

**ANNUAL STATEMENT**  
OF  
**TRUST FUND**

**CITYPLANS, INCORPORATED**

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

Submitted to the  
**INSURANCE COMMISSION**  
Manila, Philippines

For the Year Ended  
**DECEMBER 31, 2021**

**PENSION PLAN**

PRE-NEED

**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2021 of**

**CITYPLANS, INCORPORATED**

**PENSION PLAN**

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**Date of Filing:** May 27, 2022

**Company Representative:** MR. RUDY GO, Chief Financial Officer

**Contact Number:** 893-6060 local 231

**IC Representative/Examiner:** \_\_\_\_\_

**Date Received:** \_\_\_\_\_

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2021 of  
CITYPLANS, INCORPORATED**

**PENSION PLAN**

License Number: PN-2022-04-R	Date of Issue: January 1, 2022
SEC Registration Number: 156675	Date of Issue: October 27, 1988
Date of Incorporation: October 27, 1988	Commenced Business on: September 17, 1990
Tax Identification Number: 000-527-090-000	
Home Office Address: 3/F Cityland Condo.10 Tower 2, 154 H.V. Dela Costa St., Salcedo Village, Makati City	
Telephone Number: 8819-1111 / 8893-6060 loc. 327	FAX Number: 8892-8656 / 8813-1832
Email Address: cityplans_inc@yahoo.com	Website: www.cityplansinc.com

MEMBERS OF THE BOARD, OFFICERS AND EMPLOYEES				
Position	Name	Nationality	Terms of Office	
			From	To
Chairman	Dr. Andrew I. Liuson	Filipino	2007	March 2022
	Josef C. Gohoc	Filipino	March 2022	Present
Vice-Chairman	None			
Members	Jefferson C. Roxas	Filipino	March 2022	Present
	Grace C. Liuson	Filipino	1988	March 2022
	Helen C. Roxas	Filipino	1988	March 2022
	Joel C. Gohoc	Filipino	March 2022	Present
	Emma A. Choa	Filipino	March 2022	Present
Independent Directors:	Mr. Wilfred S. Tiu	Filipino	2010	Present
	Mr. Peter S. Dee	Filipino	1991	March 2022
	Ms. Ma. Victoria S. De Guzman	Filipino	March 2022	Present
President	Mr. Stephen C. Roxas	Filipino	1988	March 2022
	Mr. Jefferson C. Roxas	Filipino	March 2022	Present
Vice-President	Mrs. Grace C. Liuson	Filipino	1988	March 2022
	Mr. Joel C. Gohoc	Filipino	March 2022	Present
Secretary	Mrs. Jocelyn C. De Asis	Filipino	2013	Present
Treasurer	Mrs. Grace C. Liuson	Filipino	1988	March 2022
	Mr. Joel C. Gohoc	Filipino	March 2022	Present
General Manager				
Actuary	Actuarial Advisers Inc.	Filipino	2015	Present
Department Heads:				
Underwriting	)			
Sales	)			
Investments	Mrs. Evelyn P. Brimon	Filipino	1990	Jan 2022
	Mrs. Therese Raimunda A. Anoos	Filipino	Jan 2022	Present
Administration	)			
Claims	)			
Chief Accountant	Mr. Rudy Go	Filipino	2015	Present
Internal Auditor	Mrs. Dorothy Uy So	Filipino	1988	Present
External Auditor	SGV & Co.	Filipino	1988	Present
Compliance Officers:				
	Mr. Rudy Go	Filipino	2015	Present
Trustees:				
	Philippine National Bank	Pension	1271P-031265-045418	
	Union Bank of the Philippines	Pension	PH 1C021 026	
Number of Salaried Officers	None	Number of Salaried Employees	2 (as of Dec. 31, 2021)	
Number of Branches	None	Number of Sales Counselors	0	
Branch Office Address:	N/A	Name of Manager:	N/A	

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2021 of  
CITYPLANS, INCORPORATED**

