	P43,116,020	P3,984,938

See accompanying Notes to Financial Statements



ALVIERA COUNTRY CLUB, INC.
STATEMENTS OF CHANGES IN EQUITY

	Years Ended December 31		
	2020	2019	2018
PAID-IN CAPITAL (Note 9)			
Common stock, no par value			
Class A - 1,025 shares	₱77,900,000	₱77,900,000	₱77,900,000
Class B - 650 shares	49,400,000	49,400,000	49,400,000
Class C - 75 shares	5,700,000	5,700,000	5,700,000
Balance at beginning of year	133,000,000	133,000,000	133,000,000
Issued and subscribed			
Class A - 3,700 shares	218,155,755	218,155,755	218,155,755
Class B - 2,600 shares	497,220,750	497,220,750	497,220,750
Class C - 300 shares	57,371,625	57,371,625	57,371,625
Class D - 200 shares	50,997,000	50,997,000	50,997,000
	823,745,130	823,745,130	823,745,130
	956,745,130	956,745,130	956,745,130
Subscription receivable (Note 9)			
Balance at beginning of year	-	(470,064,848)	-
Subscription of shares	-	-	(470,064,848)
Collection of subscription receivable	-	470,064,848	-
Balance at end of year	-	-	(470,064,848)
	956,745,130	956,745,130	486,680,282
DEFICIT			
Balance at beginning of year	(59,401,641)	(16,285,621)	(12,300,683)
Net loss	(47,971,506)	(43,116,020)	(3,984,938)
Balance at end of year	(107,373,147)	(59,401,641)	(16,285,621)
	₱849,371,983	₱897,343,489	₱470,394,661

See accompanying Notes to Financial Statements



ALVIERA COUNTRY CLUB, INC.
STATEMENTS OF CASH FLOWS

	Years Ended December 31		
	2020	2019	2018
OPERATING ACTIVITIES			
Loss before income tax	(₱47,965,296)	(₱42,993,175)	(₱3,969,479)
Adjustment for:			
Depreciation expense (Note 7)	23,619,729	10,443,781	–
Interest income (Note 4)	(17,220)	(276,812)	(77,294)
Loss before changes in working capital	(24,362,787)	(32,826,206)	(4,046,773)
Decrease (increase) in:			
Accounts and other receivables	(1,914,176)	(4,492,184)	–
Inventories	373,948	(2,022,623)	–
Advances to contractors	–	11,916,799	4,116,092
Other current assets	(6,092)	(107,234,807)	–
Input value-added tax	(1,925,814)	76,305,944	(31,774,834)
Other noncurrent assets	–	–	(1,269,785)
Increase (decrease) in:			
Accounts and other payables	2,333,744	(195,301,799)	977,560
Cash generated from (used in) operations	(25,501,177)	(253,654,876)	(31,997,740)
Interest received	17,220	276,812	77,294
Final tax paid	(6,210)	(122,845)	(15,459)
Net cash flows generated from (used in) operating activities	(25,490,167)	(253,500,909)	(31,935,905)
INVESTING ACTIVITIES			
Additions to:			
Property and equipment (Note 7)	(2,554,262)	(79,862,045)	(207,673,360)
Decrease (increase) in:			
Retention payable	(310,500)	(18,327,842)	11,139,539
Net cash flows used in investing activities	(2,864,762)	(98,189,887)	(196,533,821)
FINANCING ACTIVITIES			
Proceeds from subscription of shares (Note 9)	–	470,064,848	156,688,282
Advances from the parent company (Note 11)	30,100,131	10,000,000	221,000,000
Payment of advances from parent company (Note 11)	(7,027,822)	(275,000,000)	–
Net cash flows from financing activities	23,072,309	205,064,848	377,688,282
NET INCREASE (DECREASE) IN CASH IN BANK	(5,282,620)	(146,625,948)	149,218,556
CASH IN BANK AT BEGINNING OF YEAR	11,421,415	158,047,363	8,828,807
CASH IN BANK AT END OF YEAR (Note 4)	₱6,138,795	₱11,421,415	₱158,047,363

See accompanying Notes to Financial Statements



ALVIERA COUNTRY CLUB, INC.

NOTES TO FINANCIAL STATEMENTS

1. Corporate Information

Alviera Country Club, Inc. (the Club) was registered with the Securities and Exchange Commission (SEC) on July 9, 2014. It was established primarily to construct, maintain, manage and carry on the business of a sports and leisure club and its facilities in the Municipality of Porac, Pampanga, for the amusement, entertainment, recreational and athletic activities, on a non-profit basis, of its members. The Club is a subsidiary of Nuevocentro, Inc (NCI). NCI's parent is Ayala Land, Inc. (ALI). ALI's parent is Ayala Corporation (AC). AC is a publicly-listed Company. Both ALI and AC are incorporated in the Republic of the Philippines.

On July 17, 2014, the Board of Directors (BOD) approved the application for the registration and licensing with the SEC of the Club's 2,900 shares, consisting of 2,600 Class B no par value shares and 300 class C no par value shares, to be offered to the public. The SEC issued the Certificate of Permit to Offer securities for Sale on May 6, 2015.

The Club is exempt from payment of income tax on income received from social, recreational, and athletic activities on a nonprofit basis provided that no part of the Club's income shall inure to the benefit of any of its members, trustees and officers. Under Section 30 (E) of the Tax Reform Act of 1997, an organization organized for recreational, sports and athletic activities shall be exempt from payment of income tax on income received from aforementioned activities.

On August 3, 2012, the Bureau of Internal Revenue (BIR) has issued Revenue Memorandum Circular (RMC) No. 35-2012 clarifying that clubs organized and operated exclusively for pleasure, recreation and other non-profit purposes are subject to income tax and value-added tax (VAT) on their income from whatever source, including but not limited to membership fees, assessment dues, rental income, and service fees.

On August 13, 2019, the Supreme Court (SC) declared that membership fees, assessment dues, and fees of similar nature collected by Clubs which are organized and operated exclusively for pleasure, recreation, and other nonprofit purposes do not constitute as: (a) "the income of recreational clubs from whatever source" that are "subject to income tax"; and (b) part of the "gross receipts of recreational clubs" that are "subject to VAT". Starting October 1, 2020, the Club did not collect the related output VAT for membership fees and fees of similar nature.

The Club started its commercial operations last March 28, 2019 and has its official Grand Launch on July 31, 2019.

The Club's registered office address and principal place of business is at Alviera Country Club, Brgy. Hacienda Dolores, Porac, Pampanga.

The accompanying financial statements were authorized for issuance by the BOD on May 31, 2021.

Status of Operations

On March 11, 2020, the World Health Organization declared COVID-19 as a global pandemic. In a move to contain the pandemic, the Philippine Government has taken measures in order to contain the effect of COVID-19, including the issuance of a Memorandum directive to impose stringent social distancing measures in National Capital Region effective March 15, 2020. On March 16, 2020, Presidential Proclamation No. 929 was issued, declaring a State of Calamity throughout the Philippines for a period of six months and imposed an Enhanced Community Quarantine throughout the entire



island of Luzon. Subsequently, additional issuances and community quarantine modifications have been imposed. To date, Pampanga is still under Modified General Community Quarantine.

During the course of the community quarantine in the country, the Department of Trade (DOT) and Inter-Agency Task Force (IATF) allowed certain outdoor non-contact sports and other forms of exercise such as but not limited to walking, jogging, running, biking, golf, swimming, tennis, badminton, equestrian, range shooting, diving, and skateboarding, are allowed. Provided, that the minimum public health standards such as the wearing of masks and the maintenance of social distancing protocols, and no sharing of equipment where applicable, are observed. Provided, further, that operations of the clubhouses or similar establishments, if any, shall be limited to basic operations and restaurants and cafés therein are hereby allowed to operate at thirty percent (30%) venue capacity provided that it allows for social distancing protocols and that such establishments are compliant with the proper protocols prescribed by the Department of Trade and Industry (DTI).

These measures resulted in mobility, border and travel restrictions, which negatively impacted the Club's operations, causing temporary closure of restaurants and events, driving down hospitality, travel and tourism for business and leisure, and temporary employment adjustment such as flexible working arrangements. These further deteriorated the Club's performance including increase in net loss, deficit and decline in cash flows.

The Club incurred net loss of ₱47,971,506 in 2020 and deficit of ₱107,373,147 as of December 31, 2020. To address such deficiency, the Club is continuously implementing strategies to address the impact of the pandemic to the business and to help improve the operational results for the coming year. Further, the Club's parent is committed to provide the necessary financial support for the Club's working capital requirements to meet its liabilities and other possible obligation and responsibilities in order for it to continue its business operations as a going concern.

2. Basis of Preparation

Basis of Preparation

The financial statements of the Club have been prepared using the historical cost basis and are presented in Philippine Peso (₱), the Club's functional currency. All amounts are rounded to the nearest peso unless otherwise indicated.

Statement of Compliance

The financial statements of the Club have been prepared in compliance with Philippine Financial Reporting Standards (PFRSs).

Changes in Accounting Policies and Disclosures

The accounting policies adopted are consistent with those of the previous financial year, except for the adoption of the following new accounting pronouncements starting January 1, 2020. Unless otherwise indicated, the adoption did not have any significant impact on the financial statements.

- Amendments to PFRS 3, *Business Combinations, Definition of a Business*
- Amendments to PFRS 7, *Financial Instruments: Disclosures* and PFRS 9, *Financial Instruments, Interest Rate Benchmark Reform*
- Amendments to PAS 1, *Presentation of Financial Statements*, and PAS 8, *Accounting Policies, Changes in Accounting Estimates and Errors, Definition of Material*
- Conceptual Framework for Financial Reporting issued on March 29, 2018
- Amendments to PFRS 16, *COVID-19-related Rent Concessions*



Standards Issued but not yet Effective

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

Effective beginning on or after January 1, 2021

- Amendments to PFRS 9, PFRS 7, PFRS 4 and PFRS 16, *Interest Rate Benchmark Reform – Phase 2*

Effective beginning on or after January 1, 2022

- Amendments to PFRS 3, *Reference to the Conceptual Framework*
- Amendments to PAS 16, *Plant and Equipment: Proceeds before Intended Use*
- Amendments to PAS 37, *Onerous Contracts – Costs of Fulfilling a Contract*
- *Annual Improvements to PFRSs 2018-2020 Cycle*
 - Amendments to PFRS 1, *First-time Adoption of Philippines Financial Reporting Standards, Subsidiary as a first-time adopter*
 - Amendments to PFRS 9, *Financial Instruments, Fees in the '10 per cent' test for derecognition of financial liabilities*
 - Amendments to PAS 41, *Agriculture, Taxation in fair value measurements*

Effective beginning on or after January 1, 2023

- Amendments to PAS 1, *Classification of Liabilities as Current or Non-current*
- PFRS 17, *Insurance Contracts*

Deferred effectivity

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

Current versus Noncurrent Classification

The Club presents assets and liabilities in the statement of financial position based on a current and noncurrent classification.

An asset is current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realized within twelve months after the reporting period; or,
- Cash or cash equivalent, unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as noncurrent.

A liability is current when:

- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period; or,



- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as noncurrent.

Deferred tax assets and liabilities are classified as noncurrent assets and liabilities.

Fair Value Measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible to the Club.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Club uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

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

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Club determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Club has determined classes of assets on the basis of the nature, characteristics and risks of the asset and the level of the fair value hierarchy as explained above.

Cash in bank

Cash in bank is stated at face amount and earns interest at the prevailing bank deposit rate.



Financial Instruments

Date of recognition

The Club recognizes a financial asset or a financial liability in the statement of financial position when it becomes a party to the contractual provisions of the instrument. Purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace are recognized on the settlement date.

Financial assets

Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortized cost, fair value through other comprehensive income (OCI), and fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Club's business model for managing them. The Club initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. Financial assets that do not contain a significant financing component or for which the Club has applied the practical expedient are measured at the transaction price determined under PFRS 15.

In order for a financial asset to be classified and measured at amortized cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The Club's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- Financial assets at amortized cost (debt instruments)
- Financial assets at fair value through OCI with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at fair value through profit or loss

As of December 31, 2020, and 2019, the Club's financial assets pertain to financial assets at amortized cost (debt instruments).

Financial assets at amortized cost (debt instruments)

This category is the most relevant to the Club. The Club measures financial assets at amortized cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortized cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognized in profit or loss when the asset is derecognized, modified or impaired.



The Club's financial assets at amortized cost includes "Cash in bank" and "Accounts and other receivables".

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized (i.e., removed from the statements of financial position) when:

- The rights to receive cash flows from the asset have expired, or,
- The Club has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Club has transferred substantially all the risks and rewards of the asset, or (b) the Club has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Club has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Club continues to recognize the transferred asset to the extent of its continuing involvement. In that case, the Club also recognized an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Club has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Club could be required to repay.

Impairment of financial assets

The Club recognizes an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Club expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognized in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12 months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

The Club determines whether to apply the general approach or the simplified approach when calculating the provision for ECL. Under the general approach, at each reporting date, the Club recognizes a loss allowance based on either 12-month ECLs or Lifetime ECLs, depending on whether there has been a significant increase in credit risk on the financial instrument since initial recognition. Under the simplified approach, the changes in credit risk are not tracked and loss allowances are measured at amounts equal to lifetime ECL.

For cash in bank, the Club applies the low credit risk simplification. The probability of default and loss given defaults are publicly available and are considered to be low credit risk investments. It is the Club's policy to measure ECLs on such instruments on a 12-month basis. However, when there



has been a significant increase in credit risk since origination, the allowance will be based on the lifetime ECL. The Club uses the ratings from Standard and Poor's (S&P), Moody's and Fitch to determine whether the debt instrument has significantly increased in credit risk and to estimate ECLs.

