



ROBINSONS LAND
CORPORATION

LEVEL 2, GALLERIA CORPORATE CENTER, EDSA CORNER ORTIGAS AVENUE, QUEZON CITY, PHILIPPINES
TELEPHONE NUMBER: +63.2.6836100 FAX NUMBER: +63.2.6836.FAX

June 23, 2009

Ms. Janet A. Encarnacion
Disclosure Department
Philippine Stock Exchange

We are transmitting to you a copy of the amended 2nd Quarter 17Q Report of Robinsons Land Corporation. Editorial changes as well as additional disclosures in the Notes to the Financial Statements were made e.g. a description of other receivables in Note 6 and definition of affiliates in Note 16, among others. There are no changes in the financial numbers.

For your information.

Constante T. Santos
SVP-Corporate Controller

SEC Number 93269-A
File Number

**ROBINSONS LAND CORPORATION
AND SUBSIDIARIES**

(Company's Full Name)

**43F Robinsons Equitable Tower, ADB Ave.
Ortigas Center, Pasig City**

(Company's Address)

683-6100

(Telephone Number)

March 31, 2009

(Quarter Ended)

SEC Form 17-Q

(Form Type)

Amended SEC Form 17-Q

Amendment Designation (If applicable)

CN 000452R - Listed

(Secondary License Type and File Number)

COVER SHEET

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SEC Registration Number

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(Company's Full Name)

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

Rodolfo T. Malit

(Contact Person)

683-6100

(Company Telephone Number)

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Month Day
(Fiscal Year)

1	7	-	Q
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(Form Type)

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Month Day
(Annual Meeting)

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(Secondary License Type, If Applicable)

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Amended Articles Number/Section

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Total No. of Stockholders

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Domestic

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Foreign

To be accomplished by SEC Personnel concerned

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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 **March 31, 2009**

2. Commission identification number **93269A**

3. BIR Tax Identification No. **000-361-376-000**

4. Exact name of issuer as specified in its charter

ROBINSONS LAND CORPORATION

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

6. Industry Classification Code: (SEC Use Only)

7. Address of issuer's principal office Postal Code

43F Robinsons Equitable Tower, ADB Ave., Ortigas Center, Pasig City

8. Issuer's telephone number, including area code

6836-100

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

Not applicable

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

amount outstanding	Title of each Class	Number of shares of common stock outstanding and of debt
	<u>Common</u>	<u>2,746,918,457 shares</u>

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

Yes [/] No []

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

PHILIPPINE STOCK EXCHANGE

COMMON STOCK

12. Indicate by check mark whether the registrant:

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

Yes [/] No []

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

Yes [/] No []

PART I--FINANCIAL INFORMATION

Item 1. Financial Statements.

Financial Statements and, if applicable, Pro Forma Financial Statements meeting the requirements of SRC Rule 68, Form and Content of Financial Statements, shall be furnished as specified therein. **See Exhibit II**

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

See Exhibit I

PART II--OTHER INFORMATION

The Company's retained earnings include accumulated equity in undistributed net earnings of investee companies and affiliates amounting to ₱ 336 million as of March 31, 2009 and ₱ 348 million as of September 30, 2008. This amount is not available for dividend declaration until received in the form of dividends from subsidiaries.

SIGNATURES

Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

Issuer
Signature & Title
Date



CONSTANTE T. SANTOS
SVP-Corporate Controller



RODOLFO T. MALIT
FVP-Controller

ROBINSONS LAND CORPORATION
2nd Quarter FY 2009 PERFORMANCE

Despite the worldwide economic crisis, **Robinsons Land Corporation** posted a ₱ 1.6 billion net income for the first six months of fiscal year 2009. Realized revenues stood at ₱ 5.1 billion while EBITDA and EBIT amounted to ₱ 2.9 billion and ₱ 2.1 billion, respectively.

The Commercial Centers Division contributed 40% or ₱ 2.0 billion of the Company's gross revenues, posting a 10% growth. Significant growth contributors are the Metro Manila malls led by the Midtown Mall of Robinsons Place Manila. Other provincial malls also posted decent growth in rental revenues while significant rental increment was also contributed by the newly opened mall in Cabanatuan City, Nueva Ecija.

RLC's High Rise Residential Buildings Division's accounted for 34% of the Company's revenues. Its six months' performance resulted in realized revenues amounting to ₱1.7 billion. Significant revenues were realized from recently launched projects such as East of Galleria, Gateway Garden Heights and Woodsville Viverde. Otis 888, Gateway Garden Ridge, Fifth Avenue Place, and Bloomfields, projects launched earlier, have lower realized revenues since these are nearing completion.

The Office Buildings Division contributed 10% or ₱ 503.1 million of the Company's revenues, up by 33% from last year's ₱ 379.3 million. The increase in office rentals was due to rentals from Cybergate Centers 2 and 3. Lease income is derived from six office buildings, Galleria Corporate Center, Robinsons Equitable Tower, Robinsons Summit Center and Robinsons Cybergate Center Towers 1, 2 and 3.

The Hotels Division showed a decline in revenue by 16%, from ₱ 581.3 million last year to ₱ 491.0 million this year. Occupancy rates for the three hotels, Crowne Plaza Galleria Manila, Holiday Inn Galleria Manila and Cebu Midtown Hotel, stood at 71%, 79% and 56%, respectively.

The Housing and Land Development Division reported realized revenues amounting to ₱ 334.2 million, against last year's ₱ 319.5 million, posting a steady 5% growth. This was brought about by higher percentage completion of various ongoing projects.

Real Estate cost decreased by 5% from ₱ 1.9 billion last year to ₱ 1.8 billion this year mainly due to lower level of project completion of several residential condominium projects.

Interest income decreased by 23% to ₱ 197.6 million due to lower level of interest amortization on installment contracts arising from sales of condo and housing units.

Interest expense went up by ₱ 3.4 million due to higher level of mall tenant deposits classified as financial instruments. Hotel costs decreased by 10% due to lower utility costs brought about by lower room occupancy. General and administrative expenses went up by 3% due to higher operating expenses.

Increase in Subdivision Land and Condominium and Residential Units for sale is due to inventories from projects launched in second half of last fiscal year such as East of Galleria and Gateway Garden Heights. The increase in Property and Equipment was due to expenditures for various ongoing constructions of mall building projects. Receivables decreased by 8% to ₱ 4.0 billion due to higher collections of installment contract receivable arising from sale of condo and housing units. The higher level of prepaid expenses this year compared to last year brought about the increase in Other Assets. Loans Payable went up by 7% due to additional short-term borrowings from a local bank. Deposits and Other Liabilities decreased by 15% due to payment of advances from an affiliate.

As of March 31, 2009, total assets of the Company stood at ₱ 41.5 billion while total equity amounted to ₱ 24.6 billion.

RLC's financial position remains solid, with a financial debt to equity ratio of 0.26:1 as of March 31, 2009 and September 30, 2008. Earnings per share for the first two quarters amounted to ₱0.59 per share. Net book value excluding minority interest in consolidated subsidiary stood at ₱8.91 per share as of March 31, 2009 compared to ₱8.33 per share as of September 30, 2008.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

Unaudited Interim Condensed
Consolidated Financial Statements
March 31, 2009 and for the Six Months Ended March 31, 2009 and 2008
*(With Comparative Audited Consolidated
Balance Sheet as of September 30, 2008)*

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

INTERIM CONSOLIDATED BALANCE SHEETS

AS OF MARCH 31, 2009

(With Comparative Figures as of September 30, 2008)

	March 31, 2009 (Unaudited)	September 30, 2008 (Audited)
ASSETS		
Cash and cash equivalents (Notes 5, 16, 27 and 28)	₱513,003,519	₱519,080,453
Receivables - net (Notes 6, 16, 27 and 28)	3,991,233,025	4,352,991,997
Subdivision land, condominium and residential units for sale - at cost (Note 7)	1,728,761,479	1,683,394,162
Investment properties and other investments - net (Note 8)	27,572,113,065	27,515,824,240
Property and equipment - net (Note 9)	6,330,998,860	4,916,967,177
Other assets (Notes 10, 27 and 28)	1,404,903,274	1,322,302,757
	₱41,541,013,222	₱40,310,560,786
LIABILITIES AND EQUITY		
Liabilities		
Accounts and other payables (Notes 11, 16, 25, 27 and 28)	₱5,027,602,351	₱5,082,110,853
Income tax payable	121,121,084	268,136,171
Deposits and other liabilities (Notes 12, 27 and 28)	3,632,117,583	4,278,019,722
Loans payable (Notes 13, 27 and 28)	6,453,700,000	6,017,000,000
Deferred tax liabilities - net	1,704,130,172	1,678,324,516
	16,938,671,190	17,323,591,262
Equity		
Equity attributable to equity holders of the Parent Company		
Capital stock (Note 15)	2,746,918,457	2,746,918,457
Additional paid-in capital (Note 15)	8,181,576,147	8,181,576,147
Retained earnings (Note 14)		
Unappropriated	10,054,257,862	8,440,392,907
Appropriated	3,500,000,000	3,500,000,000
	24,482,752,466	22,868,887,511
Minority Interest in a Consolidated Subsidiary	119,589,566	118,082,013
	24,602,342,032	22,986,969,524
	₱41,541,013,222	₱40,310,560,786

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
UNAUDITED INTERIM CONSOLIDATED STATEMENTS OF INCOME
FOR THE SIX MONTHS ENDED MARCH 31, 2009 AND 2008

	For the period Jan-Mar		Six Months Ended March 31(Unaudited)	
	2009	2008	2009	2008
REVENUE				
Real estate (Notes 16 and 17)	₱2,419,120,882	₱2,441,557,184	₱4,402,179,313	₱4,326,057,989
Hotel operations (Note 17)	209,540,313	285,254,658	489,432,574	579,477,372
Interest income (Note 22)	84,481,720	113,421,659	197,586,395	257,683,269
	2,713,142,915	2,840,233,501	5,089,198,282	5,163,218,630
COSTS AND EXPENSES				
Real estate (Notes 8, 9, 18 and 20)	933,262,063	1,156,344,843	1,838,230,636	1,936,555,560
Hotel operations (Notes 8, 9, 18, 20 and 21)	192,834,465	250,453,840	442,526,473	489,777,055
General and administrative (Notes 16, 19, 21 and 25)	342,919,674	308,815,987	653,376,869	637,879,515
Interest expense (Note 22)	14,821,529	13,070,501	29,629,999	26,219,264
	1,483,837,731	1,728,685,171	2,963,763,977	3,090,431,394
INCOME BEFORE INCOME TAX	1,229,305,184	1,111,548,330	2,125,434,305	2,072,787,236
PROVISION FOR INCOME TAX (Note 23)	293,613,879	335,086,870	510,061,797	614,422,235
NET INCOME	₱935,691,305	₱776,461,460	₱1,615,372,508	₱1,458,365,001
Attributable to:				
Equity holders of Parent Company	₱934,850,364	₱772,683,884	₱1,613,864,955	₱1,452,264,218
Minority interest in a Consolidated Subsidiary	840,941	3,777,577	1,507,553	6,100,783
	₱935,691,305	₱776,461,461	₱1,615,372,508	₱1,458,365,001
Earnings Per Share (Note 24)				
Basic, profit for the year attributable to equity holders of the Parent Company	₱0.34	₱0.28	₱0.59	₱0.53
Diluted, profit for the year attributable to equity holders of the Parent Company	₱0.34	₱0.28	₱0.59	₱0.53

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
INTERIM CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE SIX MONTHS ENDED MARCH 31, 2009 AND 2008