**PENSION PLAN**

**EXHIBIT 1 - BALANCE SHEET**

<b>ASSETS</b>	<b>Current Year</b>	<b>% to Total Equity</b>	<b>Previous Year</b>	<b>% to Total Equity</b>
1 Government Securities (Schedule 1)	23,007,723.46	55.1541%	26,269,898.63	63.7744%
2 Cash in Savings/Time Deposits (Schedule 2)	9,514,419.81	22.8079%	5,968,372.09	14.4892%
3 Mutual Funds/UITF (Schedule 3)	2,489,634.09	5.9681%	2,189,679.36	5.3158%
4 Short Term Investments (Schedule 4)	-	0.0000%	-	0.0000%
5 Corporate Bonds (Schedule 5)	-	0.0000%	-	0.0000%
6 Mortgage Loans (Schedule 6)	-	0.0000%	-	0.0000%
7 Planholders' Loans (Schedule 7)	-	0.0000%	-	0.0000%
8 Stocks (Schedule 8)	705,931.32	1.6923%	716,547.06	1.7395%
9 Real Estate (Schedule 9)	4,121,602.61	9.8803%	3,999,490.61	9.7094%
10 Other Investments (Schedule 10)	-	0.0000%	-	0.0000%
11 Accrued Investment Income (Schedule 11)	187,176.23	0.4487%	183,681.18	0.4459%
12 Other Assets (Schedule 12)	2,583,372.07	6.1929%	2,841,379.06	6.8979%
<b>13 Total Assets</b>	<b>42,609,859.59</b>	<b>102.1443%</b>	<b>42,169,047.99</b>	<b>102.3721%</b>
<b>LIABILITIES</b>				
14 Accrued Trust Fees (Schedule 13)	54,208.70	0.1299%	83,342.40	0.2023%
15 Accrued Taxes (Schedule 14)	153,494.22	0.3680%	167,040.23	0.4055%
16 Other Liabilities (Schedule 15)	686,785.43	1.6464%	726,730.67	1.7643%
<b>17 Total Liabilities</b>	<b>894,488.35</b>	<b>2.1443%</b>	<b>977,113.30</b>	<b>2.3721%</b>
<b>FUND EQUITY</b>				
18 Fund Balance (beginning)	37,365,890.78		35,848,140.57	
19 Additional Contribution (current year) (Exhibit 4)	4,812,773.50		3,350,993.03	
20 Withdrawals (current year) (Exhibit 5)	(2,595,931.45)		(4,226,514.82)	
21 Adjustments (prior periods) (Schedule 1-15)	-		-	
22 Fund Balance (ending)	39,582,732.83		34,972,618.78	
23 Retained Earnings (beginning)				
24 Net Income (Loss) - (current year) (Exhibit 2)	937,185.26		2,393,272.00	
25 Retained Earnings (end)	40,519,918.09		37,365,890.78	
26 Net Unrealized Income (Loss) (Schedule 1-10)	1,195,453.14		3,826,043.91	
<b>27 Total Fund Equity</b>	<b>41,715,371.23</b>	<b>100.0000%</b>	<b>41,191,934.69</b>	<b>100.0000%</b>
<b>28 Total Liabilities &amp; Fund Equity</b>	<b>42,609,859.58</b>		<b>42,169,047.99</b>	

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2021 of  
CITYPLANS, INCORPORATED**

**PENSION PLAN**

**EXHIBIT 2 - INCOME STATEMENT**

<b>INCOME</b>	<b>Current Year</b>	<b>Previous Year</b>
<b>1 Interest Income</b>		
<i>Special Deposit Account / Deposits in Bank</i>	61,096.26	120,129.96
<i>Government Securities</i>	1,328,125.00	1,341,111.20
<i>Other Securities and Debt Instruments</i>	-	0.00
<i>Others (Specify)</i>		
<i>Loans and Receivables</i>	-	
<i>Sale of Investment Property</i>	411,115.72	402,401.54
<b>2 Gain on Sale of Securities</b>		
<i>Government Securities</i>	-	-
<i>Stocks</i>	-	-
<i>Preferred Shares</i>	-	-
<i>Others (Specify)</i>	6.50	-
<b>3 Dividend Income</b>		
<i>Preferred Shares</i>	-	-
<i>Stocks</i>	18,754.07	25,275.03
<b>4 Other Income</b>		
<i>Unrealized Gain (Loss) on MTM-Debt</i>	(555,658.93)	-
<i>Unrealized Gain (Loss) on MTM-Investment Property</i>	122,112.00	-
<i>Unrealized Gain (Loss) on Mutual Fund</i>	6,173.68	4,679.98
<i>Amortized Premium / Discount Income</i>	(120,461.11)	662,384.73
<i>Other Income</i>	6,689.85	15,763.55
<i>Rental Income</i>	146,571.48	286,491.48
<i>Realized Gain from Sale of Investment Property</i>	38,772.96	40,554.55
<b>5 Total Income before Expenses</b>	<u>1,463,297.48</u>	<u>2,898,792.02</u>
<b>EXPENSES</b>		
<b>6 Trust and Management Fee</b>	(151,763.02)	(141,184.74)
<b>7 Other Expenses (Specify)</b>		
<i>Provision for Losses - Loans &amp; Receivable</i>	37,213.95	(6,059.37)
<i>Other Expenses</i>	(133,686.97)	(62,276.13)
<b>8 Total Expenses</b>	<u>(248,236.04)</u>	<u>(209,520.24)</u>
<b>NET INCOME BEFORE TAX</b>	<u>1,215,061.44</u>	<u>2,689,271.78</u>
<b>9 Taxes (Specify)</b>		
<i>Tax Expense</i>	(277,876.18)	(295,999.78)
<i>Provision for Final Tax</i>	-	-
<i>Provision for Income Tax</i>	-	-
<b>NET INCOME AFTER TAXES</b>	<u>937,185.26</u>	<u>2,393,272.00</u>
<b>RETURN ON INVESTMENTS</b>	<u>2.980%</u>	<u>2.510%</u>