For other financial assets such as accounts and other receivables, ECLs are recognized in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

Determining the stage for impairment

At each reporting date, the Club assesses whether there has been a significant increase in credit risk for financial assets since initial recognition by comparing the risk of default occurring over the expected life between the reporting date and the date of initial recognition. The Club considers reasonable and supportable information that is relevant and available without undue cost or effort for this purpose. This includes quantitative and qualitative information and forward-looking analysis.

An exposure will migrate through the ECL stages as asset quality deteriorates. If, in a subsequent period, asset quality improves and also reverses any previously assessed significant increase in credit risk since origination, then the loss allowance measurement reverts from lifetime ECL to 12-months ECL.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Club's financial liabilities include "Accounts and other payables" (other than "Taxes payable" which is covered by other accounting standard) and "Security deposits".

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Other financial liabilities

After initial recognition, other financial liabilities are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process.

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statements of comprehensive income.

This category generally applies to accounts and other payables, contract liabilities and payables to related parties.



Derecognition

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in statements of comprehensive income.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statements of financial position if there is a currently enforceable legal right to set off the recognized amounts and there is an intention to settle on a net basis, to realize the asset and settle the liability simultaneously.

Inventories

Inventories consist of food and beverage. Inventories are valued at the lower of cost and net realizable value (NRV). Cost is determined using weighted average method. NRV of food and beverage is the estimated selling price in the ordinary course of business less the estimated cost necessary to make the sale. In determining NRV, the Club consider any adjustment necessary for spoilage, breakage and obsolescence.

Value-added Tax (VAT)

Revenue, expenses and assets are recognized, net of the amount of VAT, if applicable.

When VAT from sales of goods and/or services (output VAT) exceeds VAT passed on from purchases of goods or services (input VAT), the excess is recognized as payable in the statement of financial position. When VAT passed on from purchases of goods or services (input VAT) exceeds VAT from sales of goods and/or services (output VAT), the excess is recognized as an asset in the statement of financial position to the extent of the recoverable amount.

Advances to Contractors

Advances to contractors pertain to the down payments paid by the Club to its contractors. These are carried at cost less impairment, if any, and are recouped upon every progress billing payment depending on the percentage of accomplishment.

Land

Land consists of properties for future development and is carried at cost less any impairment in value. The initial cost of land comprises its purchase price and any directly attributable costs of bringing the land to the condition necessary for its intended use.

Construction in Progress

Construction in progress (CIP) is carried at cost and consists of accumulated construction costs and any directly attributable costs of bringing the property to its working condition and location for its intended use.

CIP is transferred to the related property and equipment account when the construction and related activities are complete. The cost is subsequently amortized over the estimated useful life of the property and equipment.



Property and Equipment

Property and equipment, except land, are carried at cost less accumulated depreciation, amortization and any impairment losses. Land held for use in operations is carried at cost less any impairment losses.

The initial cost of property and equipment consists of its purchase price including import duties and any directly attributable costs of bringing the property and equipment to its working condition and location for its intended use. Cost also includes the cost of replacing part of such property and equipment when the recognition criteria are met.

Expenditures incurred after the property and equipment have been put into operations, such as repairs and maintenance are recognized in profit or loss in the year the costs are incurred. In situations where it can be clearly demonstrated that the expenditures have resulted in an increase in future economic benefits expected to be obtained from the use of an item of property and equipment beyond its originally assessed standard of performance, the expenditures are capitalized as additional costs of property and equipment.

Depreciation are computed on a straight-line basis over the estimated useful lives of the property and equipment. The estimated useful lives of the property and equipment are as follows:

<u>Asset Type</u>	<u>Number of Years</u>
Building	40
Facilities, furniture, fixtures and equipment	3 to 5
Transportation equipment	3 to 5

The Club determines depreciation for each significant part of an item of property and equipment.

The estimated useful lives and method of depreciation are reviewed and adjusted, if appropriate, at each financial year end to ensure that the years and method of depreciation and amortization are consistent with the expected pattern of economic benefits from items of property and equipment.

An item of property and equipment is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the year the asset is derecognized.

Fully depreciated property and equipment are retained in the books until these are no longer in use.

Impairment of Nonfinancial Assets

The Club assesses at each reporting date whether there is an indication that a nonfinancial asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Club makes an estimate of the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash generating unit's fair value less costs of disposal and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Impairment losses of continuing operations are recognized in profit or loss in those expense categories consistent with the function of the impaired asset.



An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If any such indication exists, the recoverable amount is estimated. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. If such is the case, the carrying amount of the asset is increased to its recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in profit or loss unless the asset is carried at revalued amount, in which case, the reversal is treated as a revaluation increase. After such reversal, the depreciation charge is adjusted in future periods to allocate the asset's revised carrying amount, less any residual value, on a systematic basis over its remaining useful life.

Equity

Capital stock

Capital stock is measured at par value for all shares issued. When the Club issues more than one class of stock, a separate account is maintained for each class of stock and the number of shares issued.

When the shares are sold at premium, the difference between the proceeds and stated value is credited to "Additional paid-in capital" account. Direct costs incurred related to the issuance of new shares are chargeable to equity account, net of related tax benefits.

Deficit

Deficit represents accumulated losses of the Club.

Revenue Recognition

The Club's revenue from contracts with customers primarily consist of membership dues, service income and sale of goods. Revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Club expects to be entitled in exchange for those goods or services. The Club has generally concluded that it is the principal in its revenue arrangements.

The following are the Club's performance obligations:

Membership dues

Revenue from membership dues is recognized over the time the members are provided access to the Club's room accommodation, golf course, sports complex, game rooms, restaurants and other amenities. Transaction price is determined to be the BOD-approved rate for monthly membership dues. Each monthly membership dues are considered as a single performance obligation, therefore it is not necessary to allocate the transaction price. Any advance payments are recorded under "Contract liabilities" account in the statements of financial position.

Service income

Service income includes revenue from providing room accommodation, guest fees and income from the use of the Club's facilities and amenities such as golf course, sports complex, game rooms and other Club amenities. Revenue is recognized over the time the services are rendered and/or facilities and amenities are used.



Sale of goods

Revenue from sale of food and beverages and merchandise are recognized when control of the goods is transferred to the customers, generally when goods are delivered to and accepted by the customers.

Interest income

Interest income is recognized as it accrues using the effective interest method.

Other income

Other income is recognized when incurred.

Expense Recognition

Expense is recognized when decrease in future economic benefits related to a decrease in an asset or an increase in a liability has arisen that can be measured reliably.

Income Tax

Current tax

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the tax authority. The tax rates and tax laws used to compute the amount are those enacted or substantively enacted as at the end of the reporting period.

Deferred tax

Deferred tax is provided using the liability method on all temporary differences, with certain exceptions, at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, with certain exceptions. Deferred tax assets are recognized for all deductible temporary differences and carryforward benefits of unused net operating loss carryover (NOLCO), to the extent that it is probable that taxable income will be available against which the deductible temporary differences and unused NOLCO can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable income will be available to allow all or part of the deferred tax assets to be utilized. Any unrecognized deferred tax assets are reassessed at each reporting date and are recognized to the extent that it has become probable that future taxable income will allow all or part of the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rate that is expected to apply to the period when the asset is realized, or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at the reporting date.

Deferred tax assets and liabilities are offset, if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred income taxes relate to the same taxable entity and the same taxation authority.

Uncertainty over income tax treatments

The Club assesses at the end of each reporting period whether it has any uncertain tax treatments by reviewing the assumptions about the examination of tax treatments by the taxation authority, determining taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates, and considering changes in relevant facts and circumstances. The Club then evaluates how likely is it that a certain tax treatment will be accepted by the taxation authority. If it is probable that the taxation authority will accept a certain tax treatment, the Club concludes that it has no uncertain tax treatment



and will measure tax amounts in line with the income tax filings. If it is not probable that the taxation authority will accept a certain tax treatment, the Club measures tax amounts based on the ‘most likely amount’ method (better predicts uncertainty if the possible outcomes are binary or are concentrated on one value) or ‘expected value’ method (better predicts uncertainty if there is a range of possible outcomes that are neither binary nor concentrated on one value). The Club presents uncertain tax liabilities as part of current tax liabilities or deferred tax liabilities.

Provisions

Provisions are recognized when the Club has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Where the Club expects a provision to be reimbursed, the reimbursement is recognized as a separate asset but only when the reimbursement is virtually certain. Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate.

Contingencies

Contingent liabilities are not recognized in the financial statements. These are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the financial statements but disclosed when an inflow of economic benefits is probable.

Events After the End of the Reporting Period

Post year-end events up to the date when the financial statements are authorized for issue that provide additional information about the Club’s position at the reporting date (adjusting events) are reflected in the financial statements. Post year-end events that are non-adjusting events are disclosed in the financial statements when material.

3. Significant Accounting Judgements and Estimates

The preparation of the financial statements in compliance with PFRS requires the Club to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. The estimates and assumptions used are based on management’s evaluation of relevant facts and circumstances as of the date of the financial statements. Future events may occur which will cause the assumptions used in arriving at the estimates to change. The effects of any change in estimates are reflected in the financial statements as they become reasonably determinable.

Judgments

In the process of applying the Club’s accounting policies, management has made the following judgments, apart from those involving estimations, which have the most significant effects on the amounts recognized in the financial statements:

Identification of contract with customers under PFRS 15

The Club applies PFRS 15 guidance to a portfolio of contracts with similar characteristics as the Club reasonably expects that the effects on the financial statements if applying this guidance to the portfolio would not differ materially from applying this guidance to the individual contracts within that portfolio. Hence, the Club viewed each transaction receipt as one contract.



Identifying performance obligations

The Club identifies performance obligations by considering whether the promised goods or services in the contract are distinct goods or services. A good or service is distinct when the customer can benefit from the good or service on its own or together with other resources that are readily available to the customer and the Club's promise to transfer the good or service to the customer is separately identifiable from the other promises in the contract.

Determining whether the Club is acting as a principal or agent

The Club assesses its revenue arrangements against specific criteria to determine if it's acting as principal or agent. The following criteria indicate whether the Club is acting as a principal or an agent:

- The Club has the primary responsibility for providing services to the customer;
- The Club has latitude in establishing price, either directly or indirectly, for example by providing additional services; and,
- The Club bears the customer's credit risk for the amount receivable from the customer.

The Club has concluded that generally, it is acting as a principal in its revenue arrangements.

Determination of taxable profit, tax bases, unused tax losses, unused tax credits and tax rates

The Club has assessed whether it has any uncertain tax treatments. The Club applies significant judgement in identifying uncertainties over its income tax treatments. The Club assessed whether the Interpretation had an impact on its financial statements. The Club determined, based on its tax assessment, in consultation with its tax counsel, that it has no uncertain tax treatments. Accordingly, the interpretation did not have significant impact on the financial statements.

Estimates

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have significant risk of causing a material adjustment to the carrying amounts of assets and liabilities are discussed below.

Estimating allowance for expected credit losses (ECL)

For the Club's receivables from related parties, evaluation includes the review of the credit risk of the borrower through a review of qualitative and quantitative information. Factors being considered includes significant changes in the business, financial and economic conditions, regulatory and economic environment to which the borrower operates, among others.

No expected credit loss was recognized in 2020. See Note 9 for the related balances.

Estimating net realizable value (NRV) of inventories

Inventories are presented at the lower of cost or NRV. Estimation of NRV is based on the most reliable evidence available at the time the estimates are made of the amount the inventories are expected to be realized. A review of the items of inventories is performed at the end of each reporting period to reflect the accurate valuation of inventories in the financial statements.

The carrying values of inventories amounted to ₱1.65 million and ₱2.02 million as at December 31, 2020 and 2019, respectively. No provision, allowance and write-off for inventory obsolescence was recognized in 2020 and 2019 (see Note 6).



Evaluating asset impairment

The Club reviews property and equipment, and other nonfinancial current and noncurrent asset for impairment in value. This includes considering certain indications of impairment such as significant changes in asset usage, significant decline in assets' market value, obsolescence or physical damage of an asset, significant underperformance relative to expected historical or projected future operating results and significant negative industry or economic trends, taking into consideration the impact of coronavirus pandemic.

Internal and external sources of information are reviewed at each statement of financial position date to identify indications that the Club's nonfinancial asset may be impaired, or an impairment loss previously recognized no longer exists or may be decreased. If any such indication exists, the recoverable amount of the nonfinancial asset is estimated.

As described in the accounting policy, the Club estimates the recoverable amount as the higher of the fair value less cost of disposal and value-in-use. In determining the present value of estimated future cash flows expected to be generated from the continued use of the assets, the Club is required to make estimates and assumptions that may affect other current and noncurrent assets, and property and equipment. An impairment loss would be recognized whenever evidence exists that the carrying value is not recoverable. For purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows.

As a consequence of the coronavirus pandemic, the Club's operations was severely affected by the mandatory quarantine periods, community lockdowns, restrictions on mobility and domestic and international travels, events cancellations, social distancing guidance and fear of spread, driving down hospitality, travel and tourism for business and leisure leading to sharp increase in gross operating loss and capital deficiency. Management has considered the significant underperformance relative to expected historical or projected future operating results and COVID-19 impact as indicators for impairment of its property and equipment. Accordingly, property and equipment has been subjected to impairment testing.

No impairment losses were recognized for the Club's nonfinancial assets. As at December 31, 2020 and 2019, the carrying values of the nonfinancial assets follow:

	2020	2019
Property and equipment (Note 7)	₱815,644,403	₱836,709,870
Other current assets	18,115	11,332
Other noncurrent assets	1,269,785	1,269,785

Recognizing deferred tax assets

The Club reviews the carrying amounts of deferred taxes at each reporting date and reduces deferred tax assets to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax assets to be utilized. However, there is no assurance that the Club will generate sufficient taxable profits to allow all or part of the deferred tax assets to be utilized. The Club looks at its projected performance in assessing the sufficiency of future taxable profit. The Club's unrecognized deferred tax assets amounted to ₱27.01 million and ₱14.82 million as of December 31, 2020 and 2019, respectively.