	Attributable to Equity Holders of the Parent Company				Attributable to Minority Interest Equity	Total Equity
	Capital Stock (Note 15)	Additional Paid-in Capital (Note 15)	Unappropriated Retained Earnings (Note 14)	Appropriated Retained Earnings (Note 14)		
As of October 1, 2008	₱2,746,918,457	₱8,181,576,147	₱ 8,440,392,907	₱3,500,000,000	₱118,082,013	₱22,986,969,524
Net income for the period	–	–	1,613,864,955	–	1,507,553	1,615,372,508
Balances at March 31, 2009 (Unaudited)	₱2,746,918,457	₱8,181,576,147	₱10,054,257,862	₱3,500,000,000	₱119,589,566	₱24,602,342,032
As of October 1, 2007	₱2,746,918,457	₱8,181,576,147	₱6,746,220,505	₱3,500,000,000	₱115,380,609	₱21,290,095,718
Net income for the period	–	–	1,452,264,218	–	6,100,783	1,458,365,001
Balances at March 31, 2008 (Unaudited)	₱2,746,918,457	₱8,181,576,147	₱8,198,484,723	₱3,500,000,000	₱121,481,392	₱22,748,460,719

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
INTERIM CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE SIX MONTHS ENDED MARCH 31, 2009 AND 2008

	Six Months Ended March 31(Unaudited)	
	2009	2008
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	₱2,125,434,305	₱2,072,787,236
Adjustments for:		
Depreciation and amortization (Notes 8, 9, 18 and 20)	814,128,906	730,938,785
Interest expense (Notes 8, 9 and 22)	29,629,999	26,219,264
Cost of sales of investment properties and other investments and property and equipment (Notes 8 and 9)	10,612,851	16,873,051
Provision for impairment losses (Note 6)	194,373	480,531
Interest income (Note 22)	(197,586,395)	(257,683,269)
Decrease (increase) in operating assets:		
Receivables	302,624,339	235,525,707
Subdivision land, condominium and residential units for sale	1,374,475,118	428,891,113
Receivable from Meralco	10,915,822	13,396,178
Prepaid expenses and value-added input tax	(60,923,588)	380,107,107
Increase (decrease) in operating liabilities:		
Accounts and other payables	74,482,807	282,233,643
Net pension liabilities	4,423,100	(1,888,450)
Customers' deposits	406,364,877	(60,248,405)
Cash generated from operations	4,894,806,514	3,867,632,491
Income taxes paid	(469,249,597)	(205,180,986)
Net cash inflow from operating activities	4,425,556,917	3,662,451,505
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	364,005,886	252,984,234
Decrease (increase) in:		
Advances to lot owners	(597,424)	(35,210,407)
Advances to suppliers and contractors	(10,467,601)	(56,672,554)
Other assets	(10,611,902)	16,599,534
Receivables from affiliated companies	45,033,100	10,875,968
Additions to:		
Investment properties and other investments (Note 8)	(775,705,322)	(541,799,420)
Property and equipment (Note 9)	(3,102,657,534)	(1,388,903,467)
Net cash outflow from investing activities	(3,491,000,797)	(1,742,126,112)
(Forward)		

	Six Months Ended March 31(Unaudited)	
	2009	2008
CASH FLOWS FROM FINANCING ACTIVITIES		
Net availments (payments) of loans payable (Note 13)	₱436,700,000	(₱1,110,000,000)
Interest paid	(326,086,043)	(100,763,251)
Decrease in payable to affiliated companies and other liabilities	(1,051,247,011)	(571,768,273)
Net cash outflow from financing activities	(940,633,054)	(1,782,531,524)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(6,076,934)	137,793,869
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	519,080,453	1,555,623,418
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD (Note 5)	₱513,003,519	₱1,693,417,287

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL
STATEMENTS

1. Corporate Information

Robinsons Land Corporation (the Parent Company) is a stock corporation organized under the laws of the Philippines and has four wholly-owned subsidiaries, namely: Robinsons Inn, Inc. (RII); Robinsons Realty and Management Corporation (RRMC); Robinsons (Cayman) Limited (RCL); and Robinsons Properties Marketing and Management Corporation (RPMMC); and a 51%-owned subsidiary, Altus Angeles, Inc. (AAI) (collectively known as the “Group”).

On March 4, 2009, the Securities and Exchange Commission approved the plan of merger of the Parent Company with wholly owned subsidiaries, RHI, THDC and MMHLC. The merger resulted to enhanced operating efficiencies and economies, increased financial strength through pooling of resources and more favorable financing and credit facilities. No Parent Company shares were issued in exchange for the net assets of RHI, THDC and MMHLC.

The merger was accounted for similar to a pooling of interest method because the combined entities were under common control, therefore, has no effect on the consolidated financial statements. The subsidiaries before and after the merger follows:

After	Before
Robinsons Inn, Inc.	Robinsons Homes, Inc.
Robinsons Realty and Management Corporation	Manila Midtown Hotels and Land Corporation
Robinsons (Cayman) Limited	Trion Homes Development Corporation
Altus Angeles, Inc.	Robinsons Inn, Inc.
Robinsons Properties Marketing and Management Corporation	Robinsons Realty and Management Corporation
	Robinsons (Cayman) Limited
	Robinsons Properties Marketing and Management Corporation
	Altus Angeles, Inc.

The Group is engaged in the business of selling, acquiring, constructing, developing, leasing and disposing of real properties such as land, buildings, shopping malls, commercial centers and housing projects, hotels and other variants and mixed-used property projects. The Group is 60.01% owned by JG Summit Holdings, Inc. (JGSHI), the Group’s ultimate parent company. JGSHI is one of the country’s largest conglomerates, with diverse interests in branded consumer foods, agro-industrial and commodity food products, textile, telecommunications, petrochemicals, air transportation and financial services.

The Parent Company’s principal executive office is located at 43rd Floor, Robinsons Equitable Tower, ADB Avenue, Ortigas Center, Pasig City.

2. Basis of Preparation

The interim condensed consolidated financial statements as at March 31, 2009 and September 30, 2008 and for the six months period ended March 31, 2009 and 2008 have been prepared in compliance with Philippine Accounting Standards (PAS) 34, *Interim Financial Reporting*.

The interim condensed consolidated financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual financial statements as of September 30, 2008.

The interim condensed consolidated financial statements have been prepared under the historical cost convention method and are presented in Philippine Pesos (₱), the Group's functional currency. All amounts are rounded to the nearest peso unless otherwise indicated.

Basis of Consolidation

The interim condensed consolidated financial statements comprise the financial statements of the Group (see Note 1) as at March 31, 2009 and September 30, 2008 and for the six months period ended March 31, 2009 and 2008.

All intercompany balances, transactions, income and expense and profit and loss are eliminated in full.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control and continue to be consolidated until the date such control ceases.

Minority interest represents the portion of profit or loss and net assets in subsidiaries not wholly owned and are presented separately in the consolidated statement of income and consolidated statement of changes in equity and within equity in the consolidated balance sheet, separately from the Parent Company's equity.

3. Changes in Accounting Policies

The accounting policies adopted in the preparation of the interim financial statement are consistent with those followed in the preparation of the Group's annual income statement for the year ended March 31, 2009 except for the adoption of new accounting standards and amendments adopted in 2008 that are discussed below. The following new and amended standards did not have any effect on the consolidated financial statements of the Group.

- Philippine Interpretation IFRIC 14, PAS 19, *The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction (effective for annual periods beginning on or after January 1, 2008)*
- Amendments to PAS 39, *Financial Instruments: Recognition and Measurement*, and PFRS 7, *Financial Instruments: Disclosures - Reclassification of Financial Assets (effective beginning July 1, 2008)*. The amendments to PAS 39 introduce the possibility of reclassification of securities out of the trading category in rare circumstances and reclassification to the loans and receivable category if there is intent and ability to hold the securities for the foreseeable future or to held-to-maturity (HTM) if there is intent and ability to hold the securities until maturity. The amendments to PFRS 7 introduce the disclosures relating to these reclassifications. These Amendments have no impact on the consolidated financial statements since the Group does not have financial assets classified as held for trading.

Future Changes in Accounting Policies

The Group has not applied the following new and amended PFRS and Philippine Interpretation which are not yet effective for the fiscal year ended September 30, 2008 and six-months period ended March 31, 2009.

Effective in 2009

- PFRS 1, *First-time Adoption of Philippine Financial Reporting Standards - Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate (effective for annual periods beginning on or after January 1, 2009)* The amended PFRS 1 allows an entity, in its separate financial statements, to determine the cost of investments in subsidiaries, jointly controlled entities or associates (in its opening PFRS financial statements) as one of the following amounts: (a) cost determined in accordance with PAS 27; (b) at the fair value of the investment at the date of transition to PFRS, determined in accordance with PAS 39; or (c) previous carrying amount (as determined under generally accepted accounting principles) of the investment at the date of transition to PFRS.
- PFRS 2, *Share-based Payment - Vesting Condition and Cancellations (effective for annual periods beginning on or after January 1, 2009)*. The standard has been revised to clarify the definition of a vesting condition and prescribes the treatment for an award that is effectively cancelled. It defines a vesting condition as a condition that includes an explicit or implicit requirement to provide services. This Standard will not have any effect on the consolidated financial statements as no events occurred that this amendments relates to.
- PFRS 8, *Operating Segments, (effective for annual periods beginning on or after January 1, 2009)*. This new standard replaces PAS 14, *Segment Reporting* and adopts a management approach to segment reporting. The information reported would be that which management uses internally for evaluating the performance of operating segments and allocating resources to those segments. This information may be different from that reported in the consolidated balance sheet and consolidated statement of income and entities will need to provide explanations and reconciliations of the differences. As the information required to be disclosed will likely be readily available as it is already used internally, the Group will reassess whether additional processes should be put in place to reconcile information to the consolidated balance sheet and consolidated statement of income.
- PAS 1 (Revised), *Presentation of Financial Statements (effective for annual periods beginning on or after January 1, 2009)*. The Standard separates owner and non-owner changes in equity. The statement of changes in equity will include only details of transactions with owners, with non-owner changes in equity presented as a single line. In addition, the Standard introduces the statement of comprehensive income: it presents all items of recognized income and expense, either in one (1) single statement, or in two (2) linked statements. The Group is still evaluating whether it will have one or two statements.
- PAS 23 (Revised), *Borrowing Costs (effective for annual periods beginning on or after January 1, 2009)*. The definition of borrowing costs is revised to consolidate the two types of items that are considered components of 'borrowing costs' into one - the interest expense calculated using the effective interest rate method calculated in accordance with PAS 39, *Financial Instruments: Recognition and Measurement*. This Amendment will not have any effect in the consolidated financial statements as no change will be made on the accounting policy for borrowing costs.

- Amendments to PAS 27, *Consolidated and Separate Financial Statements - Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate* (effective for annual periods beginning on or after January 1, 2009). This Amendment introduces changes in respect of the holding companies' separate financial statements including: (a) the deletion of 'cost method', making the distinction between pre- and post-acquisition profits no longer required; and (b) in cases of reorganizations where a new parent is inserted above an existing parent of the group (subject to meeting specific requirements), the cost of the subsidiary is the previous carrying amount of its share of equity items in the subsidiary rather than its fair value. All dividends will be recognized in profit or loss. However, the payment of such dividends requires the entity to consider whether there is an indicator of impairment. The Group expects significant changes in its accounting policies when it adopts the foregoing accounting changes effective January 1, 2009.
- Amendment to PAS 32, *Financial Instruments: Presentation*, and PAS 1, *Presentation of Financial Statements - Puttable Financial Instruments and Obligations Arising on Liquidation* (effective for annual periods beginning on or after January 1, 2009). The revisions provide a limited scope exception for puttable instruments to be classified as equity if they fulfil a number of specified features. These Amendments to the standards will have no impact on the financial position or performance of the Group, as the Group has not issued such instruments.
- Philippine Interpretation IFRIC-16, *Hedges of a Net Investment in a Foreign Operation* (effective for annual periods beginning on or after January 1, 2009). This Philippine Interpretation provides guidance on identifying foreign currency risks that qualify for hedge accounting in the hedge of a net investment; where within the group the hedging instrument can be held in the hedge of a net investment; and how an entity should determine the amount of foreign currency gains or losses, relating to both the net investment and the hedging instrument, to be recycled on disposal of the net investment.