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2021 of  
CITYPLANS, INCORPORATED**

**PENSION PLAN**

**EXHIBIT 3 - LIST OF TRUSTEES**

	Name of Trustee (1)	Account Number (2)	Trust Fund Equity (3)
1	Union Bank of the Philippines (UBP)	PH 1C021 026	34,775,789.36
2	Philippine National Bank (PNB)	1271P-031265-045418	6,939,581.88
3			
4			
5			
		<b>TOTALS</b>	<b>41,715,371.24</b>

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2021 of  
CITYPLANS, INCORPORATED**

**PENSION PLAN**

**EXHIBIT 4 - SUMMARY OF MONTHLY DEPOSITS TO THE TRUST FUND (Per Trustee)**

Name of Trustee Bank	Month (1)	Amount of	Amount of	Remarks (4)
		Required Deposit (2)	Actual Deposit (3)	
<b>Union Bank of the Philippines (UBP)</b>				
	January	0.00	0.00	
	February	0.00	0.00	
	March	0.00	0.00	
	April	0.00	0.00	
	May	0.00	0.00	
	June	4,812,773.50	4,812,773.50	Additional Contribution for 2020
	July	0.00	0.00	
	August	0.00	0.00	
	September	0.00	0.00	
	October	0.00	0.00	
	November	0.00	0.00	
	December	0.00	0.00	
	<b>TOTALS</b>	<b>4,812,773.50</b>	<b>4,812,773.50</b>	