Further details on deferred tax assets are provided in Note 10.



4. Cash

This account consists of:

	2020	2019
Cash in bank	₱6,088,795	₱11,371,415
Petty cash fund	50,000	50,000
	₱6,138,795	₱11,421,415

Cash in bank refers to savings account maintained by the Club with a local bank (see note 11). Interest income earned from cash in bank amounted to ₱17,220, ₱276,812, and ₱77,294 in 2020, 2019, and 2018 respectively (see Note 11). Corresponding final tax in 2020, 2019 and 2018 amounted to ₱3,444, ₱55,362, and ₱15,459, respectively.

5. Accounts and Other Receivables

This account consists of:

	2020	2019
Trade receivables	₱4,407,645	₱2,654,729
Due from related parties (Note 11)	2,810,487	2,810,487
Receivable from employees	273,760	112,500
	₱7,491,892	₱5,577,716

Trade receivables pertain to unpaid charges from members for sales generated by the Club's restaurant, and sports and recreation facilities. These are collectible and billed to member within one month from consumption and usage.

Receivable from related parties pertains to usage of the Club's facilities.

Receivable from employees represent advances for travel and other expenses arising in the ordinary course of business. These are non-interest bearing and are recoverable through expense liquidation within one month from grant date.

6. Inventories

Inventories amounting to ₱1.65 million and ₱2.02 million in 2020 and 2019, respectively, mainly consist of food and beverage. Inventories are stated at cost, which is lower than their net realizable value.

Cost of food and beverages charged to operations amounted to ₱5.24 million and ₱2.67 million in 2020 and 2019, respectively (see Note 12).



7. Property, Plant and Equipment

Movements in this account are as follows:

2020

	Land (Note 11)	Building	Facilities, Furniture, Fixtures and Equipment	Transportation Equipment	Total
Cost					
Balance at beginning of the year	₱14,429,178	₱816,289,920	₱12,632,012	₱3,802,541	₱847,153,651
Additions	–	–	2,554,262	–	2,554,262
Balance at end of period	14,429,178	816,289,920	15,186,274	3,802,541	849,707,913
Accumulated Depreciation					
Balance at beginning of period	–	8,503,020	1,370,380	570,381	10,443,781
Depreciation (Note 12)	–	20,412,658	2,446,563	760,508	23,619,729
Balance at end of year	–	28,915,678	3,816,943	1,330,889	34,063,510
Net Book Value	₱14,429,178	₱787,374,242	₱11,369,331	₱2,471,652	₱815,644,403

2019

	Construction in Progress	Land	Building	Facilities, Furniture, Fixtures and Equipment	Transportation Equipment	Total
Cost						
Balance at beginning of the year	₱752,862,428	₱14,429,178	₱–	₱–	₱–	₱767,291,606
Additions	63,427,492	–	–	12,632,012	3,802,541	79,862,045
Transfers	(816,289,920)	–	816,289,920	–	–	–
Balance at end of year	–	14,429,178	816,289,920	12,632,012	3,802,541	847,153,651
Accumulated Depreciation						
Balance at beginning of year	–	–	–	–	–	–
Depreciation (Note 12)	–	–	8,503,020	1,370,380	570,381	10,443,781
Balance at end of year	–	–	8,503,020	1,370,380	570,381	10,443,781
Net Book Value	₱–	₱14,429,178	₱807,786,900	₱11,261,632	₱3,232,160	₱836,709,870

8. Accounts and Other Payables

This account consists of:

	2020	2019
Accounts payable	6,070,163	10,361,341
Accrued expenses	5,653,125	5,647,289
Contract liability	6,707,362	3,383,621
Due to related parties (Note 11)	64,962,628	40,296,786
Payables to government agencies	1,851,476	149,664
	₱85,244,754	₱59,838,701

Due to related parties largely pertains to advances received from NCI amounting ₱62.3 million and ₱39.23 million as of December 31, 2020 and 2019, respectively. This account also includes outstanding balance due to ALI for its advances made to the Club amounting to ₱1.25 million and ₱0.88 million as of December 31, 2020 and 2019, respectively (see Note 11).



Contract liability pertains to payments received from member for future consumption of Club’s services and facilities, monthly membership dues received by the Club in advance, deposits from members and guests for booked functions and events.

Accounts payable pertains to other construction services and purchase of inventories. These are noninterest-bearing and are settled within one year.

Accrued expenses pertain to professional fees and contracted services incurred by the Club.

Payables to government agencies pertains to withholding taxes payable to Bureau of Internal Revenue (BIR) and statutory employee remittances to other government agencies.

9. Equity

The Club has an authorized capital stock of 6,800, no par shares. The details of the number of authorized and issued shares of the Club as of December 31, 2020 and 2019 follow:

	2020		2019	
	Authorized	Issued and Subscribed	Authorized	Issued and Subscribed
Class A	3,700	3,700	3,700	3,700
Class B	2,600	2,600	2,600	2,600
Class C	300	300	300	300
Class D	200	200	200	200
	6,800	6,800	6,800	6,800

Class A shares

Class A shares shall be held by an individual, corporation, partnership or association, irrespective of nationality or citizenship. Class A shares are issued to the original subscribers of the Club and shall have the status of Founders’ Shares with all the rights and privileges a subscribed to Founders’ shares. Founders’ shares are subjected to the rights and restrictions within a period of five (5) years from date of incorporation: (a) has sole and exclusive right to nominate persons who shall serve as director of the Club; (b) are prohibited from selling and transferring founders’ share to third persons; (c) usage without the need for activation fee; and (d) application and qualification of its nominee for membership to the Club.

Class B shares

Class B shares shall be held by an individual, corporation, partnership or association, irrespective of nationality or citizenship. Each Class B shares shall be entitled to one (1) usage right which shall be exercised by the holder thereof or its nominee in the manner set forth in the By-laws of the Club.

Holders of Class B shares shall not enjoy preemptive rights to (a) subscribe to any or all original issuance of Class A shares, Class C shares, and Class D shares of the Club, and (b) to any sale, assignment or transfer of any class of treasury shares.

Class C shares

Class C shares shall be held by a corporation, partnership or association, irrespective of nationality or citizenship. Each Class C shares shall be entitled to two (2) usage rights which shall be exercised by the holder thereof or its nominee in the manner set forth in the By-laws of the Club.



Holders of Class C shares shall not enjoy preemptive rights to (a) subscribe to any or all original issuance of Class A shares, Class B shares, and Class D shares of the Club, and (b) to any sale, assignment or transfer of any class of treasury shares.

Class D shares

Class D shares shall be held by an individual, corporation, partnership or association, irrespective of nationality or citizenship. Each Class D shares shall be entitled to one (1) usage right which shall be exercised by the holder thereof or its nominee in the manner set forth in the By-laws of the Club.

Holders of Class B shares shall not enjoy preemptive rights to (a) subscribe to any or all original issuance of Class A shares, Class B shares, and Class C shares of the Club, and (b) to any sale, assignment or transfer of any class of treasury shares.

In view of the issuance of Founders' shares, the voting rights pertaining to Class B, C and D shares shall be suspended for the period commencing from the date of incorporation of the Club up to and including the date prior to the fifth anniversary of such date of incorporation. Upon the expiry of such five (5)-year period, the Class A shares shall automatically lose their character as Founders' Shares and the holder thereof shall be deemed to be a holder of a regular Class A share, whereby the voting rights of all the other classes of shares in the Club.

Upon the incorporation of the Club, NCI, invested cash amounting to ₱133.00 million for the issuance of club shares, at its initial issue price of ₱76,000 per share. Furthermore, NCI paid for the documentary stamp tax related to the Club's incorporation amounting ₱0.66 million.

NCI is authorized to offer the club shares to the public by way of secondary offering. As of December 31, 2020 and 2019, NCI sold 3.52% and 6.51% of its total shares from the Club. Ownership of these shares are transferred once all payments are fully paid.

On August 10, 2018, the SEC approved the confirmation of valuation of advances from NCI amounting ₱196.99 million in exchange for 2,592 Class A shares.

On October 4, 2018, the BOD approved the subscription of NCI to the Club's remaining authorized capital stock comprising of 83 Class A shares, 1,950 Class B shares, 225 Class C shares and 200 Class D shares at an issue price of ₱254,985 per share. In 2018, NCI made payment for its subscription amounting to ₱156.69 million and the outstanding balance amounting to ₱470.06 million in 2019.

Capital Management

Cash in bank is maintained at a level that will enable the Club to fund its general and administrative expenses as well as to have additional funds to support future expansion and growth in its business operations. The Club manages its capital structure and makes adjustments to it, in light of changes in economic conditions. No changes were made in the objectives, policies or processes for managing capital during the years ended December 31, 2020 and 2019.

The Club's primary source of capital is its capital stock amounting to ₱956.75 million as of December 31, 2020 and 2019.

The Club is not subject to any externally imposed capital requirement.



10. Income Tax

The provision for income tax consists of:

	2020	2019	2018
Current	₱2,766	₱67,483	₱-
Final	3,444	55,362	15,459
Provision for income tax	₱6,210	₱122,845	₱15,459

Provision for income tax pertains to statutory tax and final tax on interest income from cash in bank (see Note 4).

The reconciliation between the statutory and the effective income tax rates follows:

	2020	2019	2018
Benefit from income tax computed at statutory income tax rate	(₱14,389,588)	(₱12,897,952)	(₱1,190,844)
Tax effects of:			
Movement in unrecognized deferred tax assets	14,394,520	12,697,880	1,144,456
Nondeductible expenses	3,000	350,598	69,576
Interest income already subjected to final tax	(1,722)	(27,681)	(7,729)
Provision for income tax	₱6,210	₱122,845	₱15,459

The components of unrecognized deferred tax assets follow:

	2020	2019
NOLCO	₱84,823,896	₱42,529,837
Accrued expenses	5,122,735	6,793,775
MCIT	70,249	67,483
	₱90,016,880	₱49,391,095

On September 30, 2020, the BIR issued Revenue Regulations No. 25-2020 implementing Section 4(bbbb) of “Bayanihan to Recover As One Act” which states that the NOLCO incurred for taxable years 2020 and 2021 can be carried over and claimed as a deduction from gross income for the next five consecutive taxable years immediately following the year of such loss.

As of December 31, 2020, the Club has incurred NOLCO before taxable year 2020 which can be claimed as deduction from the regular taxable income for the next three consecutive taxable years, as follows:

Year Incurred	Amount	Used	Expired	Balance	Expiry Year
2019	₱38,159,096	₱-	₱-	₱38,159,096	2022
2018	3,815,019	-	-	3,815,019	2021
2017	555,725	-	(555,725)	-	2020
	₱42,529,840	₱-	₱555,725	₱41,974,115	



As of December 31, 2020, the Club has incurred NOLCO in taxable year 2020 which can be claimed as deduction from the regular taxable income for the next five consecutive taxable years pursuant to the Bayanihan to Recover As One Act, as follows:

Year Incurred	Amount	Expired	Balance	Expiry Year
2020	₱42,849,781	₱-	₱-	₱42,849,781

The details of the Club's MCIT follows:

Year Incurred	Amount	Used	Expired	Balance	Expiry Year
2020	₱2,766	₱-	₱-	₱2,766	2023
2019	67,483	-	-	67,483	2022
	₱70,249	₱-	₱-	₱70,249	

“Corporate Recovery and Tax Incentives for Enterprises Act” or “CREATE” Bill

President Rodrigo Duterte signed into law on March 26, 2021 the Corporate Recovery and Tax Incentives for Enterprises (CREATE) Act to attract more investments and maintain fiscal prudence and stability in the Philippines. Republic Act (RA) 11534 or the CREATE Act introduces reforms to the corporate income tax and incentives systems. It takes effect 15 days after its complete publication in the Official Gazette or in a newspaper of general circulation or April 11, 2021.

The following are the key changes to the Philippine tax law pursuant to the CREATE Act which have an impact on the Club:

- Effective July 1, 2020, regular corporate income tax (RCIT) rate is reduced from 30% to 25% for domestic and resident foreign corporations. For domestic corporations with net taxable income not exceeding ₱5 million and with total assets not exceeding ₱100 million (excluding land on which the business entity's office, plant and equipment are situated) during the taxable year, the RCIT rate is reduced to 20%.
- Minimum corporate income tax (MCIT) rate reduced from 2% to 1% of gross income effective July 1, 2020 to June 30, 2023.

As clarified by the Philippine Financial Reporting Standards Council in its Philippine Interpretations Committee Q&A No. 2020-07, the CREATE Act was not considered substantively enacted as of December 31, 2020 even though some of the provisions have retroactive effect to July 1, 2020. The passage of the CREATE Act into law on March 26, 2021 is considered as a non-adjusting subsequent event. Accordingly, current and deferred taxes as of and for the year ended December 31, 2020 continued to be computed and measured using the applicable income tax rates as of December 31, 2020 (i.e., 30% RCIT / 2% MCIT) for financial reporting purposes.

Applying the provisions of the CREATE Act, the Club would have been subjected to lower MCIT of 1% effective July 1, 2020.

- Based on the provisions of Revenue Regulations (RR) No. 5-2021 dated April 8, 2021 issued by the BIR, the prorated MCIT rate of the Club for 2020 is 1.5%. This will result in lower provision for current income tax for the year ended December 31, 2020 and lower income tax payable as of December 31, 2020, amounting to ₱692. The reduced amounts will be reflected in the Club's 2020 annual income tax return. However, for financial reporting purposes, the changes will only be recognized in the 2021 financial statements.



- This will result in lower deferred tax asset as of December 31, 2020 by ₱1,016,267. This reduction will be recognized in the 2021 financial statements.

11. Related Party Transactions

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control or are controlled by, or under common control with the Club including holding companies, subsidiaries and fellow subsidiaries, are related parties of the Club. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Club gives them significant influence over the enterprise, key management personnel, including directors and officers of the Club and close members of the family of these individuals, and companies associated with these individuals also constitute related parties. In considering each possible related entity relationship, attention is directed to the substance of the relationship and not merely the legal form.