Philippine Interpretation IFRIC-17, *Distribution of Non-cash Assets to Owners* (effective for annual periods beginning on or after July 1, 2009). This Philippine Interpretation applies to all non-reciprocal distribution of non-cash assets. It provides guidance on when to recognize a liability, how to measure it and the associated assets, and when to recognize the asset and liability and the consequence of doing so. It will affect the accounting for future property dividends.

- Philippine Interpretation IFRIC-18, *Transfers of Assets from Customers* (effective for annual periods beginning on or after July 1, 2009). This Philippine Interpretation covers accounting for transfers of items of property, plant and equipment by entities that receive such transfers from their customers. Agreements within the scope of this Philippine Interpretation are agreements in which an entity receives from a customer an item of property, plant and equipment that the entity must then use either to connect the customer to a network or to provide the customer with ongoing access agreements to a supply of goods or services, or to do both. This Philippine Interpretation also applies to in which an entity receives cash from a customer when that amount of cash must be used only to construct or acquire an item of property, plant and equipment and the entity must then use the item of property, plant and equipment either to connect the customer to a network or to provide the customer with ongoing access to a supply of goods or services, or to do both.

Improvements to PFRS

The first omnibus of amendments to PFRS was issued primarily with a view to removing inconsistencies and clarifying wording. The following are separate transitional provisions for each standard. The adoption of the following amendments resulted in changes to accounting policies but did not have any impact on the financial position or performance of the Group:

- *PFRS 5, Non-current Assets Held for Sale and Discontinued Operations*
When a subsidiary is held for sale, all of its assets and liabilities will be classified as held for sale under PFRS 5, even when the entity retains a non-controlling interest in the subsidiary after the sale.
- *PAS 1, Presentation of Financial Statements*
Assets and liabilities classified as held for trading are not automatically classified as current in the consolidated balance sheet. The Group amended its accounting policy accordingly and analyzed whether Management's expectation of the period of realization of financial assets and liabilities differed from the classification of the instrument. This will not result in any re-classification of financial instruments between current and noncurrent in the balance sheet.
- *PAS 16, Property, Plant and Equipment*
Items of property, plant and equipment held for rental that are routinely sold in the ordinary course of business after rental, are transferred to inventory when rental ceases and they are held for sale.
- *PAS 19, Employee Benefits*
Revised the definition of 'past service costs', 'return on plan assets' and 'short term' and 'other long-term' employee benefits. Amendments to plans that result in a reduction in benefits related to future services are accounted for as curtailment.

The reference to the recognition of contingent liabilities to ensure consistency with PAS 37, *Provisions, Contingent Liabilities and Contingent Assets* was deleted.

- *PAS 23, Borrowing Costs*
The definition of borrowing costs is revised to consolidate the two types of items that are considered components of 'borrowing costs' into one - the interest expense calculated using the effective interest rate method calculated in accordance with PAS 39. The Group has amended its accounting policy accordingly which will not result in any change in its financial position.
- *PAS 40, Investment Properties*
The scope such that property under construction or development for future use as an investment property is classified as investment property was revised. If fair value cannot be reliably determined, the investment under construction will be measured at cost until such time as fair value can be determined or construction is complete. Also, revised the conditions for a voluntary change in accounting policy to be consistent with PAS 8 and clarified that the carrying amount of investment property held under lease is the valuation obtained increased by any recognized liability. The Group will amend its accounting policy accordingly which will not result to any change in its financial position.

The amendments to the following standards below did not have any impact on the accounting policies, financial position or performance of the Group:

- *PAS 20, Accounting for Government Grants and Disclosures of Government Assistance*
- *PAS 28, Investment in Associates*
- *PAS 31, Interest in Joint Ventures*
- *PAS 36, Impairment of Assets*
- *PAS 38, Intangible Assets*
- *PAS 39, Financial Instruments: Recognition and Measurement*

Effective in 2010

- Revised PFRS 3, *Business Combinations*, and PAS 27, *Consolidated and Separate Financial Statements (effective for annual periods beginning on or after January 1, 2009)*. The revised PFRS 3 introduces a number of changes in the accounting for business combinations that will impact the amount of goodwill recognized, the reported results in the period that an acquisition occurs, and future reported results. The revised PAS 27 requires that a change in the ownership interest of a subsidiary (without loss of control) is accounted for as an equity transaction. Therefore, such transactions will no longer give rise to goodwill, nor will it give rise to a gain or loss. Furthermore, the amended standard changes the accounting for losses incurred by the subsidiary as well as the loss of control of a subsidiary. The changes will affect future acquisitions transactions with non-controlling interests.
- Amendment to PAS 39, *Financial Instruments: Recognition and Measurement - Eligible Hedged Items (effective for annual periods beginning on or after July 1, 2009)*. This amendment addresses only the designation of a one-sided risk in a hedged item, and the designation of inflation as a hedged risk or portion in particular situations. The amendment clarifies that an entity is permitted to designate a portion of the fair value changes or cash flow variability of a financial instrument as a hedged item. The Amendment will have no impact on the financial position or performance of the Group, as the Group has not entered into any such hedges.

Effective in 2012

- Philippine Interpretation IFRIC 15, *Agreements for the Construction of Real Estate (effective for annual periods beginning on or after January 1, 2012)*. This Interpretation, which may be early applied, covers accounting for revenue and associated expenses by entities that undertake the construction of real estate directly or through subcontractors. This Interpretation requires that revenue on construction of real estate be recognized only upon completion, except when such contract qualifies as construction contract to be accounted for under PAS 11, *Construction Contracts* or involves rendering of services in which case revenue is recognized based on stage of completion. Contracts involving provision of services with the construction materials and where the risks and reward of ownership are transferred to the buyer on a continuous basis will also be accounted for based on stage of completion.

The adoption of this Interpretation will be accounted for retrospectively and will result to the restatement of prior period consolidated financial statements. The adoption of this Interpretation may significantly affect the determination of the net income and the related Real estate receivables, Unearned revenue, Deferred tax liabilities and Retained earnings accounts.

4. **Segment Reporting**

PAS 14, *Segment Reporting*, requires that a public business enterprise report financial and descriptive information about its reportable segments. Generally, financial information is required to be reported on the basis that it is used internally for evaluating segment performance and deciding how to allocate resources to segments.

The Group evaluates performance based on net income, EBIT (earnings before interest and income tax) and EBITDA (earnings before interest, income tax, depreciation and amortization). The Group does not report its results based on geographical segments because the Group operates only in the Philippines.

The Group derives its revenue from the following reportable units:

Commercial Center Division - develops, leases and manages shopping malls/commercial centers all over the Philippines.

High-rise Residential Buildings Division - develops and sells residential condominium units.

High-rise Office Buildings Division - develops and leases office spaces.

Housing and Land Development Division - develops and sells middle-income and socialized housing and residential lots.

Hotel Division - owns and operates a chain of prime hotels in Pasig City, Quezon City and Cebu City and a service apartment which closed operations in August 2007.

The financial information about the operations of these business segments is summarized as follows:

Six months ended March 31, 2009 (Unaudited)

	Commercial Center Division	High-rise Residential Buildings Division	High-rise Office Buildings Division	Housing and Land Development Division	Hotel Division	Total
Revenue	₱1,996,749,582	₱1,605,705,522	₱489,563,274	₱310,160,935	₱489,432,574	₱4,891,611,887
Costs and expenses	442,999,722	1,092,558,045	24,585,613	204,664,216	355,197,476	2,120,005,072
Earnings before depreciation and amortization	1,553,749,860	513,147,477	464,977,661	105,496,719	134,235,098	2,771,606,815
Depreciation and amortization (Note 20)	575,604,267	5,066,994	142,160,893	3,967,755	87,328,997	814,128,906
Income before income tax	₱978,145,593	₱508,080,483	₱322,816,768	₱101,528,964	₱46,906,101	₱1,957,477,909

Six months ended March 31, 2008 (Unaudited)

	Commercial Center Division	High-rise Residential Buildings Division	High-rise Office Buildings Division	Housing and Land Development Division	Hotel Division	Total
Revenue	₱1,793,990,268	₱1,863,441,902	₱375,207,293	₱293,418,526	₱579,477,372	₱4,905,535,361
Costs and expenses	369,715,834	1,361,658,774	(13,344,470)	211,738,046	403,505,161	2,333,273,345
Earnings before depreciation and amortization	1,424,274,434	501,783,128	388,551,763	81,680,480	175,972,211	2,572,262,016
Depreciation and amortization (Note 20)	529,468,897	2,641,339	108,917,707	3,638,948	86,271,894	730,938,785
Income before income tax	₱894,805,537	₱499,141,789	₱279,634,056	₱78,041,532	₱89,700,317	₱1,841,323,231

The Group generally accounts for inter-segment sales and transfers as if the sales and transfers were to third parties at current market prices.

Segment information of the Group does not include geographical segments since its operations is concentrated in the Philippines.

5. **Cash and Cash Equivalents**

This account consists of:

	March 31, 2009	September 30, 2008
	(Unaudited)	(Audited)
Cash on hand and in banks	₱230,918,200	₱162,876,637
Short-term investments	282,085,319	356,203,816
	₱513,003,519	₱519,080,453

Cash in banks earns interest at the prevailing bank deposit rates. Short-term investments are made for varying periods of up to three (3) months depending on the immediate cash requirements of the Group, and earn interest at the prevailing short-term investment rates.

6. **Receivables**

This account consists of:

	March 31, 2009	September 30, 2008
	(Unaudited)	(Audited)
Trade		
Installment contract receivables	₱3,139,645,122	₱3,541,591,155
Rental receivables	302,335,380	252,087,471
Accrued rent receivables	211,932,242	235,681,052
Hotel operations	72,984,168	68,663,338
	3,726,896,912	4,098,023,016
Affiliated companies (Note 16)	49,724,780	94,757,880
Others	263,264,881	208,670,276
	4,039,886,573	4,401,451,172
Less allowance for impairment losses	48,653,548	48,459,175
	₱3,991,233,025	₱4,352,991,997

The installment contract receivables aggregating ₱3,140 million and ₱3,542 million as of March 31, 2009 and September 30, 2008, included under real estate receivables, are collectible in monthly installments over a period of one to ten years and bear annual interest rates ranging from 8.20% to 9.75% computed on the diminishing balance of the principal.

The accrued rent receivables represent the portion of the lease recognized as income on a straight line basis.

Others amounting to ₱263 million and ₱209 million as of March 31, 2009 and September 30, 2008, respectively, pertain to advances to officers and employees, accrued interest receivable and advances to various third parties.