**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2021 of CITYPLANS, INCORPORATED**

**PENSION PLAN**

**EXHIBIT 5 - SUMMARY OF MONTHLY WITHDRAWALS FROM THE TRUST FUNDS (Per Trustee)**

Name of Trustee Bank (1)	Month (2)	Total Amount of Withdrawal (3)	Breakdown / Purpose of Withdrawal				Others (7)	Description for "Others" (8)
			Planholders' Benefits (4)	Trustee's Fees (5)	Taxes (6)			
<b>Union Bank of the Philippines (UBP)</b>								
	January	97,025.58	-	15,152.33	21,531.07	60,342.18	Provision for Losses-Loans & Receivables; Provision for Credit losses; Restoration of GET	
	February	27,130.72	-	6,704.21	21,399.20	(972.69)	Provision for Losses-Loans & Receivables; Annual Reg Fee	
	March	28,412.57	-	7,068.69	21,457.06	(113.18)	Provision for Losses-Loans & Receivables	
	April	28,783.26	-	7,077.06	21,820.89	(114.69)	Provision for Losses-Loans & Receivables	
	May	28,990.18	-	7,162.71	21,943.69	(116.22)	Provision for Losses-Loans & Receivables	
	June	983,888.24	948,685.17	7,764.06	22,801.85	4,637.16	Provision for Losses-Loans & Receivables; Provision for Credit losses, MC Fee	
	July	27,449.98	-	8,155.24	22,684.63	(3,389.89)	Provision for Losses-Loans & Receivables; Provision for Credit losses	
	August	30,042.16	-	8,129.72	22,155.91	(243.47)	Provision for Losses-Loans & Receivables	
	September	29,616.94	-	7,785.12	21,956.02	(124.20)	Provision for Losses-Loans & Receivables	
	October	29,786.29	-	7,865.65	22,046.48	(125.84)	Provision for Losses-Loans & Receivables	
	November	29,454.27	-	7,558.61	22,023.16	(127.50)	Provision for Losses-Loans & Receivables	
	December	1,710,961.51	1,647,246.28	7,810.86	22,051.40	33,852.97	Restoration of GET 2102, Association Dues, Water Bill, Valuation Report Fee	
	<b>Sub-total</b>	<b>3,051,541.70</b>	<b>2,595,931.45</b>	<b>98,234.26</b>	<b>263,871.36</b>	<b>93,504.63</b>	<b>MC Fee and Provision for Losses-Loans &amp; Receivables</b>	
<b>Philippine National Bank (PNB)</b>								
	January	8,608.34	-	4,496.47	1,217.69	2,894.18	Provision for Credit and Losses & Annotation of CCT	
	February	5,319.76	-	4,071.60	1,165.42	82.74	Provision for Credit and Losses	
	March	6,002.82	-	4,508.83	1,171.27	322.72	Provision for Credit and Losses	
	April	11,147.26	-	4,377.40	1,147.50	5,622.36	Provision for Credit and Losses	
	May	(379.59)	-	4,530.24	1,122.29	(6,032.12)	Provision for Credit and Losses	
	June	4,848.79	-	4,374.87	1,160.22	(686.30)	Provision for Credit and Losses	
	July	5,651.96	-	4,542.76	1,187.42	(78.22)	Provision for Credit and Losses	
	August	5,728.95	-	4,564.11	1,164.02	0.82	Provision for Credit and Losses	
	September	6,413.84	-	4,423.13	1,160.30	830.41	Provision for Credit and Losses	
	October	5,320.92	-	4,585.05	1,164.99	(429.12)	Provision for Credit and Losses	
	November	5,827.97	-	4,446.67	1,160.16	221.14	Provision for Credit and Losses	
	December	6,010.95	-	4,607.63	1,183.54	219.78	Provision for Credit and Losses, Annual Registration Fee	
	<b>Sub-total</b>	<b>70,501.97</b>	<b>-</b>	<b>53,528.76</b>	<b>14,004.82</b>	<b>2,968.39</b>		
	<b>TOTALS</b>	<b>3,122,043.67</b>	<b>2,595,931.45</b>	<b>151,763.02</b>	<b>277,876.18</b>	<b>96,473.02</b>		

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2021 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 1- Government Securities

NAME OF TRUSTEE BANK	SECURITY			DATE				INITIAL ACQUISITION/BOOKING VALUE				PRICE			Unrealized Gain (Loss)	Annual Coupon Rate	How Paid*	INTEREST		
	Description	Serial No.	Acquired	Issued	Maturity	Face Value	Underwriting Discount/Premium	Acquisition Cost	At Acquisition Date	At Closing/Balance Sheet Date	Book Value	Market Value	Collected During the Year	Accrued Previous Year				Accrued Current Year	Earned During the Year	
1	2	3	4	5	6	7	8	9	10	11	12	13= (12-11)	14	15	16	17	18	19 = (18+17-18)		
Union Bank of the Philippines																				
	DOMESTIC ISSUES:																			
	FXTN:																			
1																				
2	FXTN 20-19 5.750	PIBD20321195	09/27/12	09/27/32	10,000,000.00		10,002,632.64	100.0470	107.5530	10,002,632.64	10,755,320.17	752,687.53	5.75%	Semi-annual	1,265,625.00	178,914.93	178,914.93	1,265,625.00		
3	FXTN 25-08 8.125	PIBD25351086	02/05/13	12/16/35	3,500,000.00		4,442,985.75	150.8790	131.7170	4,442,985.75	4,610,099.01	167,113.26	8.13%	Semi-annual						
4	FXTN 25-08 8.125	PIBD25351086	02/25/13	12/16/35	5,000,000.00		6,347,025.41	131.6970	131.7170	6,347,025.41	6,585,855.73	238,830.32	8.13%	Semi-annual						
	Sub-total				18,500,000.00		20,792,643.80			20,792,643.80	21,951,274.91	1,158,631.11			1,265,625.00	178,914.93	178,914.93	1,265,625.00		
	Philippine National Bank																			
	DOMESTIC ISSUES:																			
	FXTN:																			
1																				
2	GV0180 RTBS-8 4.25	AX4115884	03/12/2019	03/12/2024	1,000,000.00		1,000,000.00	6.25	6.25	1,000,000.00	1,056,448.55	56,448.55	6.25%	Semi-annual	62,500.00	3,298.59	3,298.59	62,500.00		
	Sub-total				1,000,000.00		1,000,000.00			1,000,000.00	1,056,448.55	56,448.55			62,500.00	3,298.59	3,298.59	62,500.00		
	TREASURY BILLS																			
1																				
	Sub-total																			
	FOREIGN ISSUES:																			
1																				
	Sub-total																			
	TOTALS				19,500,000.00		21,792,643.80			21,792,643.80	23,007,723.46	1,215,079.66			1,328,125.00	182,213.52	182,213.52	1,328,125.00		