Terms and Conditions of Transactions with Related Parties

In the ordinary course of business, the Club has transactions with related parties. There have been no guarantees provided or received for any related party receivables or payables. These accounts are due based on normal credit terms, non-interest bearing and are generally unsecured except for advances to contractors, which is subject to recoupment over the term of the construction.

Impairment assessment is undertaken each financial year through a review of the financial position of the related party and the market in which the related party operates.

Except as otherwise indicated, the outstanding accounts with related parties shall be settled in cash. The transactions are made at terms and prices agreed upon by the parties.

The following table shows the related party transactions included in the financial statements:

	Nature	Volume		Outstanding balance		Terms	Conditions
		2020	2019	2020	2019		
NCI	Advances from Parent Company	₱23,072,309	(₱262,978,179)	₱62,304,080	₱39,231,771	Due and demandable Non-interest bearing	Unsecured
	Advances to Parent Company	–	983,175	2,068,707	2,068,707	Due and demandable Non-interest bearing	Unsecured
MDC	Advances from related party	–	(205,756,900)	–	–	Due and demandable Non-interest bearing	Unsecured
	Advances to contractor	–	10,951,353	–	–	Recouped every progress billing payment Non-interest bearing	Unsecured
	Retention payable	(310,500)	(23,090,002)	9,747,389	10,057,889	Collectible after the expiration of the warranty period of the project Non-interest bearing	Unsecured

(Forward)



Nature	Volume		Outstanding balance		Terms	Conditions	
	2020	2019	2020	2019			
ALVEO	Advances from related party	₱81,537	₱-	₱81,537	₱-	Due and demandable Non-interest bearing	Unsecured
ALI	Advances from related party	363,715	601,662	1,247,591	883,876	Due and demandable Non-interest bearing	Unsecured
	Advances to related party	-	741,780	741,780	741,780	Due and demandable Non-interest bearing	Unsecured
Ayala Property Management Corp. (APMC)	Advances from related party	12,179	12,400	24,579	12,400	Due and demandable Non-interest bearing	Unsecured
Manila Water Ventures Philippines Ventures Inc.	Utilities expense	1,072,271	141,641	1,213,912	141,641	Due and demandable Non-interest bearing	Unsecured
Globe Telecom Inc.	Communication expense	37,290	27,098	64,388	27,098	Due and demandable Non-interest bearing	Unsecured
Anvaya Cove Golf & Sports Club, Inc.	Advances from related party	26,541	-	26,541	-	Due and demandable Non-interest bearing	Unsecured

The following describes the nature of the transactions of the Club with related parties as of December 31, 2020 and 2019:

- a. The Club acquired 5.62 hectares of land in Porac, Pampanga in 2014 from its Parent company, NCI, for the future construction site of the Club's premises. The Club recognized the property as "Land" at its purchase price plus directly attributable taxes amounting to ₱14.06 million and ₱0.37 million, respectively (see Note 7).
- b. In various dates in 2020, NCI made advances amounting to ₱62.3 million and ₱39.23 million as of December 31, 2020 and December 31, 2019, respectively, to the Club for the payment of pre-operation and development costs.
- c. As of December 31, 2020, the retention payable to MDC, a related party under common control amounted to ₱9.74 million.
- d. Receivable from ALI pertains to its consumption and usage of the Club's facilities with charges amounting to ₱0.74 million as of December 31, 2020.
- e. As of December 31, 2020 and 2019, the Club maintains its cash in bank account with BPI, an associate of ALI, amounting to ₱6.08 million and ₱11.37 million, respectively. Interest income earned from cash in bank amounted to ₱17,220, ₱276,812, and ₱77,294 in 2020, 2019 and 2018, respectively. Corresponding final tax in 2020, 2019 and 2018 amounted to ₱3,444, ₱55,362, and ₱15,459, respectively (see Note 4).
- f. Payable to MDC pertains to service rendered for the construction of Club facilities. The Club made payments for the total billed and unbilled balance due to MDC in 2019.



12. Revenue and Cost of Sales

This account consists of:

	2020	2019
Membership dues	₱12,231,606	₱4,941,000
Sale of goods	8,490,267	6,419,259
Service income:		
Guest fees	424,834	326,196
Sports and complex revenue	179,379	265,776
Spa	33,079	125,223
Other Income	-	505,975
Interest Income	17,220	276,812
	₱21,376,385	₱12,860,241

Sales of goods pertains to consumption of food and beverage in the Club's restaurant.

Membership dues pertains to maintenance fee paid by its members on a monthly basis.

Other income mostly pertains to usage of the Clubs sports and recreational facilities.

Cost of sales and services for the year ended December 31 consist of:

	2020	2019
Cost of goods (Note 6)	₱5,239,375	₱2,669,383
Cost of services	1,114,444	555,277
	₱6,353,819	₱3,224,660

Direct operating expenses consist of:

	2020	2019	2018
Depreciation expense (Note 7)	₱23,619,729	₱10,443,781	₱-
Contracted services	14,134,403	16,491,299	-
Utilities expense	7,504,467	6,302,708	-
Supplies	2,396,684	5,984,626	-
Transportation and travel	756,216	572,031	-
Repairs and maintenance	361,228	581,698	-
Salaries and wages	199,091	-	-
Marketing	181,493	-	302,273
Professional fees	175,850	-	-
Representation	100,801	1,230,369	-
Insurance expense	49,192	556,862	-
Other expenses	3,153,333	1,196,125	37,500
	₱52,632,487	₱43,359,499	₱339,773

Contracted services mostly pertain to services rendered by the Club's staff and security personnel.

Utilities expense pertains to electricity and water consumption.



Supplies mostly pertain to kitchen tools, cleaning and housekeeping materials, and pool chemicals.

Representation pertains to expenses incurred as complimentary to customers or suppliers.

Repairs and maintenance pertain to expenses incurred for the upkeep of properties of the Club.

Transportation and travel pertain to fares, toll fees, fuel and accommodation incurred during official business trip of the employees.

Other expenses mostly pertain to cost of spoilage and daily meals given to employees.

General administrative expenses consist of:

	2020	2019	2018
Salaries and other benefits	₱9,376,028	₱7,520,277	₱-
Taxes and licenses	448,399	302,675	2,879,878
Professional fees	403,902	380,075	662,268
Supplies	44,065	294,072	-
Other financing charges	82,981	6,225	-
Contracted Services	-	631,007	-
Other expenses	-	134,926	164,854
	₱10,355,375	₱9,269,257	₱3,707,000

Salaries and other benefits pertain to salaries and mandatory government benefits to direct employees of the Club.

Professional fees pertain to incurred legal fees and audit.

Taxes and licenses pertain to payment of real property taxes and permits of the Club.

Supplies pertain to office supplies used for administrative purposes.

Other expenses mainly pertain to miscellaneous fees.

13. Financial Assets and Financial Liabilities

Fair Value Information

The carrying values of the Club's cash, accounts and other receivables, receivables from related party, accounts and other payables, contract liabilities and payables to related parties approximate their fair values due to the short-term nature of transactions involving these financial instruments.

Fair Value Hierarchy

As of December 31, 2020, and 2019, the Club has no financial asset and liability carried at fair value.

Financial Risk Management Objectives and Policies

The Club's principal financial instruments are of the nature of loans and receivables and other financial liabilities. The main purpose of the Club's financial instruments is to fund operational and capital expenditures.



The main risk arising from the use of the financial instruments are credit risk and liquidity risk.

Credit risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss. The investment of the Club's cash resources is managed so as to minimize risk while seeking to enhance yield. The Club's holding of cash in bank exposes the Club to credit risk of the counterparty if the counterparty is unwilling or unable to fulfill its obligations, and the Club consequently suffers financial loss. Credit risk management involves entering into financial instruments only with counterparties with acceptable credit standing.

Bank limits are established on the basis of liquidity, capital adequacy and financial stability. Given the high credit standing of its accredited counterparty banks, management does not expect any of these financial institutions to fail in meeting their obligations.

The Club transacts only with related parties. Receivables from related parties are monitored on an on-going basis bringing the Club's exposure to bad debts to a minimum level.

The maximum exposure to credit risk for the Club's financial assets as at December 31 are as follows:

	2020	2019
Cash and cash equivalents (Note 4)	₱6,088,795	₱11,371,415
Trade and other receivables, gross (Note 5)	7,491,892	5,577,716
	₱13,580,687	₱16,949,131

These financial assets are considered as high grade and are classified as neither past due nor impaired.

The credit quality of the financial assets was determined as follows:

Cash in bank - graded based on the nature of the counterparty. The Club has cash on hand amounting to ₱50,000 as at December 31, 2020 and 2019 which is not exposed to credit risk.

Accounts and other receivables - the Club is exposed to credit risk from its operating activities, primarily on its trade receivables. To manage credit risks, the Club maintains defined credit policies and monitors its exposure to credit risks on a continuous basis.

The Club's trade receivables generally pertain to membership dues and club charges. The Club bills and collects from members on a monthly basis. The Club assesses long-outstanding member's receivable account periodically as to future collectability. Club shares of members with long-outstanding balances are placed to public auction for bidding at the management's own terms and minimum pricing to ensure that outstanding balances are delinquent members are recovered.

Receivable from related party - high grade pertains to receivables with no default in payment. The Club transacts only with related parties and recognized creditworthy third parties. Receivable balances are monitored on an on-going basis bringing the Club's exposure to bad debts to a minimum level. The maximum exposure to credit risk from these financial assets arise from the default of the counterparty with a maximum exposure equal to their carrying amounts.



Liquidity risk

Liquidity risk is defined by the Club as the risk of losses arising from funding difficulties due to deterioration in market conditions and/or the financial position of the Club that make it difficult for the Club to raise the necessary funds or that forces the Club to raise funds at significantly higher interest rates than usual.

The Club manages liquidity risk by maintaining a balance between continuity of funding and flexibility. The Club maintains a level of cash deemed sufficient to finance its operations. As part of its liquidity risk management, the Club regularly evaluates its projected and actual cash flows.

The table below analyzes the Club's financial assets and liabilities as at December 31, 2020 and 2019. The amounts disclosed in the table are the contractual undiscounted cash flows which are equal to their carrying balances, as the impact of discounting is not significant.

	Due and demandable	Within three months	More than three months	Total
December 31, 2020				
<i>Financial Assets</i>				
Cash (Note 4)	₱6,088,795	₱-	₱-	₱6,088,795
Accounts and other receivables (Note 5)	7,491,892	-	-	7,491,892
Total Financial Assets	₱13,580,687	₱-	₱-	₱13,580,687
<i>Financial Liabilities</i>				
Accounts and other payables (Note 8)	₱83,393,278	₱-	₱-	₱83,393,278
Liquidity Position (Gap)	(₱69,812,591)	₱-	₱-	(₱69,812,591)

	Due and demandable	Within three months	More than three months	Total
December 31, 2019				
<i>Financial Assets</i>				
Cash (Note 4)	₱11,371,415	₱-	₱-	₱11,371,415
Accounts and other receivables (Note 5)	5,577,716	-	-	5,577,716
Total Financial Assets	₱16,949,131	₱-	₱-	₱16,949,131
<i>Financial Liabilities</i>				
Accounts and other payables (Note 8)	₱59,689,037	₱-	₱-	₱59,689,037
Liquidity Position (Gap)	(₱42,739,906)	₱-	₱-	(₱42,739,906)

Accounts and other payable exclude taxes payable to government agencies and statutory liabilities aggregating to ₱1,851,476 as at December 31, 2020 and ₱149,664 as at December 31, 2019 which are considered as non-financial liabilities.

As of December 31, 2020, and 2019, the Club's financial liabilities are all due and demandable.



14. Notes to Statements of Cash Flows

A reconciliation of the movement in the Club's financing activities for the year ended is presented below:

2020

	January 1, 2020	Cash flows	Expense incurred paid by Parent Company	December 31, 2020
Advances from Parent Company (Note 11)	₱39,231,771	₱23,072,309	₱—	₱62,304,080

2019

	January 1, 2019	Cash flows	Expense incurred paid by Parent Company	December 31, 2019
Advances from Parent Company (Note 11)	₱302,209,950	(₱265,000,000)	₱2,021,821	₱39,231,771

15. Supplementary Tax Information Under Revenue Regulations No. 15-2010

The Club reported and/or paid the following types of taxes for 2020:

VAT

Net Sales/Receipt and Output VAT declared in the Club's VAT returns for the year 2020:

	Net Sales/Receipts	Output VAT
Taxable sales:		
Sale of services	₱10,017,378	₱1,202,085
Sale of goods	₱8,490,267	₱1,018,832
Total	₱18,507,645	₱2,220,917

Sale of services subject to VAT pertains to gross receipts/collections on revenues from guest fees, spa services and rental of recreational equipment. On the other hand, sale of goods pertains to gross receipts/collections on revenues from sale of food, beverage and merchandise.

The Club has exempt sales amounting to ₱2,851,520 pursuant to Supreme Court (SC) Ruling G.R. No. 228539 [*Association of Non-Profit Clubs, Inc. (ANCP) vs. Bureau of Internal Revenue (BIR)*] dated August 13, 2019.

Input VAT

The amount of VAT Input taxes claimed broken down into:

Beginning of the year	₱107,223,475
Current year's purchases:	
I. Goods other than for resale or manufacture	1,348,070
II. Services lodged under other accounts	577,744
Balance at the end of the year	₱109,149,289



Withholding Taxes

Details of withholding taxes for the year are as follows:

	2020
Withholding taxes on compensation	₱858,068
Current year's purchases:	24,825,996

Taxes and Licenses

Amounts paid in 2020 are shown below:

Real property taxes	₱359,942
Penalties on late filing	10,000
Permits and clearances	78,457
	<u>₱448,399</u>

Documentary Stamp Tax (DST)

The Club has no transaction subject to DST during 2020.