Allowance for Impairment Losses on Trade Receivables

Changes in allowance for impairment losses on trade receivables follow:

March 31, 2009 (Unaudited)

	Trade Receivables		Total
	Individual Assessment	Collective Assessment	
Balances at beginning of year	P29,459,175	P19,000,000	P48,459,175
Provision for impairment losses (Note 28)	194,373	-	194,373
Balances at end of year	P29,653,548	P19,000,000	P48,653,548

September 30, 2008 (Audited)

	Trade Receivables		Total
	Individual Assessment	Collective Assessment	
Balances at beginning of year	P10,477,071	P19,000,000	P29,477,071
Provision for impairment losses (Note 28)	18,982,104	-	18,982,104
Balances at end of year	P29,459,175	P19,000,000	P48,459,175

Aging Analysis

The aging analysis of the Group's receivables follows:

March 31, 2009 (Unaudited)

	Total	Neither Past Due Nor Impaired	Past Due But Not Impaired				Past Due and Impaired
			Less than 30 days	30 to 60 days	60 to 90 days	Over 90 days	
Trade receivables							
Installment contract							
receivables	P3,139,645,122	P2,932,787,423	P34,914,995	P17,372,193	P6,889,553	P128,680,958	P19,000,000
Rental receivables	302,335,380	143,753,689	17,451,473	11,710,481	2,559,557	97,206,632	29,653,548
Accrued rent							
receivables	211,932,242	211,932,242	-	-	-	-	-
Hotel operations	72,984,168	31,227,502	18,733,444	3,490,557	4,023,202	15,509,463	-
Affiliated companies							
(Note 16)	49,724,780	49,724,780	-	-	-	-	-
Others	263,264,881	263,264,881	-	-	-	-	-
	P4,039,886,573	P3,632,690,517	P71,099,912	P32,573,231	P13,472,312	P241,397,053	P48,653,548

September 30, 2008 (Audited)

	Total	Neither Past Due Nor Impaired	Past Due But Not Impaired				Past Due and Impaired
			Less than 30 days	30 to 60 days	60 to 90 days	Over 90 days	
Trade receivables							
Installment contract							
receivables	P3,541,591,155	P3,102,754,751	P97,967,424	P95,629,787	P49,094,434	P177,144,759	P19,000,000
Rental receivables	252,087,471	115,431,968	1,737,728	7,226,497	42,613	98,189,490	29,459,175
Accrued rent							
receivables	235,681,052	235,681,052	-	-	-	-	-
Hotel operations	68,663,338	36,027,130	14,231,936	3,643,128	1,522,357	13,238,787	-
Affiliated companies							
(Note 16)	94,757,880	94,757,880	-	-	-	-	-
Others	208,670,276	208,670,276	-	-	-	-	-
	P4,401,451,172	P3,793,323,057	P113,937,088	P106,499,412	P50,659,404	P288,573,036	P48,459,175

7. Subdivision Land, Condominium and Residential Units for Sale

This account consists of:

	March 31, 2009 (Unaudited)	September 30, 2008 (Audited)
Condominium units	₱1,134,079,056	₱1,125,841,904
Residential units and subdivision land development costs	594,682,423	557,552,258
	₱1,728,761,479	₱1,683,394,162

There are no subdivision land, condominium and residential units for sale as of March 31, 2009 and September 30, 2008 that are pledged as security to liabilities.

8. Investment Properties and Other Investments

The investment properties consist mainly of land held for appreciation, and shopping malls or commercial centers and office buildings that are held to earn rentals.

The rollforward analysis of this account follows:

March 31, 2009 (Unaudited)

	Land	Land Improvements	Buildings and Improvements	Theater Furniture and Equipment	Others	Total
Cost						
At September 30, 2008	₱12,269,861,303	₱58,340,679	₱23,172,087,520	₱254,274,144	₱2,000,000	₱35,756,563,646
Additions/transfer-in	1,618,370	125,000	773,961,952	-	-	775,705,322
Retirements/disposal	(9,900,593)	-	-	-	-	(9,900,593)
Reclassifications/transfers	-	-	(14,194,768)	-	-	(14,194,768)
At March 31, 2009	12,261,579,080	58,465,679	23,931,854,704	254,274,144	2,000,000	36,508,173,607
Accumulated depreciation and amortization						
At September 30, 2008	-	39,991,185	8,006,713,709	194,034,512	-	8,240,739,406
Depreciation and amortization (Note 20)	-	2,174,172	683,398,553	9,748,411	-	695,321,136
At March 31, 2009	-	42,165,357	8,690,112,262	203,782,923	-	8,936,060,542
Net book value as of March 31, 2009	₱12,261,579,080	₱16,300,322	₱15,241,742,442	₱50,491,221	₱2,000,000	₱27,572,113,065

September 30, 2008 (Audited)

	Land	Land Improvements	Buildings and Improvements	Theater Furniture and Equipment	Others	Total
Cost						
At September 30, 2007	₱10,706,703,698	₱56,219,266	₱19,789,730,810	₱254,274,144	₱2,000,000	₱30,808,927,918
Additions/transfer-in	2,458,164,479	944,206	218,459,412	-	-	2,677,568,097
Retirements/disposal	(26,423,662)	-	-	-	-	(26,423,662)
Reclassifications/transfers	(868,583,212)	1,177,207	3,163,897,298	-	-	2,296,491,293
At September 30, 2008	12,269,861,303	58,340,679	23,172,087,520	254,274,144	2,000,000	35,756,563,646
Accumulated depreciation and amortization						
At September 30, 2007	-	35,110,787	6,704,099,761	174,537,691	-	6,913,748,239
Depreciation and amortization (Note 20)	-	4,880,398	1,302,613,948	19,496,821	-	1,326,991,167
At September 30, 2008	-	39,991,185	8,006,713,709	194,034,512	-	8,240,739,406
Net book value as of September 30, 2008	₱12,269,861,303	₱18,349,494	₱15,165,373,811	₱60,239,632	₱2,000,000	₱27,515,824,240

Depreciation and amortization expense charged to operations amounted to ₱695 million and ₱1,327 million for the six months period ended March 31, 2009 and March 31, 2008, respectively.

The Group engaged the services of an independent appraiser reappraise investment properties that were last appraised in May 2005. Based on the ongoing appraisal of the investment properties, the fair value of investment properties already completed appraisal exceeds the carrying cost by ₱ 37,100 million as of September 30, 2008. The fair value represents the amount at which the assets could be exchanged between a knowledgeable, willing buyer and a knowledgeable, willing seller in an arm's length transaction at the date of valuation. As of March 31, 2009, the aggregate fair value amounted to ₱61,200 million which pertains to investment properties with already completed appraisal carrying cost of ₱24,100 million.

As the appraisal is currently ongoing the investment properties that remained which are currently under evaluation have fair values aggregating ₱7,420 million which was determined as of May 31, 2005.

The value of the investment properties was arrived at using the *Market Data Approach*. In this approach, the value of the investment properties is based on sales and listings of comparable property registered in the vicinity. The technique of this approach requires the establishment of comparable property by reducing reasonable comparative sales and listings to a common denominator. This is done by adjusting the differences between the subject property and those actual sales and listings regarded as comparable. The properties used as basis of comparison are situated within the immediate vicinity of the subject property.

There are no investment properties and other investments as of March 31, 2009 and September 30, 2008 that are pledged as security to liabilities.

9. Property and Equipment

The rollforward analysis of this account follows:

March 31, 2009 (Unaudited)

	Land	Land Improvements	Buildings and Improvements	Other Equipment	Construction In Progress	Total
Cost						
At September 30, 2008	₱173,086,946	₱3,195,681	₱2,242,912,992	₱1,307,022,297	₱3,087,960,854	₱6,814,178,770
Additions	–	–	3,194,224	174,665,421	2,924,797,889	3,102,657,534
Retirements/disposals	–	–	–	(2,166,014)	–	(2,166,014)
Reclassifications/transfer-out	–	17,261,798	232,144	(18,353,465)	(1,568,246,299)	(1,569,105,822)
At March 31, 2009	173,086,946	20,457,479	2,246,339,360	1,461,168,239	4,444,512,444	8,345,564,468
Accumulated depreciation and amortization						
At September 30, 2008	–	3,195,681	916,818,739	977,197,173	–	1,897,211,593
Depreciation and amortization (Note 20)	–	–	62,188,507	56,619,263	–	118,807,770
Retirements/disposals	–	12,138,793	541,764	(14,134,312)	–	(1,453,755)
At March 31, 2009	–	15,334,474	979,549,010	1,019,682,124	–	2,014,565,608
Net book value as of						
March 31, 2009	₱173,086,946	₱ 5,123,005	₱1,266,790,350	₱441,486,115	₱4,444,512,444	₱6,330,998,860

September 30, 2008 (Audited)

	Land	Land Improvements	Buildings and Improvements	Other Equipment	Construction In Progress	Total
Cost						
At September 30, 2007	₱173,086,946	₱2,497,440	₱2,231,273,066	₱1,186,379,483	₱3,279,744,638	₱6,872,981,573
Additions	–	–	18,827,752	131,213,796	6,660,556,235	6,810,597,783
Retirements/disposals	–	–	(4,725,994)	(13,032,814)	–	(17,758,808)
Reclassifications/transfer-out	–	698,241	(2,461,832)	2,461,832	(6,852,340,019)	(6,851,641,778)
At September 30, 2008	173,086,946	3,195,681	2,242,912,992	1,307,022,297	3,087,960,854	6,814,178,770
Accumulated depreciation and amortization						
At September 30, 2007	–	2,497,440	800,854,425	880,059,188	–	1,683,411,053
Depreciation and amortization (Note 20)	–	698,241	120,690,308	109,482,515	–	230,871,064
Retirements/disposals	–	–	(4,725,994)	(12,344,530)	–	(17,070,524)
At September 30, 2008	–	3,195,681	916,818,739	977,197,173	–	1,897,211,593
Net book value as of September 30, 2008	₱173,086,946	₱–	₱1,326,094,253	₱329,825,124	₱3,087,960,854	₱4,916,967,177

Depreciation and amortization expense charged to operations amounted to ₱119 million and ₱231 million for the six months period ended March 31, 2009 and March 31, 2008, respectively (see Note 20).

Borrowing costs capitalized to property and equipment under construction amounted to about ₱311 million and ₱331 million for the period ended March 31, 2009 and year ended September 30, 2008, respectively. The average capitalization rate used to determine the amount of borrowing costs eligible for capitalization during the period ended March 31, 2009 and year ended September 30, 2008 is 8.22% and 7.10%, respectively.

Property and equipment transferred to investment property and subdivision land, condominium and residential units for sale aggregated to ₱1,569 million and ₱6,852 million as of March 31, 2009 and September 30, 2008, respectively.

There are no property and equipment items as of March 31, 2009 and September 30, 2008 that are pledged as security to liabilities.

10. Other Assets

This account consists of:

	March 31, 2009 (Unaudited)	September 30, 2008 (Audited)
Value-added input tax	₱729,085,790	₱725,139,318
Advances to lot owners	231,380,048	230,782,624
Utility deposits	127,721,669	159,797,619
Prepaid expenses	126,294,648	69,317,532
Guarantee deposits	55,176,879	40,830,067
Supplies	32,804,559	31,126,241
Receivable from Meralco (Notes 26 and 27)	32,357,103	43,272,925
Advances to suppliers and contractors	14,211,139	3,743,538
Other assets	55,871,439	18,292,893
	₱1,404,903,274	₱1,322,302,757

The value-added input tax is applied against value-added output tax. The remaining balance is recoverable in future periods.

Advances to lot owners consist of advance payments to land owners which will be applied against the acquisition cost of the assets that will be acquired.

Utility deposits consist primarily of bid bonds and meter deposits.

Prepaid expenses consist mainly of prepayments for taxes and insurance.

Advances to suppliers and contractors consist of advance payment to supplier or contractors which will be applied against final billing.

Other assets include various types of deposits and advances.

11. Accounts and Other Payables

This account consists of:

	March 31, 2009	September 30, 2008
	(Unaudited)	(Audited)
Accrued expenses, taxes and licenses and other liabilities	₱2,359,851,444	₱2,194,353,395
Accounts payable - trade	1,821,013,595	2,099,810,450
Accrued rent expense	819,516,613	766,169,414
Pension liabilities (Note 25)	20,200,496	15,777,396
Dividends payable	7,020,203	6,000,198
	₱5,027,602,351	₱5,082,110,853

Accounts payable - trade and accrued expenses are normally settled within one year.

The accrued rent expense represents the portion of the lease recognized as expense on a straight line basis.

12. Deposits and Other Liabilities

This account consists of:

	March 31, 2009	September 30, 2008
	(Unaudited)	(Audited)
Deposits from lessees	₱1,553,590,941	₱1,271,304,764
Deposits from real estate buyers	1,541,681,347	1,417,602,647
Payables to affiliated companies (Notes 16 and 28)	171,633,616	1,189,250,880
Other liabilities	365,211,679	399,861,431
	₱3,632,117,583	₱4,278,019,722

Deposits from real estate buyers represent cash received in advance which shall be applied against the total contract price of the subdivision land, condominium and residential units that are for sale when the contractual obligation of the real estate buyer have begun. The deposits from real estate are normally applied against the total contract price within a year from the date the deposits were made.