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2021 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 2 - Cash on hand and in banks

Name of Trustee Bank	Description	Account/ Certificate Number	DATE		Annual Rate/ Interest	Term/ Period	BALANCE		INTEREST			
			Acquisition/ Placement	Maturity			At Acquisition/ Placement Date	At Closing/ Balance Sheet Date	Collected During the Year	Accrued Previous Year	Accrued Current Year	Earned During the Year
1	2	3	4	5	6	7	8	9	10	11	12	13
	<b>Deposit in Own Bank</b>											
	<b>Current Accounts:</b>											
	1											
	2											
	Sub-total											
	<b>Savings Accounts:</b>											
UBP	1 111430500						521,728.59	521,728.59	-	-	-	-
PNB	2 CA0001						107,271.44	107,271.44	-	-	-	-
	3											
	Sub-total						629,000.03	629,000.03	-	-	-	-
	<b>Time Deposit Accounts:</b>											
UBP	1 TD UBP		12/1/2021	1/6/2022	0.045%	36 days	1,256,163.30	1,256,163.30	-	-	-	-
UBP	2 TD UBP		12/21/2021	1/20/2022	0.045%	30 days	1,325,401.20	1,325,401.20	-	-	-	-
	Sub-total						2,581,564.50	2,581,564.50	-	-	-	-
	Total Deposits in Own Bank						3,210,564.53	3,210,564.53	-	-	-	-
	<b>Deposit in Other Banks</b>											
	<b>Current Accounts:</b>											
	1											
	2											
	Sub-total											
	<b>Savings Accounts:</b>											
	1											
	2											
	Sub-total											
	<b>Time Deposit Accounts:</b>											
UBP	1 TD Development Bank of the Phils.		12/01/21	01/08/22	1.050%	36 days	4,270,864.76	4,270,864.76				
	Sub-total											
PNB	3 TD Unionbank of the Phils.		12/15/21	01/14/22	0.450%	30 days	2,033,349.60	2,033,349.60				
	Sub-total						6,304,214.36	6,304,214.36	-	-	-	-
	Interest Income Collected on Time Deposit:											
UBP	1						0.00	0.00	50,122.22	921.05	4,530.57	53,731.74
PNB	2						0.00	0.00	7,479.12	546.74	432.14	7,364.52
	Sub-total						0.00	0.00	57,601.34	1,467.79	4,962.71	61,096.26
	Allowance for Credit & Losses - Deposit in Banks / AIR											
PNB								(359.08)				
	Sub-total							(359.08)				
	Total Deposits in Other Banks						6,304,214.36	6,303,855.28	57,601.34	1,467.79	4,962.71	61,096.26
	<b>GRAND TOTAL</b>						9,514,778.89	9,514,419.81	57,601.34	1,467.79	4,962.71	61,096.26

**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2021 of CITYPLANS, INCORPORATED**

**PENSION PLAN**

**SCHEDULE 3 - Mutual Funds/ UITF**

Name of Trustee Bank	1	Description	Account /Certificate Number	Acquisition Date	Number of Units/Shares Held	Net Asset Value per Unit/Share		Acquisition Cost	Market Value	Unrealized Gain (Loss)
						At Acquisition Date	At Closing/ Balance Sheet Date			
	2		3	4	5	6	7	8	9	10
		<b>Mutual Funds</b>								
	1	PNB Prime Peso Money Market Fund	CF0002	10/19/2021	2,012,599.66	2,483,460.41	2,483,460.41	2,483,460.41	2,489,634.09	6,173.68
	2									
	3									
	4									
	5									
		Sub-total						2,483,460.41	2,489,634.09	6,173.68
		<b>Unit Investment Trust Funds</b>								
	1									
	2									
	3									
	4									
	5									
		Sub-total								
		<b>Others</b>								
	1									
	2									
	3									
	4									
	5									
		Sub-total								
		<b>GRAND TOTALS</b>						<b>2,483,460.41</b>	<b>2,489,634.09</b>	<b>6,173.68</b>