Taxes on Importation

The Club has not made any importations during 2020.

Excise Tax

The Club has no transaction subject to excise tax.

Tax Cases

The Club does not have tax assessments which are either pending decision by the court or are being contested. In addition, the Club does not have any pending tax cases outside the administration of the BIR.

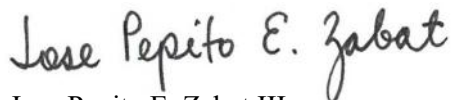


INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY SCHEDULES

The Stockholders and Board of Directors
Alviera Country Club, Inc.
Alviera Country Club, Brgy. Hacienda Dolores
Porac, Pampanga

We have audited in accordance with Philippine Standards on Auditing the financial statements of Alviera Country Club, Inc. (the Club) as at December 31, 2020 and 2019 and for each of the three years in the period ended December 31, 2020 and have issued our report thereon dated May 31, 2021. Our audits were made for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary schedules required under Annex 68-J of the Revised Securities Regulation Code (SRC) Rule 68 are the responsibility of the Club's management. These schedules are presented for purposes of complying with the Revised Securities Regulation Code Rule 68 and are not part of the basic financial statements. These schedules have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, fairly state, in all material respects, the information required to be set forth therein in relation to the basic financial statements taken as a whole.

SYCIP GORRES VELAYO & CO.



Jose Pepito E. Zabat III
Partner

CPA Certificate No. 85501

Accreditation No. 85501-SEC (Group A)

Valid to cover audit of 2020 to 2024

financial statements of SEC covered institutions

Tax Identification No. 102-100-830

BIR Accreditation No. 08-001998-060-2020,

December 3, 2020, valid until December 2, 2023

PTR No. 8534388, January 4, 2021, Makati City

May 31, 2021



ALVIERA COUNTRY CLUB, INC.
SUPPLEMENTARY SCHEDULES REQUIRED UNDER ANNEX 68-J
OF THE REVISED SRC RULE 68
As at December 31, 2020

Table of Contents

	Page
Report of Independent Auditors on Supplementary Schedules	
I. Supplementary schedules required by Annex 68-J	
A. Financial Assets	1
B. Amounts Receivable from Directors, Officers, Employees, Related Parties, and Principal Stockholders (Other than Related Parties)	N/A
C. Amounts Receivable from Related Parties which are eliminated during the consolidation of the financial statements	N/A
D. Intangible Assets - Other Assets	N/A
E. Long-term Debt	N/A
F. Indebtedness to Related Parties (Long-Term Loans from Related Companies)	N/A
G. Guarantees of Securities of Other Issuers	N/A
H. Capital Stock	2

N/A - Not applicable

SCHEDULE A

ALVIERA COUNTRY CLUB, INC.

**FINANCIAL ASSETS
AS AT DECEMBER 31, 2020**

Description	Number of Shares or Principal Amount of Bonds	Amount Shown in the Statement of Financial Position	Income Received and Accrued
Cash in Bank			
Bank of the Philippine Island (BPI)	–	₱6,088,795	₱12,619
Trade and Other Receivables			
Trade receivables	–	4,407,645	–
Receivable from related party	–	2,810,487	–
Receivable from employees	–	273,760	–
		₱13,580,687	₱12,619

SCHEDULE H

ALVIERA COUNTRY CLUB, INC.

**CAPITAL STOCK
AS AT DECEMBER 31, 2020**

Title of Issue	Number of Shares Authorized	Number of Shares Issued and Outstanding as shown under related Statement of Financial Position Caption	Number of Shares Reserved for Options, Warrants, Conversion, and other Rights	Number of Shares held by Related Parties	Directors and Officers	Others
Class A	3,700	3,700	–	3,689	11	–
Class B	2,600	2,600	–	2,493	–	107
Class C	300	300	–	294	–	6
Class D	200	200	–	200	–	–
	6,800	6,800	–	6,676	11	113

Your BIR AFS eSubmission uploads were received

eafs@bir.gov.ph <eafs@bir.gov.ph>
To: SLMGTAX@gmail.com
Cc: MARTIN.AVNER@alvieracountryclub.com

Tue, Jun 1, 2021 at 7:43 PM

Hi ALVIERA COUNTRY CLUB, INC.,

Valid files

- EAFS008805693OTHTY122020.pdf
- EAFS008805693TCRTY122020-02.pdf
- EAFS008805693AFSTY122020.pdf
- EAFS008805693ITRTY122020.pdf
- EAFS008805693TCRTY122020-01.pdf
- EAFS008805693RPPTY122020.pdf

Invalid file

- <None>

Transaction Code: **AFS-0-3SWVT2VT0CJ5L9LAFQY11T2MZ0QTY22NPX**
Submission Date/Time: **Jun 01, 2021 07:43 PM**
Company TIN: **008-805-693**

Please be reminded that you accepted the terms and conditions for the use of this portal and expressly agree, warrant and certify that:

- The submitted forms, documents and attachments are complete, truthful and correct based on the personal knowledge and the same are from authentic records;
- The submission is without prejudice to the right of the BIR to require additional document, if any, for completion and verification purposes;
- The hard copies of the documents submitted through this facility shall be submitted when required by the BIR in the event of audit/investigation and/or for any other legal purpose.

This is a system-generated e-mail. Please do not reply.

ANNEX E

Interim Financial Statements

As of 30 June 2021

SEC Number: CS201412229

File Number: _____

ALVIERA COUNTRY CLUB, INC.

(Company's Full Name)

Alviera Country Club, Brgy. Hacienda Dolores,
Porac, Pampanga

(Company Address)

(632) 908-3852

(Telephone Number)

June 30, 2021

(Quarter Ending)

SEC Form 17-Q Quarterly Report Amended

(Form Type)

(Amendments)

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

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

1. For the quarterly period ended: **30 June 2021**
2. Commission identification number: **CS201412229**
3. BIR Tax Identification No. **008-805-693**
4. Exact name of issuer as specified in its charter: **ALVIERA COUNTRY CLUB, INC.**
5. Province, country or other jurisdiction of incorporation or organization: **PORAC,
PAMPANGA**
6. Industry Classification Code: (SEC Use Only)
7. Address of issuer's principal office: **Alviera Country Club, Brgy. Hacienda Dolores,
Porac, Pampanga** Postal Code: **2008**
8. Issuer's telephone number, including area code **(632) 908-3852**
9. Former name, former address and former fiscal year, if changed since last report: **N/A**
10. Securities registered pursuant to Sections 8 and 12 of the Code, or Sections 4 and 8 of the RSA

<u>Title of each Class</u>	<u>Number of shares of common stock outstanding and amount of debt outstanding</u>
Class A Shares, no par value	3,700
Class B Shares, no par value	2,600
Class C Shares, no par value	300
Class D Shares, no par value	200

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

Yes [] No [**x**]

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

12. Indicate by check mark whether the registrant:

- (a) has filed all reports required to be filed by Section 17 of the Code and SRC Rule 17 thereunder or Sections 11 of the RSA and RSA Rule 11(a)-1 thereunder, and
- (b) Sections 26 and 141 of the Corporation Code of the Philippines, during the preceding twelve (12) months (or for such shorter period the registrant was required to file such reports)

Yes [**x**] No []

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

Yes [**x**] No []

TABLE OF CONTENTS

PART I – FINANCIAL STATEMENTS

Item 1. Financial Statements	
- Unaudited Statement of Financial Position as of June 30, 2021 and Audited Statement of Financial Position as of December 31, 2020	1
- Unaudited Statements of Comprehensive Income for the Six-Month Periods Ended June 30, 2021 and 2020	2
- Unaudited Statements of Changes in Equity for the Six-Month Periods Ended June 30, 2021 and 2020	3
- Unaudited Statements of Cash Flows for the Six-Month Periods Ended June 30, 2021 and 2020	4
- Notes to Consolidated Financial Statements	5
Item 2. Management’s Discussion and Analysis of Financial Condition and Results of Operations.	26

PART II – OTHER INFORMATION 29

Item 3. Q2 2020 Developments	29
------------------------------	----

Item 4. Other Notes to Q2 2020 Operations and Financials	30
--	----

Item 5. Performance Indicators	32
--------------------------------	----

SIGNATURE	33
------------------	----

PART I – FINANCIAL INFORMATION

Item 1. Financial Statements

ALVIERA COUNTRY CLUB, INC.

STATEMENTS OF FINANCIAL POSITION

As of June 30, 2021 and December 31, 2020

	June 30, 2021 (Unaudited)	December 31, 2020 (Audited)
ASSETS		
Current Assets		
Cash (Note 4, 11)	₱3,104,750	₱6,138,795
Accounts and other receivables (Note 5)	15,058,527	7,491,892
Inventories (Note 6)	987,251	1,648,675
Other current assets	22,646	17,424
Total Current Assets	19,173,174	15,296,786
Noncurrent Assets		
Property and Equipment (Note 7)	805,625,017	815,644,403
Advances to contractors	1,728,221	1,728,221
Input value-added tax	111,449,887	110,424,931
Other noncurrent assets	1,269,785	1,269,785
Total Noncurrent Assets	920,072,910	929,067,340
	₱939,246,084	₱944,364,126
LIABILITY AND EQUITY		
Current Liability		
Accrued and other payables (Note 8)	₱105,418,880	₱85,244,754
Noncurrent Liability		
Retention payable	8,431,208	9,747,389
Total Liabilities	113,850,088	94,992,143
Equity		
Capital Stock (Note 9)	956,745,130	956,745,130
Deficit	(131,349,134)	(107,373,147)
Total Equity	825,395,996	849,371,983
	₱939,246,084	₱944,364,126

See accompanying Notes to Financial Statements

ALVIERA COUNTRY CLUB, INC.**STATEMENTS OF COMPREHENSIVE INCOME****For the Six-Month Periods ended June 30, 2021 and 2020**

	June 30, 2021 (Unaudited)	June 30, 2020 (Unaudited)
REVENUE (Note 12)		
Sale of goods	₱5,490,069	₱2,905,975
Membership dues	6,409,373	5,148,000
Service Income	119,833	430,222
Interest income	18,432	10,021
Other income	18	482
	12,037,707	8,494,700
EXPENSES (Note 12)		
Cost of sales and services	3,197,360	1,452,176
Direct operating expenses	24,800,695	21,716,658
General administrative expenses	4,040,355	6,572,792
	28,841,050	29,741,626
LOSS BEFORE INCOME TAX	20,000,703	21,246,926
PROVISION FOR INCOME TAX (Note 10)	88,260	31,080
NET LOSS	20,000,703	21,278,006
OTHER COMPREHENSIVE INCOME	—	—
TOTAL COMPREHENSIVE LOSS	₱20,088,963	₱21,278,006

*EPS not yet applicable as the Club incurred net loss from its operation.
See accompanying Notes to Financial Statements.*

ALVIERA COUNTRY CLUB, INC.**STATEMENTS OF CHANGES IN EQUITY****For the Six-Month Periods ended June 30, 2021 and 2020**

	June 30, 2021 (Unaudited)	June 30, 2020 (Unaudited)
PAID-IN CAPITAL (Note 9)		
Common stock, no par value		
Class A - 3,700 shares	₱296,055,755	₱296,055,755
Class B - 2,600 shares	546,620,750	546,620,750
Class C - 300 shares	63,071,625	63,071,625
Class D - 200 shares	50,997,000	50,997,000
Balance at beginning and end of period	956,745,130	956,745,130
Subscription receivable		
Balance at beginning of period	—	--
	—	--
DEFICIT		
Balance at beginning of period	(111,260,171)	(59,401,641)
Net loss for the period	(20,088,963)	(21,278,006)
Balance at end of period	(131,349,134)	(80,679,647)
	₱825,395,996	₱876,065,483

See accompanying Notes to Financial Statements.

ALVIERA COUNTRY CLUB, INC.**STATEMENTS OF CASH FLOW**

For the Six-Month Periods ended June 30, 2021 and 2020

	June 30, 2021 (Unaudited)	June 30, 2020 (Unaudited)
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before income tax	(P20,000,703)	(P21,246,926)
Adjustment for:		
Interest income (Note 4)	(18,432)	(10,021)
Depreciation (Note 7)	11,809,864	11,807,159
Loss before changes in working capital	(8,172,407)	(9,449,788)
Decrease (increase) in:		
Advances to contractors	-	--
Accounts and other receivables	(5,562,440)	(3,901,476)
Inventories	139,540	(1,110,637)
Other current assets	(259,589)	(919,473)
Increase (decrease) in accrued and other payables	8,386,842	(1,891,395)
Cash used in operations	(5,468,054)	(17,272,769)
Interest received	18,432	10,021
Income tax paid	(88,260)	(21,080)
Net cash flows used in operating activities	(5,537,882)	(17,293,828)
CASH FLOWS FROM INVESTING ACTIVITY		
Additions to property and equipment	-	--
Decrease in retention payable/Value Added Tax	(13,897)	(310,500)
Net cash flows used in investing activities	(13,897)	(310,500)
CASH FLOWS FROM FINANCING ACTIVITY		
Advances from Parent Company (Note 11)	2,306,621	6,580,999
NET INCREASE (DECREASE) IN CASH	(3,245,158)	(11,023,329)
CASH AT BEGINNING OF PERIOD	6,349,908	11,421,415
CASH AT END OF PERIOD	P3,104,750	P398,086

See accompanying Notes to Financial Statements.

Alviera Country Club, Inc.
Notes to Financial Statements

1. Basis of Financial Statement Preparation

The unaudited condensed financial statements have been prepared in accordance with Philippine Accounting Standard (PAS) 34, *Interim Financial Reporting*. Accordingly, the unaudited financial statements do not include all of the information and disclosures required in the December 31, 2020 annual audited financial statements, and should be read in conjunction with the annual financial statements as of and for the year ended December 31, 2020.