Deposits from lessees represent cash received in advance equivalent to three to six months rent which shall be refunded to lessees at the end of lease term. The Group recognized Discount on deposits from lessees amounting to ₱102 million and ₱103 million as of March 31, 2009 and September 30, 2008, respectively. The related interest expense on the discount amounted to ₱24 million and ₱61 million for the six months ended March 31, 2009 and for the year ended September 30, 2008, respectively. The Unearned rental income amounted to ₱95 million and ₱94 million as of March 31, 2009 and for the year ended September 30, 2008, respectively. The rental income on amortization of unearned rental income amounted to ₱23 million and ₱47 million for the six months March 31, 2009 and September 30, 2008, respectively. The Deposits from lessees was discounted using MART 1 plus 2% spread.

13. Loans Payable

This account consists of:

	Principal Amount	2009	2008
Short-term Loans from Banco de Oro Unibank Inc. (BDO)	₱1,436,700,000	₱1,338,700,000	₱677,000,000
Loan from ING, Manila and Security Bank Corporation (SBC) under the Development Bank of the Philippines (DBP)-JBIC - 5 loan facility at fixed interest rate of 9.2% per annum + 1.5% margin payable in nine (9) semi-annual payments starting October 2005	1,000,000,000	115,000,000	340,000,000
Five-year and one day loan maturing on May 29, 2012 with fixed rate at 6.375%, interest payable semi-annually in arrears on the last day of each six-month interest period	3,000,000,000	3,000,000,000	3,000,000,000
Notes subscribed to by Land Bank of the Philippines (LBP), China Banking Corporation (CBC), Hongkong Shanghai Banking Corporation (HSBC) and SBC under the Inverse Floating Rate Notes Facility Agreement maturing on June 6, 2013 bearing an interest rate of 15.7% less the 3-month benchmark rate (PDST-F), and a tenor of 5 years + 1 day; interest is payable quarterly, in arrears, on the last day of each 3-month interest period	2,000,000,000	2,000,000,000	2,000,000,000
		₱6,453,700,000	₱6,017,000,000

Short Term Loans

The term of the short-term loans is three (3) months to four (4) months from issue date to be issued in one tranche. Interest on the outstanding principal shall be repaid at each interest payment date. The average interest rate shall be 6.6% per annum and shall be payable semi-annually, computed based on the outstanding balance with payments commencing on the issue date and ending on the maturity date.

No debt covenants were being maintained by the Group since the loans are short-term in nature.

Payable due in October 2009

On October 6, 2004, the Group obtained unsecured loans each amounting to ₱500 million from ING Bank N.V. and from Security Bank Corporation (collectively, the “Lenders”) under the Omnibus Facility Agreement (the “Agreement”) constituting direct and unconditional obligation of the Group ranking pari-passu with all present and future unsecured and unsubordinated

obligations, other than obligations in respect of which a statutory preference is established solely by operation of law, for partial financing and/or reimbursement of construction cost of the Parent Company's projects. DBP advanced the loan granted by the Lenders to the Parent Company by virtue of various agreements. The loan is payable in nine (9) semi-annual installments beginning October 2005.

Interest on the outstanding principal amount shall be paid at each interest payment date, as follows: (i) the interest rate shall be fixed at 9.2% per annum plus an interest margin of 1.5% per annum; (ii) the Group will have a one-time option throughout the life of the loan to switch from the fixed rate of 9.2% per annum to a floating rate equivalent to the applicable DBP pass-on-rate plus an interest margin of 1.5% per annum, subject to the provision by the Group of one-week prior written notice for the exercise of such option; and (iii) in case the Group opts for a floating interest rate, the setting of rates shall be in accordance with the policies of DBP which, as of the date of Agreement, fixes January 1, April 1, July 1, and October 1 of every year as the interest setting dates. Interest shall accrue from and include the first day of an interest period, up to, and including, the last day of such interest period.

Interest period shall mean the period of six months of each year; provided, however, that in the event the Group shall have exercised its option under (ii) above to switch to a floating interest rate, interest period shall mean the period of three months of each year.

Debt Covenant

The Group is required to maintain a debt to equity ratio of not exceeding 1.5:1 and interest coverage ratio of not less than 1.5:1. The Group has complied with the debt covenant.

Loans Payable due in May 2012

On May 24, 2007, the Group issued ₱3,000 million Fixed rate Corporate Note Facility constituting direct, unconditional, unsubordinated, general and unsecured obligations of the Group ranking at least pari passu in all respects and ratably without preference or priority (except for any statutory preference or priority applicable in the winding-up of the Group) with all other outstanding unsecured and unsubordinated obligations of the Group. The term of the bonds is five (5) years and one (1) day from issue date.

The interest rate is at 6.375% per annum and shall be payable semi-annually, computed based on the outstanding balance with payments commencing on the issue date and ending on the maturity date.

Debt Covenants

The Group is required to maintain a debt to equity ratio not exceeding 1.5:1 and interest coverage ratio of not less than 1.5:1. The Group must ensure that it will remain at least fifty-one percent (51%) owned by the JG Summit Group. The Group has complied with the debt covenants.

Loans Payable due in June 2013

On June 4, 2008, the Group issued ₱2,000 million Inverse Floating Rate Notes Facility constituting direct, unconditional, unsubordinated, general and unsecured obligations of the Group ranking at least pari passu in all respects and ratably without preference or priority (except for any statutory preference or priority applicable in the winding-up of the Group) with all other outstanding unsecured and unsubordinated obligations of the Group with all other outstanding unsecured and unsubordinated obligations (contingent or otherwise, present and future) of the Group. The term of the bonds is five (5) years and one (1) day from issue date.

The interest rate is at 15.70% less the 3-month Benchmark Rate on an interest determination date rounded off to the nearest 1/100 or 1% per annum and shall be payable quarterly, computed based

on the outstanding balance with payments commencing on the issue date and ending on the maturity date.

Debt Covenants

The Group is required to maintain a debt to equity ratio not exceeding 1.5:1 and interest coverage ratio of not less than 1.5:1. The Group must ensure that it will remain at least fifty-one percent (51%) owned by the JG Summit Group. The Group has complied with the debt covenants.

Total outstanding loans payable that are current as of March 31, 2009 and September 30, 2008 amounted to ₱1,454 million and ₱1,017 million, respectively. On the other hand, total outstanding loans payable that are noncurrent amounted to ₱5,000 million as of March 31, 2009 and September 30, 2008.

Details of the Group's loans payable by maturity follow:

	Within 1 year	1-2 years	2-3 years	3-4 years	4-5 years	Total
March 31, 2009	₱1,453,700,000	₱-	₱-	₱3,000,000,000	₱2,000,000,000	₱6,453,700,000
September 30, 2008	₱1,017,000,000	₱-	₱-	₱3,000,000,000	₱2,000,000,000	₱6,017,000,000

14. Retained Earnings

Restriction

A portion of the unappropriated retained earnings representing the undistributed net earnings of subsidiaries amounting to ₱336 million as of March 31, 2009 and ₱545 million as of March 31, 2008 are not available for dividend declaration until received in the form of dividends.

Dividends declared

The Board of Directors (BOD) declared cash dividends in favor of all its stockholders in September 2008 as follows:

Date of declaration	April 17, 2008
Date of payment	June 12, 2008
Ex-dividend rate	May 16, 2008
Dividend per share	₱0.53
Total dividends	₱1,455,866,782

Appropriation

On May 14, 2003, the BOD approved the appropriation of ₱3,500 million, out of the retained earnings, for future expansion.

15. Capital Stock

The details of the number of common shares and the movements thereon follow:

	March 31, 2009	September 30,
	(Unaudited)	2008 (Audited)
Authorized - at ₱1 par value	3,000,000,000	3,000,000,000
Issued and outstanding	2,746,918,457	2,746,918,457

On September 23, 2006, the BOD approved the primary and secondary offerings of up to 811,136,200 common shares of the Parent Company which consisted of 450,000,000 common

shares from the unissued authorized capital stock of the Parent Company and 361,136,200 secondary shares held by shareholders: JGSHI, Universal Robina Corporation and JG Summit Capital Services Corporation. The offer price was ₱12 per share. An over-allotment option for the sale of additional 121,670,400 secondary shares (Optional Shares) at the same offer price and terms was likewise approved by the BOD.

The Securities and Exchange Commission (SEC) issued a pre-effective order on September 1, 2006 with respect to the registration statements filed by the Group for the purpose of the above share offering. In October 2006, all primary and secondary share offerings (including Optional Shares) were fully subscribed by both foreign and local investors. Net proceeds from the primary offering amounted to about ₱5,230 million. The amount representing excess of subscription price over the par value of the primary share offering amounting to about ₱4,784 million was credited to additional paid-in capital.

Capital Management

The primary objective of the Group's capital management is to ensure that it maintains healthy capital ratios in order to support its business and maximize shareholder value. The Group manages its capital structure and makes adjustments to these ratios in light of changes in economic conditions and the risk characteristics of its activities. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividend payment to shareholders, return capital structure or issue capital securities. No changes have been made in the objective, policies and processes as they have been applied in previous years.

The Group monitors its use of capital structure using a debt-to-capital ratio which is gross debt divided by total equity. The Group includes within gross debt all interest-bearing loans and borrowings, while capital represents total equity. Following is a computation of the Group's debt-to-capital ratio as of March 31, 2009 and September 30, 2008.

	March 31, 2009 (Unaudited)	September 30, 2008 (Audited)
(a) Loans payable (Note 13)	₱6,453,700,000	₱6,017,000,000
(b) Equity	₱24,602,342,032	₱22,986,969,524
(c) Debt-to-capital ratio (a/b)	0.26:1	0.26:1

The Group's policy is to limit the debt-to-capital ratio at the 1.5:1 level.

16. Related Party Transactions

Transactions between related parties are based on terms similar to those offered to nonrelated parties. Related party transactions are made under the normal course of business. Parties are considered to be related if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions; and the parties are subject to common control or common significant influence. Related parties may be individuals or corporate entities (referred herein as affiliates).

Affiliates shall mean, with respect to the Group, any corporation directly or indirectly controlled by it or under common control, whether by way of ownership of at least 20% of the total issued and outstanding capital stock of such corporation, or the right to elect at least 20% of the number of directors in such corporation, or the right to control and direct the operation and management of such corporation whether by reason of common management, contract or authority granted by said corporation to the Group.

The Group, in the normal course of business, has transactions with its major stockholder, JGSHI and its affiliated companies consisting principally of lease arrangements and advances (both interest and noninterest-bearing), principally for working capital, including construction costs. The Group also leases commercial properties to affiliated companies. Rental income arising from the lease of commercial properties to affiliated companies amounted to about ₱498 million and ₱471 million in the six months period ended March 31, 2009 and March 31, 2008, respectively.

The Group also maintains savings and current accounts and time deposits with Robinsons Savings Bank, an affiliated local commercial bank. The balances follow:

	March 31, 2009 (Unaudited)	September 30, 2008 (Audited)
Savings and current accounts	₱112,773,856	₱32,660,266
Short-term investments	96,919,644	285,244,392
	₱209,693,500	₱317,904,658

Loans from shareholders

As of March 31, 2009 and September 30, 2008, a subsidiary has outstanding noninterest-bearing advances from Winsome Development Corporation, a minority stockholder, for working capital requirement amounting to ₱104 million. The advances are included in the “Accounts payable - trade” account under the, “Accounts and other payables”, in the consolidated balance sheets.

JGSHI also provides the Group certain corporate services including debt management, corporate finance, corporate planning, procurement, human resources, legal and corporate communications.

As of March 31, 2009 and September 30, 2008, the net payable to affiliated companies amounted to ₱122 million and ₱1,094 million, respectively. Details are as follow:

	March 31, 2009 (Unaudited)	September 30, 2008 (Audited)
Payable to affiliated companies (Notes 12 and 28)		
JGSHI	₱96,425,545	₱1,098,928,503
Westpoint Industrial Mills	22,753,985	22,950,417
Robinsons Inc.	3,499,404	14,593,692
Others	48,954,682	52,778,268
	171,633,616	1,189,250,880
Receivable from affiliated companies (Notes 6 and 28)		
Digital Telecommunication Inc.	39,720,800	39,890,765
Robinsons Recreation Corporation	-	11,326,607
Universal Robina Corporation	8,549,635	8,605,539
Others	1,454,345	34,934,969
	49,724,780	94,757,880
Net payable to affiliated companies	₱121,908,836	₱1,094,493,000

On October 2, 2008, the ₱1,000 million JGSHI loan was obtained with interest at 5.25% annually. The entire ₱1,000 million was fully paid as of March 31, 2009.