**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2021 of CITYPLANS, INCORPORATED**

**PENSION PLAN**

**SCHEDULE 4 - Short Term Investments**

Name of Trustee Bank	Investment Type/Description	Account/Certificate Number	DATE		Annual Rate/Interest	Term/Period	BALANCE		INTEREST			
			Acquisition/ Placement	Maturity			At Acquisition/ Placement Date	At Closing/ Balance Sheet Date	Collected During the Year	Accrued Previous Year	Accrued Current Year	Earned During the Year
			4	5	6	7	8	9	10	11	12	13
1	2	3										
	1 Special Deposit Accounts (BSP)											
	2											
	3											
	4			N	O	N	E					
	5											
	6											
	7											
	<b>TOTAL</b>											







ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2021 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 8 - Stocks

Name of Trustee Bank	1	DESCRIPTION	Certificate Number	Date Acquired	How Acquired	Number of Shares	Costs/Price		Acquisition Cost (including transaction fees)	Book Value at Balance Sheet Date	Market Value	Unrealized Gain (Loss)	Rate for the last 3 years preceeding Current Year			DIVIDEND			
							At Acquisition Date	At Closing Balance Sheet Date					2018 (13)	2019 (14)	2020 (15)	Collected During the Year (16)	Accrued Previous Year (17)	Accrued Current Year (18)	Earned During the Year (19)
			3	4	5	6	7	8	9	10	11	12 = (11-10)							
<b>Union Bank of the Philippines</b>																			
Common Shares:																			
	1	CE CORP PHP - CDC	N/A	09/25/13	Purchased/Stock Dividend	884,626	0.525450	0.760000	488,067.93	531,852.15	672,315.76	140,463.61	0.0301	0.0450	0.0500	18,754.07	-	-	18,754.07
	2	CE CORP PHP - CDC	N/A	08/17/21	Stock Dividend	44,231	0.525450	0.760000		26,592.43	33,815.56	7,023.13	0.0301	0.0450	0.0500	18,754.07	-	-	18,754.07
	3																		
		<b>TOTALS</b>				<b>928,857</b>			<b>488,067.93</b>	<b>558,444.58</b>	<b>705,931.32</b>	<b>147,486.74</b>	<b>0.0301</b>	<b>0.0450</b>	<b>0.0500</b>	<b>18,754.07</b>	<b>-</b>	<b>-</b>	<b>18,754.07</b>

\*Indicate how stocks were acquired, i.e., whether purchased or as dividend

**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2021 of CITYPLANS, INCORPORATED**  
**PENSION PLAN**

Name of Trustee Bank	TCT/CCT Number, City/Province	Area & Description of Lot / Building	Name of Vendor	Date Acquired	Estimated Life of Building	Actual Cost	Accumulated Depreciation Building	Net Book Value	Market Value per Appraisal	Recorded Value	RENTAL INCOME				Encumbrance (if Any)
											Collected During the Year 12	Accrued Previous Year 13	Accrued Current Year 14	Earned During the Year 15	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	<b>Occupied by the Company:</b>														
		Lot													
		Building													
		<b>Sub-total</b>													
		<b>Investment Properties</b>													
		Lot													
		Building													
		<b>Sub-total</b>													
		<b>Condominium Unit:</b>													
UBP		CCT#011-2013000265 / Pasig City Unit 1502	City & Land	11/14/2011	25 years	930,848.85	-	930,848.85	2,183,600.00	1,682,499.54					
		CCT#011-2013000266 / Pasig City Unit 2102	City & Land	11/14/2011	25 years	924,860.05	-	924,860.05	2,183,600.00	1,680,104.02					
		<b>Sub-total</b>													
PNB		CCT#31862 / Makati City Unit 2317	Cityland	7/21/1994	25 years	758,999.05	-	758,999.05	1,576,000.00	758,999.05	146,571.48			146,571.48	
		<b>Sub-total</b>													
		<b>GRAND TOTALS</b>													
						2,614,707.95	-	2,614,707.95	5,943,200.00	4,121,602.61	146,571.48	-	-	146,571.48	-

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2021 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 10 - Other Investments