The unaudited financial statements of the Club have been prepared in accordance with Philippine Financial Reporting Standards (PFRS).

The unaudited condensed financial statements have been prepared on historical cost basis and are presented in Philippine Peso (₱), the Club's functional currency. All amounts are rounded off to the nearest peso unless otherwise indicated.

2. Accounting Policies

Changes in Accounting Policies and Disclosures

The accounting policies adopted in the preparation of the financial statements are consistent with those of the previous financial year except for the new PFRS, amended PFRS and improvements to PFRS which were adopted beginning January 1, 2020. Adoption of these pronouncements did not have a significant impact on Company's financial position or performance.

- Amendments to PFRS 3, *Definition of a Business*
- Amendments to PAS 1, Presentation of Financial Statements, and PAS 8, Accounting Policies, Changes in Accounting Estimates and Errors, Definition of Material

Standards and Interpretations Issued but not yet Effective

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

Effective beginning on or after January 1, 2021

- PFRS 17, *Insurance Contracts*

Standards with Deferred Effectivity

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

Significant Accounting Policies

The significant accounting policies that have been used in the preparation of the financial statements are summarized below.

Current versus Noncurrent Classification

The Club presents assets and liabilities in the statement of financial position based on a current and noncurrent classification. An asset is current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realized within twelve months after the reporting period; or,
- Cash or cash equivalent, unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as noncurrent.

A liability is current when:

- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period; or,
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as noncurrent.

Deferred tax assets and liabilities are classified as noncurrent assets and liabilities.

Fair Value Measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to the Club.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use. The Club uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

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

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Club determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Club has determined classes of assets on the basis of the nature, characteristics and risks of the asset and the level of the fair value hierarchy as explained above.

Cash in bank

Cash in bank is stated at face amount and earns interest at the prevailing deposit rate.

Financial Instruments

Date of recognition

The Club recognizes a financial asset or a financial liability in the statement of financial position when it becomes a party to the contractual provisions of the instrument. Purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace are recognized on the settlement date.

Financial assets

Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortized cost, fair value through other comprehensive income (OCI), and fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Club's business model for managing them. The Club initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. Financial assets that do not contain a significant financing component or for which the Club has applied the practical expedient are measured at the transaction price determined under PFRS 15.

In order for a financial asset to be classified and measured at amortized cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The Club's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- Financial assets at amortized cost (debt instruments)
- Financial assets at fair value through OCI with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at fair value through profit or loss

As of June 30, 2021 and December 31, 2020, the Club's financial assets pertain to financial assets at amortized cost (debt instruments).

Financial assets at amortized cost (debt instruments)

This category is the most relevant to the Club. The Club measures financial assets at amortized cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortized cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognized in profit or loss when the asset is derecognized, modified or impaired.

The Club's financial assets at amortized cost includes "Cash in bank" and "Accounts and other receivables".

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized (i.e., removed from the statements of financial position) when:

- The rights to receive cash flows from the asset have expired, or,
- The Club has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Club has transferred substantially all the risks and rewards of the asset, or (b) the Club has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Club has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Club continues to recognize the transferred asset to the extent of its continuing involvement. In that case, the Club also recognized an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Club has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Club could be required to repay.

Impairment of financial assets

The Club recognizes an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Club expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognized in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12 months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

The Club determines whether to apply the general approach or the simplified approach when calculating the provision for ECL. Under the general approach, at each reporting date, the Club recognizes a loss allowance based on either 12-month ECLs or Lifetime ECLs, depending on whether there has been a significant increase in credit risk on the financial instrument since initial recognition. Under the simplified approach, the changes in credit risk are not tracked and loss allowances are measured at amounts equal to lifetime ECL.

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

For other financial assets such as accounts and other receivables, ECLs are recognized in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

Determining the stage for impairment

At each reporting date, the Club assesses whether there has been a significant increase in credit risk for financial assets since initial recognition by comparing the risk of default occurring over the expected life between the reporting date and the date of initial recognition. The Club considers reasonable and supportable information that is relevant and available without undue cost or effort for this purpose. This includes quantitative and qualitative information and forward-looking analysis.

An exposure will migrate through the ECL stages as asset quality deteriorates. If, in a subsequent period, asset quality improves and also reverses any previously assessed significant increase in credit risk since origination, then the loss allowance measurement reverts from lifetime ECL to 12-months ECL.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Club's financial liabilities include "Accounts and other payables" (other than "Payable to government" which is covered by other accounting standard).

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss.

Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Club that are not designated as hedging instruments in hedge relationships as defined by PFRS 9. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

Gains or losses on liabilities held for trading are recognized in the statements of comprehensive income.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated at the initial date of recognition, and only if the criteria in PFRS 9 are satisfied. The Club has not designated any financial liability as at fair value through profit or loss.

Other financial liabilities

After initial recognition, other financial liabilities are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process.

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statements of comprehensive income.

This category generally applies to “Accounts and other payables presented in statements of financial position.

Derecognition

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in statements of comprehensive income.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statements of financial position, if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and liabilities simultaneously.

Inventories

Inventories consist of food and beverage. Inventories are valued at the lower of cost and net realizable value (NRV). Cost is determined using weighted average method. NRV of food and beverage is the estimated selling price in the ordinary course of business less the estimated cost necessary to make the sale. In determining NRV, the Club consider any adjustment necessary for spoilage, breakage and obsolescence.

Input Value-Added Tax (VAT)

Input VAT pertains to indirect tax paid by the Parent Company in the course of the Company’s trade or business as purchase of goods and services. Output VAT pertains to the tax due on the sale of goods and services by the Parent Company.

If at the end of any reporting date, the output VAT exceeds the input VAT, the outstanding balance is included as part of “accrued and other payables” account. If the input VAT exceeds the output VAT, the excess shall be carried over to the succeeding months and included as part of “input value-added tax” accounts.

Property and Equipment

Property and equipment, except land, are carried at cost less accumulated depreciation, amortization and any impairment losses. Land held for use in operations is carried at cost less any impairment losses.

The initial cost of property and equipment consists of its purchase price including import duties and any directly attributable costs of bringing the property and equipment to its working condition and location for its intended use. Cost also includes the cost of replacing part of such property and equipment when the recognition criteria are met.

Construction in progress (CIP) is carried at cost and consists of accumulated construction costs and any directly attributable costs of bringing the property to its working condition and location for its intended use.

Construction in progress is not depreciated until such time that the relevant assets are completed and available for operational use.

CIP is transferred to the related property and equipment account when the construction and related activities are complete. The cost is subsequently amortized over the estimated

useful life of the property and equipment.

Expenditures incurred after the property and equipment have been put into operations, such as repairs and maintenance are recognized in profit or loss in the year the costs are incurred. In situations where it can be clearly demonstrated that the expenditures have resulted in an increase in future economic benefits expected to be obtained from the use of an item of property and equipment beyond its originally assessed standard of performance, the expenditures are capitalized as additional costs of property and equipment.

Depreciation and amortization are computed on a straight-line basis over the estimated useful lives of the property and equipment. The estimated useful lives of the property and equipment are as follows:

Asset Type	Number of Years
Building	40
Facilities, furniture, fixtures and equipment	5
Transportation equipment	5

The Club determines depreciation and amortization for each significant part of an item of property and equipment.

The estimated useful lives and method of depreciation and amortization are reviewed and adjusted, if appropriate, at each financial year end to ensure that the years and method of depreciation and amortization are consistent with the expected pattern of economic benefits from items of property and equipment.

An item of property and equipment is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the year the asset is derecognized.

Fully depreciated property and equipment are retained in the books until these are no longer in use.

Impairment of Nonfinancial Assets

The Club assesses at each reporting date whether there is an indication that a nonfinancial asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Club makes an estimate of the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash generating unit's fair value less costs of disposal and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Impairment losses of continuing operations are recognized in profit or loss in those expense categories consistent with the function of the impaired asset.

An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If any such indication exists, the recoverable amount is estimated. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. If such is the case, the carrying amount of the asset is increased to its recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in profit or loss unless the asset is carried at revalued amount, in which case, the reversal is treated as a revaluation increase. After such reversal, the depreciation charge is adjusted in future periods to allocate the asset's revised carrying amount, less any residual value, on a systematic basis over its remaining useful life.

Equity

Capital stock

Capital stock is measured at stated value for all shares issued. When the Club issues more than one class of stock, a separate account is maintained for each class of stock and the number of shares issued.

When the shares are sold at premium, the difference between the proceeds and the stated value is credited to "Additional paid-in capital" account. Direct costs incurred related to the issuance of new shares are chargeable to "Additional paid-in capital" account, net of related tax benefits.

Deficit

Deficit represents accumulated losses of the Club.

Revenue Recognition

Revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Club expects to be entitled in exchange for those goods or services.

Sale of goods are recognized when control of the goods is transferred to the customers, generally when goods are delivered to and accepted by the customers.

Membership dues recognized over the time the members are provided access to the Club's sports complex, game rooms, restaurants and other Club amenities. Transaction price is determined to be the BOD-approved rate for monthly membership dues. Each monthly membership dues are considered as a single performance obligation; therefore, it is not necessary to allocate the transaction price.

Service income includes guest fees and income from the use of the Club's facilities and amenities such as sports complex, game rooms and other Club amenities. Revenue is recognized over the time the services are rendered and/or facilities and amenities are used.

Interest income is recognized as it accrues, taking into account the effective yield of the asset.

Other income is recognized when incurred.

Expense Recognition

Costs and expenses are recognized as they are incurred and measured at the fair value of the consideration paid or payable.

Income Tax

Current tax

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the tax authority. The tax rates and tax laws used to compute the amount are those enacted or substantively enacted as at the end of the reporting period.

Deferred tax

Deferred tax is provided using the liability method on all temporary differences, with certain exceptions, at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, with certain exceptions. Deferred tax assets are recognized for all deductible temporary differences, carryforward benefits of unused net operating loss carryover (NOLCO), to the extent that it is probable that taxable income will be available against which the deductible temporary differences and unused NOLCO can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable income will be available to allow all or part of the deferred tax assets to be utilized. Any unrecognized deferred tax assets are reassessed at each reporting date and are recognized to the extent that it has become probable that future taxable income will allow all or part of the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rate that is expected to apply to the period when the asset is realized or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at the end of the reporting period. Movements in the deferred income tax assets and liabilities arising from changes in tax rates are charged against or credited to income for the period.

Deferred tax assets and liabilities are offset, if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred income taxes relate to the same taxable entity and the same taxation authority.

Provisions

Provisions are recognized when the Club has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Where the Club expects a provision to be reimbursed, the reimbursement is recognized as a separate asset but only when the reimbursement is virtually certain. Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate.

Contingencies

Contingent liabilities are not recognized in the financial statements. These are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the financial statements but disclosed when an inflow of economic benefits is probable.

The Club has not contingent assets and liabilities as of June 30, 2021.

Events After the Reporting Period

Post year-end events up to the date when the financial statements are authorized for issue that provide additional information about the Club's position at the reporting date (adjusting events) are reflected in the financial statements. Post year-end events that are non-adjusting events are disclosed in the notes to financial statements when material.

There are no events after balance sheet date that require adjustment in the financial statements or its accompanying notes as of June 30, 2020.

3. Management's Significant Accounting Estimates and Assumptions

The preparation of the financial statements in compliance with PFRS requires the Club to make judgments, estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. The judgments, estimates and assumptions used are based on management's evaluation of relevant facts and circumstances as of the date of the financial statements. Future events may occur which will cause the judgments and assumptions used in arriving at the estimates to change. The effects of any change in estimates are reflected in the financial statements as they become reasonably determinable.

Judgments

In the process of applying the Club's accounting policies, management has made the judgment below, apart from those involving estimations, which have the most significant effect on the amounts recognized in the financial statements.

For the Club's receivables from related parties, evaluation includes the review of the credit risk of the borrower through a review of qualitative and quantitative information. Factors being considered includes significant changes in the business, financial and economic conditions, regulatory and economic environment to which the borrower operates, among others.

No expected credit loss was recognized in 2020 and 2019. See Note 5 for the related balances.

Estimates and Assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have significant risk of causing a material adjustment to the carrying amounts of assets and liabilities are discussed below.

Estimating NRV of inventories

Inventories are presented at the lower of cost or NRV. Estimation of NRV is based on the most reliable evidence available at the time the estimates are made of the amount the inventories are expected to be realized. A review of the items of inventories is performed at the end of each reporting period to reflect the accurate valuation of inventories in the financial statements.

The carrying values of inventories amounted to ₱987,251 and ₱1.65 million as at June 30, 2021 and December 31, 2020, respectively. No provision, allowance and write-off for inventory obsolescence was recognized in 2021 and 2020 (see Note 6).

Estimating useful lives of property and equipment

The Club estimates the useful lives of property and equipment based on the period over which these assets are expected to be available for use. The estimated useful lives of property and equipment are reviewed at least annually and are updated if expectations differ from previous estimates due to physical wear and tear and technical or commercial obsolescence on the use of these assets. It is possible that future results of operations could be materially affected by changes in estimates brought about by changes in factors mentioned above. The carrying value of property and equipment amounted to ₱805.63 million and ₱815.64 million as of June 30, 2021 and December 31, 2020, respectively (see Note 7).

Recognizing deferred tax assets

The Club reviews the carrying amounts of deferred taxes at each reporting date and reduces deferred tax assets to the extent that it is no longer probable that sufficient taxable income will be available to allow all or part of the deferred tax assets to be utilized. However, there is no assurance that the Club will generate sufficient taxable income to allow all or part of the deferred tax assets to be utilized. The Club looks at its projected performance in assessing the sufficiency of future taxable income. The Club's unrecognized deferred tax assets amounted to ₱111.45 million and ₱110.42 million as of June 30, 2021 and December 31, 2020, respectively.

Further details on deferred tax assets are provided in Note 10.