As of March 31, 2009 and September 30, 2008, the Group has not provided any allowance for impairment losses for amounts owed by related parties. This assessment is undertaken each financial year.

Compensation of Key Management Personnel

The compensation of the Group's key management personnel by benefit type follows (see Note 21):

	March 31, 2009 (Unaudited)	September 30, 2008 (Audited)
Short term employee benefits	₱232,765,294	₱187,765,955
Post-employment benefits (Note 25)	9,551,100	19,643,200
	₱242,316,394	₱207,409,155

17. Revenue

This account consists of:

	<u>Six months ended March 31 (Unaudited)</u>	
	2009	2008
Real estate		
Real estate sales	₱1,764,331,318	₱2,122,314,420
Rental income	2,491,367,760	2,112,793,865
Others	146,480,235	90,949,704
	4,402,179,313	4,326,057,989
Hotel operations		
Rooms	282,091,529	327,822,618
Food and beverage	188,668,290	236,138,958
Others	18,672,755	15,515,796
	489,432,574	579,477,372
	₱4,891,611,887	₱4,905,535,361

18. Costs

This account consists of:

	<u>Six months ended March 31 (Unaudited)</u>	
	2009	2008
Real Estate		
Cost of sales (Note 7)	₱978,088,783	₱1,171,724,114
Depreciation and amortization (Notes 8, 9 and 20)	726,799,909	644,666,891
Maintenance costs (Note 8)	76,342,536	67,668,547
Others	56,999,408	52,496,008
	1,838,230,636	1,936,555,560
Hotel Operations		
Cost of sale	236,243,734	281,948,220
Property operations and maintenance costs (Note 8)	88,352,175	87,406,215
Depreciation and amortization (Notes 8, 9 and 20)	87,328,997	86,271,894
Others	30,601,567	34,150,726
	442,526,473	489,777,055
	₱2,280,757,109	₱2,426,332,615

19. General and Administrative Expenses

This account consists of:

	Six months ended March 31 (Unaudited)	
	2009	2008
Salaries and wages (Notes 16, 21 and 25)	₱176,462,611	₱142,245,700
Advertising and promotions	112,258,893	123,852,853
Commission	105,579,846	116,184,228
Taxes and licenses	81,805,690	80,303,352
Rent expense	75,899,319	80,969,233
Light, water and communication (Note 26)	24,970,252	25,344,992
Entertainment, amusement and recreation	17,002,996	22,214,856
Insurance	14,695,534	15,646,239
Travel and transportation	12,471,985	10,807,255
Supplies expense	8,272,931	7,052,950
Donation	7,796,662	3,578,243
Provision for impairment losses (Note 6)	194,373	480,531
Others	15,965,777	9,199,083
	₱653,376,869	₱637,879,515

Revenue Regulations No. 10-2002 define expenses to be classified as entertainment, amusement and representation (EAR) expenses and sets a limit for the amount that is deductible for tax purposes. EAR expenses are limited to 0.5% of net sales for sellers of goods or properties or 1% of net revenue for sellers of services. For sellers of both goods or properties and services, an apportionment formula is used in determining the ceiling on such expenses.

20. Depreciation and Amortization

Depreciation and amortization are distributed as follows:

	Six months ended March 31 (Unaudited)	
	2009	2008
Real estate (Notes 8, 9 and 18)	₱726,799,909	₱644,666,891
Hotel operations (Notes 9 and 18)	87,328,997	86,271,894
	₱814,128,906	₱730,938,785

21. Personnel Expenses

Personnel expenses consist of (see Notes 16 and 19):

	Six months ended March 31 (Unaudited)	
	2009	2008
Salaries, wages and other staff costs	₱211,335,724	₱174,308,672
Retirement costs (Note 25)	9,551,100	19,643,200
SSS contributions, PAG-IBIG contributions, premiums and others	21,429,570	13,457,283
	₱242,316,394	₱207,409,155

The above amounts are distributed as follows:

	Six months ended March 31 (Unaudited)	
	2009	2008
General and administrative (Note 19)	₱176,462,611	₱142,245,700
Hotel operations	65,853,783	65,163,455
	₱242,316,394	₱207,409,155

22. Interest Income - Net

This account consists of:

	Six months ended March 31 (Unaudited)	
	2009	2008
Interest income		
Installment contract receivables	₱152,512,331	₱205,146,899
Bank deposits	45,074,064	52,536,370
	197,586,395	257,683,269
Interest expense on amortization of discount on deposits (Note 12)	(29,629,999)	(26,219,264)
	₱167,956,396	₱231,464,005

23. Income Taxes

Republic Act No. 9337 that was enacted into law in 2005 amended various provisions in the existing 1997 National Internal Revenue Code. Among the reforms introduced by the said RA was the reduction of the income tax rate from 35% to 30% beginning January 1, 2009.

Provision for income tax for the periods ended March 31 follow:

	Six months ended March 31 (Unaudited)	
	2009	2008
Current	₱484,256,141	₱294,354,495
Deferred	25,805,656	320,067,740
	₱510,061,797	₱614,422,235

24. Earnings Per Share

Earnings per share amounts were computed as follows:

	Six months ended March 31 (Unaudited)	
	2009	2008
a. Net income attributable to equity holders of Parent Company	₱1,613,864,955	₱1,452,264,218
b. Weighted average number of common shares outstanding	2,746,918,457	2,746,918,457
c. Earnings per share (a/b)	₱0.59	₱0.53

There were no potential dilutive shares in 2009 and 2008.

25. Retirement Plan

The Group has a funded, noncontributory, defined benefit retirement plan covering all its regular permanent employees. The plan provides retirement, separation, disability and death benefits to its members. The latest actuarial valuation was made on March 31, 2009.

The following tables summarizes the components of pension expense (included in salaries and wages account under “General and administrative expenses”) recognized in the consolidated statements of income and the funded status and amounts recognized in the consolidated balance sheets for the plan:

Pension expense

	March 31, 2009	September 30, 2008
	(Unaudited)	(Audited)
Current service cost	₱5,897,200	₱12,653,200
Interest cost	4,284,000	7,996,600
Expected return on plan assets	(1,583,100)	(188,000)
Benefits paid	–	(1,697,000)
Past service cost	–	16,667,300
Actuarial losses recognized	953,000	3,854,300
Total pension expense	₱9,551,100	₱39,286,400

Pension liabilities

	March 31, 2009	September 30, 2008
	(Unaudited)	(Audited)
Benefit obligation	₱72,133,100	₱101,706,300
Fair value of plan assets	(59,698,400)	(57,568,490)
Unrecognized net actuarial losses	7,765,796	(28,360,414)
Pension liabilities	₱20,200,496	₱15,777,396

Pension benefit obligation

	March 31, 2009	September 30, 2008
	(Unaudited)	(Audited)
Balance at beginning of year	₱101,706,300	₱84,707,150
Current service cost	5,897,200	12,653,200
Interest cost	4,284,000	7,996,600
Past service cost	–	16,667,300
Actuarial gains on obligation	(34,743,000)	(13,471,444)
Benefits paid	(5,011,400)	(6,846,506)
Balance at end of year	₱72,133,100	₱101,706,300

Fair value of plan assets

	March 31, 2009	September 30, 2008
	(Unaudited)	(Audited)
Balance at beginning of year	₱57,568,490	₱104,000
Expected return on plan assets	1,583,100	188,000
Actual contributions	5,128,000	54,549,754
Benefits paid	(5,011,400)	(5,149,506)
Actuarial losses - net	430,210	7,876,242
Balance at end of year	₱59,698,400	₱57,568,490

The rollforward of unrecognized actuarial (gains) losses follows:

	March 31, 2009	September 30, 2008
	(Unaudited)	(Audited)
Balance at beginning of year	₱28,360,414	₱53,562,400
Additional actuarial (gains) losses:		
From plan obligation	(34,743,000)	(13,471,444)
From plan assets	(430,210)	(7,876,242)
Actuarial losses recognized	(953,000)	(3,854,300)
Balance at end of year	(₱7,765,796)	₱28,360,414

The principal assumptions used in determining pension for the Group's plan are shown below:

	March 31, 2009	September 30, 2008
	(Unaudited)	(Audited)
Discount rate	9.29% - 11.40%	8.08% - 8.81%
Rate of salary increase	4.00% - 5.50%	4.00% - 5.50%
Expected rate of return on plan assets	5.50%	5.50%
Experience adjustment gain (loss) - net	₱34,743,000	₱13,471,444
Turnover rate	10.98% - 35.00%	10.98% - 35.00%

The Group's plan assets consist of the following:

	March 31, 2009 (Unaudited)		September 30, 2008 (Audited)	
	Amount	%	Amount	%
Cash	₱179,754	-	₱178,754	-
Receivables	65,783,718	109.85	63,236,763	109.85
Liabilities (Notes 6 and 16)	(6,265,072)	(9.85)	(5,847,027)	(9.85)
	₱59,698,400	100.00	₱57,568,490	100.00

The Group expects to contribute about ₱12 million into the pension fund for the fiscal year ending in September 30, 2009.

Amounts for the current and previous annual periods are as follow:

	March 31, 2009	September 30, 2008
	(Unaudited)	(Audited)
Defined benefit obligation	₱72,133,100	₱101,706,300
Plan assets	59,698,400	57,568,490
Experience adjustments on:		
Plan liabilities	34,743,000	13,471,444
Plan assets	(430,210)	(7,876,242)

26. Meralco Refund

As a customer of the Manila Electric Company (Meralco), the Group is entitled to receive a refund pertaining to previous billings adjustments under Phase IV of Meralco's refund scheme. Subsequent to the approval of Meralco's amended refund scheme in 2005 by the Energy Regulatory Commission, the amount and the timing of the receipt of the refund is made certain.

Under the Meralco refund scheme, the Group may opt to refund through postdated checks or as a fixed monthly credit to bills with cash option. The Group has opted to recover the refund through fixed monthly credit to bills with cash option, starting in November 2005 until January 2011. Income from the refund amounted to ₱90 million (included as deduction in "General and administrative expenses") in 2006. The receivable was discounted using an effective interest rate of 10%.

27. Financial Risk Management Objectives and Policies

The Group's principal financial instruments, other than derivatives, comprise of loans payable, receivables from affiliated companies, payables to affiliated companies, receivables and cash and cash equivalents. The main purpose of these financial instruments is to raise fund for the Group's operations. The Group has various other financial assets and liabilities such as trade receivables and trade payables, which arise directly from its operations.

There are no financial instruments that are sensitive to market driven condition that will expose the Group.

The main risks arising from the Group's financial instruments are foreign currency risk, liquidity risk, interest rate risk and credit risk. The BOD reviews and agrees policies for managing each of these risks and they are summarized below, together with the related risk management structure.

Risk Management Structure

The Group's risk management structure is closely aligned with that of the Parent Company. The BOD of the Parent Company and the respective BODs of each subsidiary are ultimately responsible for of the oversight of the Group's risk management processes that involve identifying, measuring, analyzing, monitoring and controlling risks.

The risk management framework encompasses environmental scanning, the identification and assessment of business risks, development of risk management strategies, design and implementation of risk management capabilities and appropriate responses, monitoring risks and risk management performance, and identification of areas and opportunities for improvement in the risk management process.

Each BOD has created the board-level Audit Committee (AC) to spearhead the managing and monitoring of risks.

Audit Committee

The AC shall assist the Group's BOD in its fiduciary responsibility for the over-all effectiveness of risk management systems, and both the internal and external audit functions of the Group. Furthermore, it is also the AC's purpose to lead in the general evaluation and to provide assistance in the continuous improvements of risk management, control and governance processes.