Name of Trustee Bank	Description	Certificate No./Serial No.	Date Acquired	Date of Placement	Date of Maturity	Number of Shares/Units	Value per Share At Acquisition Date	Value per Share At Closing/Balance Sheet Date	Acquisition Cost (including transaction fees)	Book Value at Balance Sheet Date	Market Value	Unrealized Gain (Loss)	INTEREST							
													Annual Rate	How Paid *	Collected During the Year	Accrued Previous Year	Accrued Current Year	Earned During the Year		
1	2	3	4	5	6	7	8	9	10	11	12	13 = (12-11)	14	15	16	17	18	19		
	<b>Preferred Shares:</b>																			
1																				
2																				
3																				
	<b>Real Estate Investment Trust:</b>																			
1																				
2					N	O	N	E												
3																				
	<b>Tier 2 Notes:</b>																			
1																				
2																				
3																				
	<b>Service Assets:</b>																			
1																				
2																				
3																				
	<b>TOTAL</b>																			

\*Indicate whether annually, semi-monthly, quarterly or monthly.

**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2021 of CITYPLANS, INCORPORATED**

**PENSION PLAN**

**SCHEDULE 11- Accrued Investment Income**

Name of Trustee Bank	Kind of Investment	Collected During the Year	Accrued Investment Income		Unearned Investment Income		Earned During the Year (2-3+4+5-6)
			Current Year	Previous Year	Current Year	Previous Year	
1	2	3	4	5	6	7	8
UBP/PNB	1 Interest on Government Securities	1,328,125.00	182,213.52	182,213.52	-	-	1,328,125.00
UBP	2 Income on Corporate Bonds	-	-	-	-	-	-
UBP	3 Dividends on Stocks	18,754.07	-	-	-	-	18,754.07
UBP/PNB	4 Income on Real Estate - Rental	146,571.48	-	-	-	-	146,571.48
	5 Interest on Mortgage Loans	-	-	-	-	-	-
	6 Interest on Planholders' Loans	-	-	-	-	-	-
	7 Income on Short Term Investments	-	-	-	-	-	-
	8 Income on Other Investments	-	-	-	-	-	-
UBP/PNB	9 Interest on Bank Deposits	57,601.34	4,962.71	1,467.79	-	-	61,096.26
PNB	10 Allowance for Credit & Losses	-	-	(0.13)	-	-	0.13
	<b>TOTAL</b>	<b>1,551,051.89</b>	<b>187,176.23</b>	<b>183,681.18</b>	<b>-</b>	<b>-</b>	<b>1,554,546.94</b>

**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2021 of CITYPLANS, INCORPORATED**

**PENSION PLAN**

**SCHEDULE 12 - OTHER ASSETS**

Name of Trustee Bank	Particulars (1)	Nature of Account (2)	Balance	Balance of	Remarks
			Previous Year (3)	Current Year (4)	
					(2)
UBP	1 Other Miscellaneous Asset	MERALCO - Meter Deposit	20,556.00	20,556.00	
	2 Prepaid Tax		150,682.10	150,682.10	
	3 Accounts Receivable	Sale of investment property - Unit 1902	1,434,916.18	1,266,491.98	
	4 Allowance for Credit Losses	1% of Accounts Receivable Balance	(14,349.16)	(12,664.92)	
	Sub-total		1,591,805.12	1,425,065.16	
PNB	5 Accounts Receivable	Sale of investment property - Unit 2415	1,145,226.24	1,046,630.69	
	6 Prepaid Tax		93,502.34	100,830.86	
	7 Miscellaneous Assets	MERALCO - Meter Deposit	10,843.36	10,843.36	
	8 Custodianship / Safekeeping		2.00	2.00	
	Sub-total		1,249,573.94	1,158,306.91	
	<b>TOTAL</b>		<b>2,841,379.06</b>	<b>2,583,372.07</b>	

*\*To be itemized in detail.*

**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2021 of CITYPLANS, INCORPORATED**

**PENSION PLAN**

**SCHEDULE 13 - Accrued Trust Fees**

Name of Trustee Bank	Particulars	Nature of Account	Balance		Balance of Current Year	Remarks
			Previous Year			
1	2	3	4	5	6	
UBP	1 Trustee Fee Payable	Pension	70,218.09		23,235.12	
PNB	2 Trustee Fee Payable	Pension	13,124.31		30,973.58	
	<b>TOTAL</b>		<b>83,342.40</b>		<b>54,208.70</b>	