4. Cash

This account consists of:

	June 30, 2021	December 31, 2020
	(Unaudited)	(Audited)
Cash in Bank	₱3,054,750	₱6,088,795
Petty Cash Fund	50,000	50,000
Balance at end of year	₱3,104,750	₱6,138,795

Cash in bank refers to savings account maintained by the Club with a local bank. Interest income earned and corresponding final tax during the second quarter of 2021 amounted to ₱14,791 and ₱3,641, respectively.

5. Accounts and Other Receivables

This account consists of:

	June 30, 2021	December 31,
	(Unaudited)	2020 (Audited)
Trade receivables	₱11,880,095	₱4,407,645
Due from related parties (Note 11)	2,810,487	2,810,487
Advances to contractors/suppliers	1,728,221	
Receivable from employees	367,946	273,760
Balance at end of year	₱16,786,748	₱7,491,892

Trade receivables pertain mainly to sales generated by the Club's restaurant and sports and recreation facilities. These are collectible and billed to members within one month from consumption and usage.

Due from related parties pertains to usage of the Club's facilities.

Receivable from employees represent advances for travel and other expenses arising in the ordinary course of business. These are noninterest-bearing and are recoverable through expense liquidation within one (1) month from grant date.

6. Inventories

This includes food and beverages items and supplies consumed in the production process of food and beverages in the Club's restaurant and cafes.

As of June 30, 2021 and December 31, 2020, inventories amounted to P987,250 and P 5.24 million respectively. Inventories are stated at cost, which is lower than their net realizable value.

Food and beverages charged to costs of operations amounted to P3.20 million as of June 30, 2021 (see Note 12).

7. Property and Equipment

Movements in this account are as follows:

	Land (Note 11)	Building	Facilities, Furniture, Fixtures and Equipment	Transportation Equipment	Total
Cost					
Balance at beginning of period	P14,429,178	P816,289,920	P15,798,861	P3,802,541	P850,320,500
Additions	–	–	1,177,891	–	1,177,891
Balance at end of period	14,429,178	816,289,920	16,976,752	3,802,541	851,498,391
Accumulated Depreciation					
Balance at beginning of period	–	28,915,678	3,816,943	1,330,889	34,063,510
Depreciation	–	10,206,330	1,223,278	380,254	11,809,864
Balance at end of year	–	39,122,008	5,040,221	1,711,143	45,873,374
Net Book Value	P14,429,178	P777,167,912	P11,396,531	P2,091,398	P805,625,017

8. Accrued and Other Payables

This account consists of:

This account consists of:

	June 30, 2021 (Unaudited)	December 31, 2020 (Unaudited)
Due to related parties	P71,576,705.44	P64,962,627
Unearned income	14,986,636	2,797,774
Accrued payable	1,429,365	8,181,876
Accounts Payable	18,102,008,	3,355,299
Payable to government agency	3,209,297.3	1,924,554
	P109,304,011	P81,222,131

Due to related parties largely pertains to advances received from the Club's Parent Company, Nuevocentro, Inc. (NCI) as of June 30, 2021 and December 31, 2020, respectively. It also pertains to the advances made by ALI to the Club as of June 30, 2021 and December 31, 2020, respectively. (Note 10).

Unearned income pertains to payments received from member for future consumption of Club's services and facilities, monthly membership dues received by the Club in advance, deposits from members and guests for booked functions and events.

Accrued payable pertains to professional fees and contracted services incurred by the Club.

Accounts payable pertain to purchase of goods and services. These are noninterest-bearing and are settled within one year.

Payable to government agency pertains to withholding taxes payable to Bureau of Internal Revenue and statutory employee remittances to other government agencies.

9. Equity

The Club has an authorized capital stock of 6,800, no par shares. The details of the number of authorized and issued shares of the Club as of June 30, 2021 follow:

	Authorized	Issued
Class A	3,700	3,700
Class B	2,600	2,600
Class C	300	300
Class D	200	200
	6,800	6,800

Class A shares

Class A shares shall be held by an individual, corporation, partnership or association, irrespective of nationality or citizenship. Class A shares are issued to the original subscribers of the Club and shall have the status of Founders' Shares with all the rights and privileges a subscribed to Founders' shares. Founders' shares are subjected to the rights and restrictions within a period of five (5) years from date of incorporation: (a) has sole and exclusive right to nominate persons who shall serve as director of the Club; (b) are prohibited from selling and transferring founders' share to third persons; (c) usage without the need for activation fee; and (d) application and qualification of its nominee for membership to the Club.

Class B shares

Class B shares shall be held by an individual, corporation, partnership or association, irrespective of nationality or citizenship. Each Class B shares shall be entitled to one (1) usage right which shall be exercised by the holder thereof or its nominee in the manner set forth in the By-laws of the Club.

Holders of Class B shares shall not enjoy preemptive rights to (a) subscribe to any or all original issuance of Class A shares, Class C shares, and Class D shares of the Club, and (b) to any sale, assignment or transfer of any class of treasury shares.

Class C shares

Class C shares shall be held by a corporation, partnership or association, irrespective of nationality or citizenship. Each Class C shares shall be entitled to two (2) usage rights which shall be exercised by the holder thereof or its nominee in the manner set forth in the By-laws of the Club.

Holders of Class C shares shall not enjoy preemptive rights to (a) subscribe to any or all original issuance of Class A shares, Class B shares, and Class D shares of the Club, and (b) to any sale, assignment or transfer of any class of treasury shares.

Class D shares

Class D shares shall be held by an individual, corporation, partnership or association, irrespective of nationality or citizenship. Each Class D shares shall be entitled to one (1) usage right which shall be exercised by the holder thereof or its nominee in the manner set forth in the By-laws of the Club.

Holders of Class B shares shall not enjoy preemptive rights to (a) subscribe to any or all original issuance of Class A shares, Class B shares, and Class C shares of the Club, and (b) to any sale, assignment or transfer of any class of treasury shares.

In view of the issuance of Founders' shares, the voting rights pertaining to Class B, C and D shares shall be suspended for the period commencing from the date of incorporation of the Club up to and including the date prior to the fifth anniversary of such date of incorporation. Upon the expiry of such five (5)-year period, the Class A shares shall automatically lose their character as Founders' Shares and the holder thereof shall be deemed to be a holder of a regular Class A share, whereby the voting rights of all the other classes of shares in the Club.

Upon the incorporation of the Club, NCI, Parent Company, invested the amount of ₱133.00 million in cash consideration for the issuance of club shares, at its initial issue price of ₱76,000 per share. Furthermore, NCI paid for the documentary stamp tax related to the Club's incorporation amounting to ₱0.66 million.

The Parent Company is authorized to offer the club shares to the public by way of secondary offering. As of June 30, 2021 and December 31, 2020, the Parent Company sold 6.81% and 6.51%% of its total shares from the Club, respectively. Ownership of these shares are transferred once all payments are fully paid.

On August 10, 2018, the SEC approved the confirmation of valuation of advances from NCI amounting ₱196.99 million in exchange of 2,592 Class A shares.

On October 4, 2018, the BOD approved the subscription of NCI to the Club's remaining authorized capital stock comprising of 83 Class A shares, 1,950 Class B shares, 225 Class C shares and 200 Class D shares at an issue price of ₱254,985 per share. As of June 30, 2021, NCI already paid in full the total subscription price.

Capital Management

Cash is maintained at a level that will enable it to fund its general and administrative expenses as well as to have additional funds to support future expansion and growth in its business operations. The Club manages its capital structure and makes adjustments to it, in light of changes in economic conditions. No changes were made in the objectives, policies or processes for managing capital during the periods ended June 30, 2021 and 2010.

The Club's primary source of capital is its capital stock amounting to ₱956.75 million as of June 30, 2021 and December 31, 2010.

The Club is not subject to any externally imposed capital requirement.

10. Related Party Transaction

The Club in its regular conduct of business has entered into transactions with related parties. Parties are considered to be related if, among others, one party has the ability, directly or indirectly, to control the other party in making financial and operating decisions, the parties are subject to common control or the party is an associate or a joint venture. Except as otherwise indicated, the outstanding accounts with related parties shall be settled in cash. The transactions are made at terms and prices agreed upon by the parties.

Terms and Conditions of Transactions with Related Parties

In the ordinary course of business, the Club has transactions with related parties. There have been no guarantees provided or received for any related party receivables or payables. These accounts are due based on normal credit terms and demandable, noninterest-bearing and are generally unsecured. Impairment assessment is undertaken each financial year through a review of the financial position of the related party and the market in which the related party operates.

Except as otherwise indicated, the outstanding accounts with related parties shall be settled in cash. The transactions are made at terms and prices agreed upon by the parties.

The following table shows the related party transactions included in the financial statements:

	Nature	Volume of transactions		Outstanding balance		Terms	Conditions
		2021	2020	2021	2020		
NCI	Due from related parties	-	17,694	2,068,707	2,068,707	Due and demandable Noninterest bearing	Unsecured
	Due to related parties	4,730,617	30,100,131	67,034,697	62,304,080	Due and demandable Noninterest bearing	Unsecured
Alveo Land Corp.	Due to related parties	-	81,537	81,537	81,537	Due and demandable Noninterest bearing	Unsecured
Anvaya Cove Golf and Sports Club	Due to related parties	-	26,541	26,541	26,541	Due and demandable Noninterest bearing	
Ayala Land Inc.	Due to related parties	687,467	363,715	1,935,058	1,247,591	Due and demandable Noninterest bearing	Unsecured
	Due from related parties	-	741,780	741,780	741,780	Due and demandable Noninterest bearing	Unsecured
Ayala Property Management Corp.	Due to related parties	-	12,179	12,179	24,579	Due and demandable Noninterest bearing	Unsecured
Manila Water Philippine Ventures Inc.	Due to related parties	-	1,072,271	1,213,912	1,213,912	Due and demandable Noninterest bearing	Unsecured
Globe Telecom	Due to related parties	41,122	37,290	17,190	64,388	Due and demandable Noninterest bearing	Unsecured

The following describes the nature of the material transactions of the Club with related parties as of June 30, 2021 and December 31, 2020:

- a. The Club, in the normal course of business, acquired 5.62 hectares of land in Porac, Pampanga in 2014 from its related party, NCI, for the future construction site of the Club's premises. The Club recognized the property as "Land" at its purchase price plus directly attributable taxes amounting to ₱14.42 million.

Creditable withholding tax amounting ₱1.08 million was remitted by the Club in relation to the purchase of land from NCI. The said amount of tax was not withheld from NCI upon payment for the land and is recognized as receivable as of June 30, 2021 and December 31, 2020.

Other receivables from the Parent Company amounting to ₱1.00 million pertain to food and beverage consumption and facilities usage of NCI.

Total advances made by the Parent Company amounted to ₱67.03 million and ₱62.30 million as of June 30, 2021 and December 31, 2020, respectively.

- b. Receivable from ALLI pertains to its consumption and usage of the Club's facilities with charges amounting to ₱0.74 million as of June 30, 2021 and December 31, 2020.
- c. The outstanding balance due to APMC as of June 30, 2021 pertains to parking fees charged to the Club amounting to ₱0.01 million.
- d. As of June 30, 2021 and December 31, 2020, the Club maintains its cash in bank account with Bank of the Philippine Islands, a related party, amounting to ₱3.00 million and ₱ 2.6 million, respectively.
- e. Outstanding balance to Manila Water Philippine Ventures Inc. amounting to ₱1.21 million and ₱1.21 million as of June 30, 2021 and December 31, 2020, respectively, pertains to water expense incurred by the Club.
- f. Outstanding balance to Globe Telecom Inc. amounting to ₱0.01 million and ₱0.06 million as of June 30, 2021 and December 31, 2020, respectively, pertains to communication expense incurred by the Club.
- g. Amounts due to Anvaya Cove Golf and Sports Club pertains to trade payables incurred for the use of its amenities.
- h. The key management personnel of the Club are its BOD. In 2021 and 2020, no compensation has been granted by the Club to them.

11. Revenue, Cost and Expenses

Disaggregated Revenue Information

The table shows the disaggregation of revenues of the Club by major sources for the period ended June 30, 2021:

Sale of goods	P5,490,069
Membership dues	6,409,373
Service income:	
Guest fees	243,285
Sports complex revenue	119,833
Spa	--
	<hr/>
	P12,019,275

Performance Obligations

Information about the Club's performance obligations are summarized below:

Sale of goods

Revenue is recorded at point in time when the services are provided, or goods are delivered.

Membership dues

The performance obligation to provide members with access to the Club's facilities and amenities is satisfied over time.

Service income

The performance obligation to provide the services to members and/or guests is satisfied over time.

Cost of sales and services for the period ended June 30, 2021 amounted to P3.20 million.

Direct operating expenses consist of:

	June 30, 2021	June 30, 2020
	(unaudited)	(unaudited)
Depreciation (Note 7)	P10,203,624	P10,203,624
Contracted services	6,154,041	6,668,981
Utilities	3,247,943	2,847,422
Supplies	851,446	731,134
Transportation and travel	75,808	375,198
Repairs and maintenance	46,508	257,925
Communication	60,225	136,899
Marketing	16,185	108,071
Representation	47,779	73,215
Others	1,867,750	314,189
	<hr/>	
	P22,571,309	P21,716,658

Contracted services mostly pertain to services rendered by the Club's staff and security personnel.

Utilities expense pertains to electricity and water consumption.

Supplies mostly pertain to kitchen tools, cleaning and housekeeping materials, and pool chemicals.

Representation pertains to expenses incurred as complimentary to customers or suppliers.

Repairs and maintenance pertain to expenses incurred for the upkeep of property and equipment of the Club.

Transportation and travel pertain to fares, toll fees, fuel and accommodation incurred during official business trip of the employees.

Other expenses mostly pertain to cost of spoilage and daily meals given to employees.