The AC also aims to ensure that:

- a. financial reports comply with established internal policies and procedures, pertinent accounting and audit standards and other regulatory requirements;
- b. risks are properly identified, evaluated and managed, specifically in the areas of managing credit, market, liquidity, operational, legal and other risks, and crisis management.
- c. audit activities of internal and external auditors are done based on plan, and deviations are explained through the performance of direct interface functions with the internal and external auditors; and
- d. the Group's BOD is properly assisted in the development of policies that would enhance the risk management and control systems.

Enterprise Risk Management Group (ERMG)

To systematize the risk management within the Group, the ERMG was created to be primarily responsible for the execution of the enterprise risk management framework. The ERMG's main concerns include:

- a. recommending risk policies, strategies, principles, framework and limits;
- b. managing fundamental risk issues and monitoring of relevant risk decisions;
- c. providing support to management in implementing the risk policies and strategies; and
- d. developing a risk awareness program.

Support groups have likewise been created to explicitly manage on a day-to-day basis specific types of risks like trade receivables, supplier management, etc.

Compliance with the principles of good corporate governance is also one (1) of the objectives of the BOD. To assist the BOD in achieving this purpose, the BOD has designated a Compliance Officer who shall be responsible for monitoring the actual compliance with the provisions and requirements of the Corporate Governance Manual and other requirements on good corporate governance, identifying and monitoring control compliance risks, determining violations, and recommending penalties on such infringements for further review and approval of the BOD, among others.

Risk Management Policies

The main risks arising from the use of financial instruments are foreign currency risk, liquidity risk, interest rate risk and liquidity risk. The Group's policies for managing the aforementioned risks are summarized below.

Foreign currency risk

Foreign currency risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. Foreign currency risk arises from financial instruments that are denominated in a United States Dollar (USD) which result primarily from movement of the Philippine Peso against the USD.

The Group does not have any foreign currency hedging arrangements.

The table below summarizes the Group's exposure to foreign currency risk as of March 31, 2009 and September 30, 2008:

	March 31, 2009 (Unaudited)		September 30, 2008 (Audited)	
Assets				
Cash and cash equivalents	\$1,809,977	₱87,476,189	\$1,499,076	₱70,531,542
Liabilities				
Accounts and other payables	185,832	8,981,279	211,505	9,951,293
Net foreign currency-denominated assets	\$1,624,145	₱78,494,910	\$1,287,571	₱60,580,249

The exchange rates used to restate the Group's US Dollar-denominated assets and liabilities as of March 31, 2009 and September 30, 2008 follow:

	March 31, 2009 (Unaudited)	September 30, 2008 (Audited)
US Dollar - Philippine Peso exchange rate	₱48.33 US\$1.00	₱47.05 to US\$1.00

The following table sets forth the impact of the range of reasonably possible changes in the US Dollar - Philippine Peso exchange rate on the Group's income before income tax and equity for the six months ended March 31, 2009 and for the year ended September 30, 2008:

Reasonably Possible Changes in US Dollar-Philippine Peso Exchange Rates	Change in Income Before Income Tax	Change in Equity
<u>March 31, 2009 (Unaudited)</u>		
2.0%	(₱1,569,898)	(₱1,020,434)
(2.0%)	1,569,898	1,020,434
<u>September 30, 2008 (Audited)</u>		
2.5%	(₱1,514,506)	(₱984,429)
(2.5%)	1,514,506	984,429

The Group does not expect the impact of the volatility on other currencies to be material.

Liquidity risk

Liquidity risk is the risk arising from the shortage of funds due to unexpected events or transactions. The Group manages its liquidity profile to be able to finance the capital expenditures and service the maturing debts. To cover the financing requirements, the Group intends to use internally generated funds and proceeds from debt.

The Group seeks to manage its liquidity profile to be able to service its maturing debts and to finance capital requirements. The Group maintains a level of cash and cash equivalents deemed sufficient to finance operations. As part of its liquidity risk management, the Group regularly evaluates its projected and actual cash flows. It also continuously assesses conditions in the financial markets for opportunities to pursue fund-raising activities. Fund-raising activities may include bank loans and capital market issues both onshore and offshore.

The table below summarizes the maturity profile of the Group's financial liabilities as of March 31, 2009 and September 30, 2008, based on undiscounted contractual payments:

March 31, 2009 (Unaudited)

	On Demand	1 to 3 Months	3 to 12 Months	1 to 5 Years	More Than 5 years	Total
Accounts and other payables	₱1,951,905,477	₱ 2,071,072,700	₱122,332,921	₱610,278,572	₱272,012,681	₱5,027,602,351
Payable to affiliated companies (included under Deposits and other liabilities account in the consolidated balance sheets)	171,633,616	-	-	-	-	171,633,616
Deposits from real estate buyers and lessees (including current portion)	1,059,987,688	97,452,465	244,473,380	1,693,358,755	-	3,095,272,288
Loans payable (including current portion of loans payable and future interest payment)	-	1,338,700,000	115,000,000	2,000,000,000	3,000,000,000	6,453,700,000
	₱3,183,526,781	₱3,507,225,165	₱481,806,301	₱4,303,637,327	₱3,272,012,681	₱14,748,208,255

September 30, 2008 (Audited)

	On Demand	1 to 3 Months	3 to 12 Months	1 to 5 Years	More Than 5 years	Total
Accounts and other payables	₱2,175,534,001	₱1,992,250,626	₱75,384,270	₱624,645,997	₱214,295,959	₱5,082,110,853
Payable to affiliated companies (included under Deposits and other liabilities account in the consolidated balance sheets)	1,189,250,880	-	-	-	-	1,189,250,880
Deposits from real estate buyers and lessees (including current portion)	848,355,394	27,074,097	104,847,830	1,708,630,090	-	2,688,907,411
Loans payable (including current portion of loans payable and future interest payment)	-	882,625,000	325,625,000	5,573,750,000	-	6,782,000,000
Derivative liability	31,706,034	-	-	-	-	31,706,034
	₱4,244,846,309	₱2,901,949,723	₱505,857,100	₱7,907,026,087	₱214,295,959	₱15,773,975,178

Interest rate risk

Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to the risk for changes in market interest rates relates primarily to the Group's long-term debt obligation with a floating interest rate.

The following presents the carrying amount, by maturity, of the Group's financial instruments that are exposed to interest rate risk.

March 31, 2009 (Unaudited)

Fixed rate

	Within 1 year	1-2 years	2-3 years	Total
<i>Fixed rate</i>				
Short-term investments	₱ 282,085,319	₱-	₱-	₱ 282,085,319
Loans payable	-	-	5,000,000,000	5,000,000,000
<i>Floating rate</i>				
Loans payable	115,000,000	-	-	115,000,000

September 30, 2008 (Audited)

Fixed rate

	Within 1 year	1-2 years	2-3 years	Total
<i>Fixed rate</i>				
Short-term investments	₱356,203,816	₱-	₱-	₱356,203,816
Loans payable		-	5,000,000,000	5,000,000,000
<i>Floating rate</i>				
Loans payable	225,000,000	115,000,000	-	340,000,000

Financial instruments with floating interest rate are repriced quarterly at intervals of less than one year. Other financial instruments held by the Group that are not included are noninterest-bearing.

The following table sets forth the impact of the range of reasonably possible changes in the interest rates on the Group's income before income tax and equity in March 31, 2009 and September 30, 2008:

Reasonably Possible Changes in Interest Rates	Change in Income Before Income Tax
<u>2009</u>	
1.5%	(₱18,938,868)
(1.5%)	18,938,868
<u>2008</u>	
1.5%	(₱27,322,587)
(1.5%)	27,322,587

Other than the potential impact on income before income tax, there is no other effect on equity.

Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Parent Company is exposed to credit risk from its operating activities (primarily from cash and cash equivalents and receivables). The Group trades only with recognized, creditworthy third parties. It is the Group's policy that all customers who wish to trade on credit terms are subject to credit verification procedures. In addition, receivable balances are monitored on an ongoing basis with the result that the Group's exposure to impairment loss is not significant.

With respect to credit risk arising from Group's financial assets, which comprise of cash and cash equivalents and receivables, the Group's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments.

a. Credit risk exposure

The table below shows the gross maximum exposure to credit risk of the Group as of March 31, 2009 and September 30, 2008, without considering the effects of collaterals and other credit risk mitigation techniques:

	March 31, 2009 (Unaudited)	September 30, 2008 (Audited)
Cash and cash equivalents - excluding cash on hand	₱498,054,593	₱514,064,912
Receivables - net		
Trade receivables		
Installment contract receivable	3,120,645,122	3,522,591,155
Rental receivables	272,681,832	222,628,296
Accrued rent receivable	211,932,242	235,681,052
Hotel operations	72,984,168	68,663,338
Affiliated companies	49,724,780	94,757,880
Other receivables	263,264,881	208,670,276
Other assets		
Utility deposits	127,721,669	159,797,619
Advances to lot owners	231,380,048	230,782,624
Receivable from Meralco	32,357,103	43,272,925
Derivative asset	59,179,033	-
	₱4,939,925,471	₱5,300,910,077

b. Risk concentrations of the maximum exposure to credit risk

Concentrations arise when a number of counterparties are engaged in similar business activities or activities in the same geographic region or have similar economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Group's performance to developments affecting a particular industry or geographical location. Such credit risk concentrations, if not properly managed, may cause significant losses that could threaten the Group's financial strength and undermine public confidence.

Given the Group's diverse base of counterparty, it is not exposed to large concentration of credit risks.

c. Credit quality per class of financial assets

The table below shows the credit quality by class of financial assets as of March 31, 2009 and September 30, 2008:

March 31, 2009 (Unaudited)

	Neither Past Due Nor Impaired			Past Due or Individually Impaired	Total
	High Grade	Standard Grade	Substandard Grade		
Cash and cash equivalents - excluding cash on hand	₱498,054,593	₱-	₱-	₱-	₱498,054,593
Receivables:					
Trade receivables					
Installment contract receivables	2,932,787,423	187,857,699	-	19,000,000	3,139,645,122
Rental receivables	143,753,690	128,928,142	-	29,653,548	302,335,380
(Forward)					

	Neither Past Due Nor Impaired			Past Due or Individually Impaired	Total
	High Grade	Standard Grade	Substandard Grade		
Accrued rent receivables	211,932,242	-	-	-	211,932,242
Hotel operations	31,227,502	41,756,666	-	-	72,984,168
Affiliated companies	49,724,780	-	-	-	49,724,780
Other receivables	263,264,881	-	-	-	263,264,881
Other assets					
Utility deposits	127,721,669	-	-	-	127,721,669
Advances to lot owners	231,380,048	-	-	-	231,380,048
Receivable from Meralco	32,357,103	-	-	-	32,357,103
Derivative asset	59,179,033	-	-	-	59,179,033
	₱4,581,382,964	₱358,542,507	₱-	₱48,653,548	₱4,988,579,019

September 30, 2008 (Audited)

	Neither Past Due Nor Impaired			Past Due or Individually Impaired	Total
	High Grade	Standard Grade	Substandard Grade		
Cash and cash equivalents - excluding cash on hand	₱514,064,912	₱-	₱-	₱-	₱514,064,912
Receivables:					
Trade receivables					
Installment contract receivables	3,121,754,751	419,836,404	-	-	3,541,591,155
Rental receivables	96,431,968	107,196,328	-	48,459,175	252,087,471
Accrued rent receivables	235,681,052	-	-	-	235,681,052
Hotel operations	36,027,130	32,636,208	-	-	68,663,338
Affiliated companies	94,757,880	-	-	-	94,757,880
Other receivables	208,670,276	-	-	-	208,670,276
Other assets					
Utility deposits	159,797,619	-	-	-	159,797,619
Advances to lot owners	230,782,624	-	-	-	230,782,624
Receivable from Meralco	43,272,925	-	-	-	43,272,925
	₱4,741,241,137	₱559,668,940	₱-	₱48,459,175	₱5,349,369,252

High grade cash and cash equivalents are short-term placements and working cash fund placed, invested, or deposited in foreign and local banks belonging to the top ten (10) banks in the Philippines in terms of resources and profitability.