**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2021 of CITYPLANS, INCORPORATED**

**PENSION PLAN**

**SCHEDULE 14 - Accrued Taxes**

Name of Trustee Bank	Particulars	Nature of Account	Balance		Balance of		Remarks
			Previous Year	4	Current Year	5	
1	2	3	4	5	6	6	
UBP	1 Withholding Tax Payable		35,967.20		36,689.10		
PNB	2 VAT Payable		7,600.98		3,919.82		
	3 Taxes Payable		769.24		746.28		
	4 Deferred VAT		122,702.81		112,139.02		
	<b>TOTAL</b>		<b>167,040.23</b>		<b>153,494.22</b>		

**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2021 of CITYPLANS, INCORPORATED**

**PENSION PLAN**

**SCHEDULE 15 - Other Liabilities**

Name of Trustee Bank	Particulars	Nature of Account	Balance		Balance of Current Year	Remarks
			Previous Year			
1	2	3	4		5	6
UBP	1 Custody Fee		537.10		537.10	
	2 Various Clients	Rental Deposit	167,399.90		166,227.62	
PNB	3 Various Clients	Rental Deposit	86,450.30		86,450.30	
	4 Omega Contreras	Meter Deposit - Sale of Unit 1902	21,980.00		21,980.00	
	5 Unrealized Gain	Sale of Investment Property - Unit 1902	450,363.37		411,590.41	
	<b>TOTAL</b>		726,730.67		686,785.43	

**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2021 of CITYPLANS, INCORPORATED**

**PENSION PLAN**

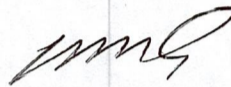
**SCHEDULE 16 Retained Earnings**

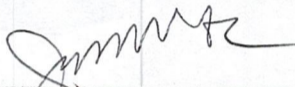
Name of Trustee Bank	Retained Earnings, Beginning	Realized Income	Unrealized Income	Prior Period Adjustments	Retained Earnings, End
1	2	3	4	5	6
UBP	30,831,183.49	588,759.22	2,216,842.05	0.00	33,636,784.76
PNB	6,534,707.29	348,426.04	0.00	0.00	6,883,133.33
<b>TOTAL</b>	<b>37,365,890.78</b>	<b>937,185.26</b>	<b>2,216,842.05</b>	<b>0.00</b>	<b>40,519,918.09</b>


**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2021 of  
CITYPLANS, INCORPORATED  
PENSION PLAN**

REPUBLIC OF THE PHILIPPINES ) S.S.  
MANILA )

MR. JEFFERSON C. ROXAS, President; MR. JOEL C. GOHOC, Executive Vice President and Treasurer; and MR. RUDY GO, Chief Accountant of the company, being duly sworn, each for himself deposes and says, that they are the herein described officers of the said Company, and that as of the 31st day of December 2021, all the herein described assets were the absolute properties of the said Company, free and clear from any liens or claims thereon, except as therein stated, and that the foregoing statement, with the schedules and explanations therein contained, annexed or referred to are a full and correct statement of all the Assets, Liabilities, Income and Expenses and of the condition and affairs of the said Company as of the said 31st day of December 2021 and for the year ended on that date, according to the best of their information, knowledge and belief, respectively.

  
\_\_\_\_\_  
JEFFERSON C. ROXAS, President

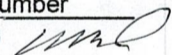
  
\_\_\_\_\_  
JOEL C. GOHOC, Executive Vice President & Treasurer

  
\_\_\_\_\_  
RUDY GO, Chief Accountant

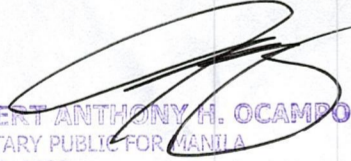
Corporate Residence Certificate No. 00123682  
Issued at Makati City  
on January 15, 2022



Subscribed and sworn to before me in MANILA on MAY 26 2022 affiants exhibiting to me their Social Security System Identification Numbers, as follows:

<u>Name</u>	<u>SSS Identification Number</u>
Jefferson C. Roxas	33-855275-9 
Joel C. Gohoc	33-6904420-9
Rudy Go	03-4602228-9

Doc. No. 132 ;  
Page No. 28 ;  
Book No. VII ;  
Series of 2022.

  
**ATTY. ALBERT ANTHONY H. OCAMPO**  
NOTARY PUBLIC FOR MANILA  
UNTIL JUNE 30, 2022 (Per SC En Banc Res. dated 09/28/21)  
APPOINTMENT NO.: 2019-031  
IBP ROLL NO.: 44239  
IBP NO.: 07884/Lifetime/Laguna  
PTR No.: 0168589/01/07/2022/Manila  
581 Quintin Paredes St., Binondo, Manila