General administrative expenses consist of:

	June 30, 2021	June 30, 2020
	(unaudited)	(unaudited)
Salaries and other benefits	P4,094,431	P4,631,829
Depreciation (Note 7)	1,603,535	1,603,535
Contracted services		60,880
Professional fees	49,493	85,600
Taxes and licenses	519,577	189,971
Other expenses		977
	P6,267,036	P6,572,792

Salaries and other benefits pertain to salaries and mandatory government benefits to direct employees of the Club.

Professional fees pertain to incurred legal fees and audit.

Taxes and licenses pertain to payment of real property taxes and permits of the Club.

Other expenses mainly pertain to miscellaneous fees.

12. Financial Assets and Financial Liabilities

Fair Value Information

The carrying values of the Club's cash, receivable from a related party, and accrued and other payables approximate their fair values due to the short-term nature of transactions involving these financial instruments.

As of June 30, 2021 and 2020, the Club has no financial asset and liability carried at fair value.

Financial Risk Management Objectives and Policies

The Club's principal financial instruments are of the nature of loans and receivables and other financial liabilities. The main purpose of the Club's financial instruments is to fund operational and capital expenditures.

The main risk arising from the use of the financial instruments are credit risk and liquidity risk.

Credit risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an

obligation and cause the other party to incur a financial loss. The investment of the Club's cash resources is managed so as to minimize risk while seeking to enhance yield. The Club's holding of cash in bank exposes the Club to credit risk of the counterparty if the counterparty is unwilling or unable to fulfill its obligations, and the Club consequently suffers financial loss. Credit risk management involves entering into financial instruments only with counterparties with acceptable credit standing.

Bank limits are established on the basis of liquidity, capital adequacy and financial stability. Given the high credit standing of its accredited counterparty banks, management does not expect any of these financial institutions to fail in meeting their obligations.

The Club's maximum exposure to credit risk as of June 30, 2021 is equal to the carrying value of its financial assets. These financial assets are neither past due nor impaired and are graded as high.

Cash - graded based on the nature of the counterparty.

Receivables – high grade pertains to receivables with no default in payment. The Club transacts only with related parties and recognized creditworthy third parties. Receivable balances are monitored on an on-going basis bringing the Club's exposure to bad debts to a minimum level. The maximum exposure to credit risk from these financial assets arise from the default of the counterparty with a maximum exposure equal to their carrying amounts.

Liquidity risk

Liquidity risk is defined by the Club as the risk of losses arising from funding difficulties due to deterioration in market conditions and/or the financial position of the Club that make it difficult for the Club to raise the necessary funds or that forces the Club to raise funds at significantly higher interest rates than usual.

The Club manages liquidity risk by maintaining a balance between continuity of funding and flexibility. The Club maintains a level of cash deemed sufficient to finance its operations. As part of its liquidity risk management, the Club regularly evaluates its projected and actual cash flows.

As of June 30, 2021 and 2020, the Club's financial assets and financial liabilities have a maturity of less than one year.

13. Subsequent Events

Subsequent event - COVID - 19 outbreak

In a move to contain the COVID-19 outbreak, on March 8, 2021, Local Government Unit impose stricter Health Protocol and subsequent temporary closure of the establishment not belong to the necessary industries. It then extends until March 31, 2021. Due to the proclamation of the IATF that Metro Manila and the Bubble areas will be place under the Modified Enhanced Community Quarantine, the Local Government Unit followed thru by extending the stricter health protocol until April 15, 2021.

The outbreak could have a material impact on its 2021 financial results and even periods thereafter. Considering the evolving nature of this outbreak, the Club cannot determine at this time the impact to its financial position, performance and cash flows. The Club will continue to monitor the situation.

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

Review of operations 2Q 2021 vs 2Q 2020

The Club incurred a net loss after tax of ₱20.06 million in the second quarter of 2021, with a 5% decrease from ₱21.28 million net losses during the second quarter of 2020. The decrease is mainly driven by the effort of the management to maximized the profitability of each outlet and amenities.

As of June 30, 2021, the Club's accounts and other payables are due within one year.

Business segment

The Club will serve its members through its amenities. Food and Banquet, memberships and other amenities related to leisure are being offered. The Club commenced its commercial operations on March 28, 2019.

Expenses

Total expenses amounted to ₱32.13 million during the second quarter of 2021, 8% higher than the ₱29.74 million posted in the same period last year.

Project and Capital Expenditure

The Club spent a total of ₱816.29 million for project and capital expenditures of the Club since inception. All of the capital expenditures were spent on construction and fit-out of the Country Club.

Financial Condition

Cash stood at ₱3.10 million, resulting to a Current Ratio of 1.70:1. Since the Club is on its start-up year of operations, funds were sourced from revenue generating activities and advances from NCI to support the Club's operating requirements. As of June 30, 2021, advances provided by the Parent Company amounted to ₱70.30 million.

Causes of any material changes (+/- 5% or more) in the financial statements

Income Statement items – June 30, 2021 versus June 30, 2020

41% increase in Revenues and 120% increase in cost of sales and services

Material changes in the income statement is mainly attributable to the Quarantine Protocol imposed for 2020 (March to July) against the six-month period of commercial operations in 2021. Other causes of the material movements are as follows:

- *25% increase in revenues from membership fees*
Other than the longer period covered, the increase is directly attributable to the increase in activated members at 471 members as of June 2021.
- *61% increase is revenues from sale of goods and services*
In compliance with Presidential Proclamation No. 929, the Club ceased its operations for approximately 4 months from March 16, 2020 to July 7, 2020.

120% increase in cost of sales and services

The increase is due to the full commercial operation of the club from January to June 2021 as compare to 2020 where n compliance with Presidential Proclamation No. 929, the Club ceased its operations for approximately 4 months from March 16, 2020 to July 7, 2020. The increase is also evidence by the corresponding increase in Revenue.

5% increase in Direct Operating Expenses

Main drivers of the increase in Direct Operating Expenses are as follows:

35% decrease in Representation

Most representation expenses are for complimentary food and beverages, amenity visit, and material distribution to prospected members to boost sales and revenue in 2020 to cope with the loss operation during the lockdown.

Other material increases in Direct Operating Expenses

Other material movements for the second quarter of 2021 include 6% increase in utilities, 13% increase in supplies, 80% decrease in transportation, 82% decrease in repairs in maintenance, and 85% decrease in marketing expenses and communication. The increase in Utilities and Supplies are directly attributable to the full six-month operations of the Club in 2021 in comparison with the four-month ceased of operations due to Quarantine Protocol in 2020. While the decrease in Transportation, Repairs and Maintenance and Marketing is due to the effort of Management to minimized cost and wastage.

8% decrease in General and Administrative Expenses

220% increase in Taxes and Licenses

Increase in taxes and licenses in 2021 refers to the real property tax, and Business permit paid by the Club during the period. Business permit is assessed based on the revenue earn by the club in 2020.

42% decrease in Professional and Legal Expenses

Professional and Legal expenses in 2020 pertain to one-off legal fees paid to the Club's legal counsel for transactions with the Commission in which they represented the Club.

184% increase in Provision for Income Tax

Increase in provision for income tax is directly attributable to the increase in the provisioning for MCIT for taxable gross income of the Club during the second quarter of 2021.

Balance Sheet items – June 30, 2021 versus December 31, 2020

49% decrease in Cash

Significant cash disbursements were made during the quarter for operating activities. Kindly refer to the Statements of Cash Flow for details.

141% increase in Accounts and Other Receivables

Increase in accounts and other receivables pertains to generated sales on account for the period. These are collectible and billed to members within one month from consumption and usage.

40% decrease in Inventories

Given the full six months operation of the Club in 2021 as compare to the nine months operation in 2020 due to the Stricter Quarantine Protocol. The decrease is evident by the corresponding increase in sales of goods.

24% increase in Accounts and Other Payables

Additional advances received from the Parent Company amounting to ₱5.36 million during the six-month period ended June 30, 2021 contributed to the material increase in Accounts and Other Payables.

A. New project or investments in another line of business or Corporation	None																								
B. Composition of Board of Directors (as of June 30, 2021)	<table border="0"> <tr> <td>Bernard Vincent O. Dy</td> <td>Chairman</td> </tr> <tr> <td>Leonardo L. Leonio</td> <td>Vice-Chairman</td> </tr> <tr> <td>Anna Ma. Margarita B. Dy</td> <td>President</td> </tr> <tr> <td>Clarissa Teresita L. Asuncion</td> <td>Treasurer</td> </tr> <tr> <td>Arturo G. Corpuz</td> <td>Director</td> </tr> <tr> <td>Augusto D. Bengzon</td> <td>Director</td> </tr> <tr> <td>Gilbert Enrique M. Berba</td> <td>Director</td> </tr> <tr> <td>Lawrence Conrad N. Leonio</td> <td>Director</td> </tr> <tr> <td>Carlo Leonardo N. Leonio</td> <td>Director</td> </tr> <tr> <td>Oscar S. Reyes</td> <td>Director</td> </tr> <tr> <td>Jose P. De Jesus</td> <td>Director</td> </tr> <tr> <td>Maria Cristina Carmen M. Zuluaga</td> <td>Director</td> </tr> </table>	Bernard Vincent O. Dy	Chairman	Leonardo L. Leonio	Vice-Chairman	Anna Ma. Margarita B. Dy	President	Clarissa Teresita L. Asuncion	Treasurer	Arturo G. Corpuz	Director	Augusto D. Bengzon	Director	Gilbert Enrique M. Berba	Director	Lawrence Conrad N. Leonio	Director	Carlo Leonardo N. Leonio	Director	Oscar S. Reyes	Director	Jose P. De Jesus	Director	Maria Cristina Carmen M. Zuluaga	Director
Bernard Vincent O. Dy	Chairman																								
Leonardo L. Leonio	Vice-Chairman																								
Anna Ma. Margarita B. Dy	President																								
Clarissa Teresita L. Asuncion	Treasurer																								
Arturo G. Corpuz	Director																								
Augusto D. Bengzon	Director																								
Gilbert Enrique M. Berba	Director																								
Lawrence Conrad N. Leonio	Director																								
Carlo Leonardo N. Leonio	Director																								
Oscar S. Reyes	Director																								
Jose P. De Jesus	Director																								
Maria Cristina Carmen M. Zuluaga	Director																								
C. Performance of the corporation or result/progress of operations	Please see unaudited financial statements and management's discussion on results of operation																								
D. Declaration of dividends	There will be no declaration of dividends since the primary purpose of the Club is to construct, maintain, and carry on the business of a sports and leisure club and its facilities for the amusement, entertainment, recreational and athletic activities, on a non-profit basis.																								
E. Contracts of merger, consolidation or joint venture; contract of management, licensing, marketing, distributorship, technical assistance or similar agreements	None																								
F. Offering rights, granting of Stock Options and corresponding plans therefore	None																								
G. Segment revenue and segment results	None																								

- | | |
|--|------|
| H. Acquisition of additional mining claims or other capital assets or patents, formula, real estate | None |
| I. Other information, material events or happenings that may have affected or may affect market price of security | None |
| J. Transferring of assets, except in normal course of business | None |

Item 4. Other Notes to Q2 2021 Operations and Financials

- | | |
|---|------|
| K. Nature and amount of items affecting assets, liabilities, equity, or net income that are unusual because of their nature, size, or incidents | None |
| L. Nature and amount of changes in estimates of amounts reported in prior periods and their material effect in the current period | None |
| M. New financing through loans / Issuances, repurchases, and repayments of debt and equity Securities | None |
| N. Material events subsequent to the end of the interim period that have not been reflected in the financial statements for the interim period | None |
| O. The effect of changes in the composition of the issuer during the interim period including business combinations, acquisitions or disposal of subsidiaries and long-term investments, restructuring, and discontinuing operations | None |

P. Changes in contingent liabilities or contingent assets since the last annual balance sheet date	None
Q. Other material events or transactions during the interim period	None
R. Existence of material contingencies during the interim period; events that will trigger direct or contingent financial obligation that is material to the company, including any default or acceleration of an obligation	None
S. Material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of the company with unconsolidated entities or other persons created during the reporting period	None
T. Material commitments for capital expenditures, general purpose and expected sources of funds	None
U. Known trends, events or uncertainties that have had or that are reasonably expected to have impact on sales/revenues/income from continuing operations	None
V. Significant elements of income or loss that did not arise from continuing operations	None
W. Causes of any material change/s from period to period in one or more line items of the financial statements	Please see Notes to Financial Statements

- | | |
|---|---|
| X. Seasonal aspects that had material effect on the financial condition or results of operations | The Club does not show any seasonality. |
| Y. Disclosure not made under SEC Form 17-C | None |

Item 5. Performance Indicators

The table below sets forth the comparative performance indicators of the Club:

	June 30, 2021	December 31, 2020
Liquidity ratio		
Current ratio	0.18:1	1.41:1
Solvency ratio		
Debt to equity ratio	0.14:1	0.12:1
Financial leverage ratio		
Asset to equity ratio	1.14:1	1.12:1
Profitability ratios		
Return on assets	(5.08%)	(5.41%)
Return on equity	(5.65%)	(6.04%)

Ratio for Interest Coverage is not applicable to the Club since it has no outstanding debt and interest expense as of June 30, 2021.

SIGNATURE

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

Issuer: **ALVIERA COUNTRY CLUB, INC.**

By:



Ma. Divina Y. Lopez
Authorized Signatory
Comptroller, Chief Finance Officer, & Compliance Officer
Date: August 16, 2021

ALVIERA COUNTRY CLUB, INC.
FINANCIAL SOUNDNESS INDICATORS
AS AT AND FOR THE PERIOD ENDED JUNE 30, 2021

	June 30, 2021	December 31, 2020
Liquidity ratio		
Current ratio	0.18:1	1.41:1
Solvency ratio		
Debt to equity ratio	0.14:1	0.12:1
Financial leverage ratio		
Asset to equity ratio	1.14:1	1.12:1
Profitability ratios		
Return on assets	(5.08%)	(5.41%)
Return on equity	(5.65%)	(6.04%)