High grade accounts, other than cash and cash equivalents, are accounts considered to be of high value. The counterparties have a very remote likelihood of default and have consistently exhibited good paying habits. Standard grade accounts are active accounts with propensity of deteriorating to mid-range age buckets. These accounts are typically not impaired as the counterparties generally respond to credit actions and update their payments accordingly. Substandard grade accounts are accounts which have probability of impairment based on historical trend. These accounts show propensity to default in payment despite regular follow-up actions and extended payment terms.

d. Impairment assessment

The Group recognizes impairment losses based on the results of the specific/individual and collective assessment of its credit exposures. Impairment has taken place when there is a presence of known difficulties in the servicing of cash flows by counterparties, infringement of the original terms of the contract has happened, or when there is an inability to pay principal or interest overdue beyond a certain threshold. These and the other factors, either singly or in tandem with other factors, constitute observable events and/or data that meet the definition of an objective evidence of impairment.

The two methodologies applied by the Group in assessing and measuring impairment include: (1) specific/individual assessment and (2) collective assessment.

Under specific/individual assessment, the Group assesses each individually significant credit exposure for any objective evidence of impairment, and where such evidence exists, accordingly calculates the required impairment. Among the items and factors considered by the Group when assessing and measuring specific impairment allowances are: (a) the timing of the expected cash flows; (b) the projected receipts or expected cash flows; (c) the going concern of the counterparty's business; (d) the ability of the counterparty to repay its obligations during financial crises; (e) the availability of other sources of financial support; and (f) the existing realizable value of collateral. The impairment allowances, if any, are evaluated as the need arises, in view of favorable or unfavorable developments.

With regard to the collective assessment of impairment, allowances are assessed collectively for losses on receivables that are not individually significant and for individually significant receivables when there is no apparent evidence or not yet objective of individual impairment. A particular portfolio is reviewed on a periodic basis, in order to determine its corresponding appropriate allowances. The collective assessment evaluates and estimates the impairment of the portfolio in its entirety even though there is no objective evidence of impairment on an individual assessment. Impairment losses are estimated by taking into consideration the following deterministic information: (a) historical losses/write offs; (b) losses which are likely to occur but has not yet occurred; and (c) the expected receipts and recoveries once impaired.

Derivative Financial Instrument

The Group's freestanding derivative financial instrument, with notional amount of ₱2,000 million, is accounted for as financial instrument at FVPL.

The Group's freestanding derivative follows:

Interest rate swaps

On May 28, 2008, the Group entered in an interest rate swap agreement with a bank, with a total notional amount of ₱2,000 million. The interest rate swap has a term of five (5) years and interest exchange is every 5th day of March, June, September and December. Under the agreement, the Group agreed with the counterparty to exchange at quarterly interval, the Group's floating rate which is based on 3M PSDT-F but not to exceed 15.70% and the counterparty's fixed interest rates. The effect of the swap agreement is to effectively fix the Group's interest rate exposure to 8.75%.

As of March 31, 2009 and September 30, 2008, the estimated fair value for this interest rate swap agreement amounted to ₱59 million gain and ₱32 million loss, respectively, as confirmed by bank counterparty.

28. Financial Instruments

Fair Value

Set out below is a comparison by category of carrying amounts and fair values of all of the Group's financial instruments that are carried in the financial statements.

	March 31, 2009 (Unaudited)		September 30, 2008 (Audited)	
	Carrying amount	Fair value	Carrying amount	Fair value
Loans and receivables				
Cash and cash equivalents - excluding cash on hand	₱498,054,593	₱498,054,593	₱514,064,912	₱514,064,912
Receivables				
Trade				
Installment contract receivable	3,120,645,122	2,798,969,386	3,522,591,155	3,056,086,567
Rental receivables	272,681,832	272,681,832	222,628,296	222,628,296
Accrued rent receivable	211,932,242	211,932,242	235,681,052	235,681,052
Hotel operations	72,984,168	72,984,168	68,663,338	68,663,338
Affiliated companies	49,724,780	49,724,780	94,757,880	94,757,880
Others	263,264,881	263,264,881	208,670,276	208,670,276
Other assets				
Utility deposits	127,721,669	127,721,669	159,797,619	159,797,619
Advances to lot owners	231,380,048	231,380,048	230,782,624	230,782,624
Receivable from Meralco	32,357,103	29,260,323	43,272,925	55,587,746
	₱4,880,746,438	₱4,555,973,922	₱5,300,910,077	₱4,846,720,310
Other liabilities				
Accounts payable and accrued expenses				
Accrued bonus, taxes and licenses and others	₱2,359,851,444	₱2,359,851,444	₱2,194,353,395	₱2,194,353,395
Accounts payable - trade	1,821,013,595	1,821,013,595	2,099,810,450	2,099,810,450
Accrued rent expense	819,516,613	819,516,613	766,169,414	766,169,414
Dividends payable	7,020,203	7,020,203	6,000,198	6,000,198
Customers' deposit				
Deposits from real estate buyers	1,541,681,348	1,338,755,680	1,417,602,647	1,209,365,578
Deposits from lessees	1,578,008,373	1,397,649,602	1,271,304,764	1,089,971,611
Loans payable	6,453,700,000	6,453,700,000	6,017,000,000	6,017,000,000
Payables to affiliated companies	171,633,616	171,633,616	1,189,250,880	1,189,250,880
	₱14,752,425,192	₱14,369,140,753	₱14,961,491,748	₱14,571,921,526

The fair values of cash and cash equivalents, trade receivables (arising from lease of investment properties), other receivables, certain receivable and payable to affiliated companies and accounts payable and accrued expenses are approximately equal to their carrying amounts due to the short-term nature of the transaction.

The fair values of trade receivable (arising from sale of real estate properties) and loans payable are based on the discounted value of future cash flows using the applicable rates for similar types of loans and receivables. The discount rates used range from 4.6% to 7.7% in 2009 and 8.2% to 10.3% in 2008.

29. Registration with the Board of Investments (BOI) and the Philippine Economic Zone Authority (PEZA)

Certain operations of the Group are registered with the BOI as preferred pioneer and nonpioneer activities. As registered enterprises, these consolidated subsidiaries are subject to some requirements and are entitled to certain tax and non-tax incentives which are considered in the computation of the provision for income tax.

Cebu Midtown Hotel

The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Modernization Project of Tourist Accommodation Facility (Cebu Midtown Hotel)" on a nonpioneer status at a capacity of ninety six (96) rooms (modernization only), under Certificate of Registration No. 2004-132 dated November 26, 2004. Under the terms of its registration, the Group is entitled to income tax holiday for a period of three (3) years from the start of commercial operations.

Crowne Plaza Galleria Manila

The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "New Operator of Tourist Accommodation Facility (Deluxe Class Hotel - Crowne Plaza Galleria Manila)" on a Pioneer status at a capacity of two hundred sixty five (265) rooms, under Certificate of Registration No. 2006-036 dated March 9, 2006. Under the terms of its registration, the Group is entitled to income tax holiday for a period of six (6) years from the start of commercial operations.

Gateway Garden Ridge - EDSA

The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Mass Housing" on a Nonpioneer status at a capacity of two hundred ninety two (292) units, under Certificate of Registration No. 2007-195 dated October 31, 2007. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from the start of commercial operations.

Gateway Garden Heights

The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Mass Housing" on a Nonpioneer status at a capacity of three hundred seventy three (373) units, under Certificate of Registration No. 2007-237 dated December 5, 2007. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from the start of commercial operations.

Woodsville Viverde Mansions

The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Mass Housing" on a Nonpioneer status at a capacity of three hundred sixty three (363) units, under Certificate of Registration No. 2007-204 dated November 9, 2007. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from the start of commercial operations.

East of Galleria

The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Mass Housing" on a Nonpioneer status at a capacity of four hundred fifty nine (459) units, under Certificate of Registration No. 2007-195 dated December 5, 2007. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from the start of commercial operations.

Robinsons Cyberpark

The Group is also registered with PEZA (beginning October 1, 2004) as a pioneer enterprise under the Section 6 of Republic Act No. 7916, otherwise known as "The Special Economic Zone Act of 1995, as amended, its Implementing Rules and Regulations" and PEZA Board Resolution No. 00-262 dated August 17, 2003, for creating and designating 68,596 square meters of land located at EDSA corner Pioneer Street, Mandaluyong City as an IT Park to be known as The Robinsons Cyberpark. Under the terms of its registration, the Group is entitled to certain tax and nontax incentives which include, among others, 5% special tax regime.

30. Commitments and Contingencies

Operating Lease Commitments - Group as Lessee

The Group entered into long-term operating leases of land with lease terms ranging from 25 to 50 years. These leases include clauses to enable escalation of rental charges on the agreed dates. Total rent expense amounted to ₱76 million and ₱81 million in March 31, 2009 and 2008, respectively.

Operating Lease Commitments - Group as Lessor

The Group has entered into commercial property leases on its investment property portfolio. These noncancellable leases have remaining noncancellable lease terms of between 1 and 10 years. All leases include a clause to enable upward revision of the rental charge on an annual basis based on prevailing market conditions. The lease contracts also provide for the percentage rent, which is a certain percentage of actual monthly sales or minimum monthly gross sales, whichever is higher. Total rent income amounted to ₱2,491 million and ₱2,113 million in March 31, 2009 and 2008, respectively. Total percentage rent recognized as income for March 31, 2009 and 2008, amounted to ₱686 million and ₱639 million, respectively.

Capital Commitments

The Group has contractual obligations amounting to ₱2,300 million as of March 31, 2009 and September 30, 2008 for the completion and delivery of real estate units that have been presold.

Contingencies

The Group has various contingent liabilities arising in the ordinary conduct of business which are either pending decision by the courts or being contested, the outcome of which are not presently determinable. In the opinion of management and its legal counsel, the eventual liability under these lawsuits or claims, if any, will not have a material or adverse effect on the Group's financial position and results of operations. The information usually required by PAS 37, *Provisions, Contingent Liabilities and Contingent Assets* is not disclosed on the assessments. No provisions were made during the year.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

PART 1- FINANCIAL INFORMATION

Item 1. Financial Statements required under SRC Rule 68.1	Remarks
<p>7. The following information, as a minimum, should be disclosed in the notes to financial statements, if material and if not disclosed elsewhere in the interim financial report.</p>	
<p>h. Material events subsequent to the end of the interim period that have not been reflected in the financial statements for the interim period;</p>	not applicable
<p>i. 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, restructurings, and discontinuing operations;</p>	not applicable
<p>j. Changes in contingent liabilities or contingent assets since the last annual balance sheet date.</p>	not applicable
<p>k. Existence of material contingencies and any other events or transactions that are material to an understanding of the current interim period.</p>	not applicable
<p>Item 2. Management's Discussion and Analysis (MDA) of Financial Condition and Results of Operations ((Part 111, par. (A) (2) (b))</p>	
<p>2. Discussion and analysis of material event/s and uncertainties known to management that would address the past and would have an impact on future operations of the following:</p>	
<p>(a)(i) Any known trends, demands, commitments, events or uncertainties that will result in or that are reasonably likely to result in increasing or decreasing liquidity.</p>	not applicable
<p>(a)(ii) Any events that will trigger direct or contingent financial obligation that is material to the company, including any default or acceleration of an obligation;</p>	not applicable
<p>(a)(iii) All 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.</p>	not applicable
<p>(a)(iv) Any material commitments for capital expenditures, the general purpose of such commitments and the expected sources of funds for such expenditures.</p>	not applicable
<p>(a)(v) Any known trends, events or uncertainties that have had or that are reasonably expected to have a material favorable or unfavorable impact on net sales/revenues/income from continuing operations.</p>	not applicable
<p>(a)(vi) Any significant elements of income or loss that did not arise from the issuer's continuing operations.</p>	not applicable
<p>(a)(viii) Any seasonal aspects that had a material effect on the financial condition or result of operations.</p>	not applicable
<p>PART 11 - OTHER INFORMATION</p>	
<p>1. Disclosure not made under SEC Form 17-C</p>	not applicable