



**ANNUAL STATEMENT
OF
TRUST FUND**

CITYPLANS, INCORPORATED

*3rd 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, 2015

PENSION PLAN

PRE-NEED

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2015 of			
CITYPLANS, INCORPORATED			
PENSION PLAN			
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Date of Filing: April 29, 2016			
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, 2015 of CITYPLANS,
INCORPORATED
PENSION PLAN**

License Number PN-2016-13-R	Date of Issue January 1, 2016
SEC Registration Number 1556675	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 3rd/F Cityland Condo.10 Tower 2, 154 H.V. Dela Costa St., Salcedo Village, Makati City	
Telephone Number 819-1111 / 893-6060 loc. 327	FAX Number 892-8656 / 813-1832
Email Address cityplans_inc@yahoo.com	Website _____

MEMBERS OF THE BOARD, OFFICERS AND EMPLOYEES

Position	Name	Nationality	Terms of Office	
			From	To
Chairman	Dr. Andrew I. Liuson	Filipino	2007	Present
Vice-Chairman	None			
Members	Mr. Stephen C. Roxas	Filipino	1988	Present
	Mrs. Grace C. Liuson	Filipino	1988	Present
	Mrs. Helen Roxas	Filipino	1988	Present
Independent Directors:				
	Mr. Peter Dee	Filipino	1991	Present
	Mr. Wilfred S. Tiu	Filipino	2010	Present
President	Mr. Stephen C. Roxas	Filipino	1988	Present
Vice-President	Mrs. Grace C. Liuson	Filipino	1988	Present
Secretary	Mrs. Jocelyn C. De Asis	Filipino	2013	Present
Treasurer	Mrs. Grace C. Liuson	Filipino	1988	Present
General Manager	None			
Actuary	Actuarial Advisers, Inc.	Filipino	2015	Present
Department Heads:				
Underwriting)			
Sales)			
Investments) Mrs. Evelyn P. Brimon	Filipino	1990	Present
Administration)			
Claims)			
Chief Accountant	Mr. Rudy Go	Filipino	2015	Present
Internal Auditor	Mrs. Dorothy Uy So	Filipino	1988	Present
External Auditor	SGV & Co.		1988	Present
Compliance Officers:				
	Mr. Rudy Go	Filipino	2015	Present
Trustees:				
	Philippine National Bank formerly Allied			
	Banking Corporation			
	Union Bank of the Philippines			
Number of Salaried Officers	None	Number of Salaried Employees	2	
Number of Branches	None	Number of Sales Counselors	2	
Branch Office Address:		Name of Manager:		
	N/A		N/A	

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2015 of CITYPLANS, INCORPORATED

(PENSION PLAN)

EXHIBIT 1 - BALANCE SHEET

ASSETS	Current Year	% to Total Equity	Previous Year	% to Total Equity
1 Government Securities (Schedule 1)	21,494,849.24	59.93%	22,983,347.38	62.82%
2 Cash in Savings/Time Deposits (Schedule 2)	3,048,944.11	8.50%	4,730,869.25	12.93%
3 Mutual Funds/UITF (Schedule 3)	-	0.00%	-	-
4 Short Term Investments (Schedule 4)	3,828,931.68	10.67%	-	0.00%
5 Corporate Bonds (Schedule 5)	1,178,188.06	3.28%	1,173,833.19	3.21%
6 Mortgage Loans (Schedule 6)	-	0.00%	-	-
7 Planholders' Loans (Schedule 7)	202,256.17	0.56%	166,998.15	0.46%
8 Stocks (Schedule 8)	1,451,664.47	4.05%	2,266,950.81	6.20%
9 Real Estate (Schedule 9)	4,297,980.10	11.98%	4,297,980.10	11.75%
10 Other Investments (Schedule 10)	-	0.00%	585,220.00	1.60%
11 Accrued Investment Income (Schedule 11)	189,445.64	0.53%	202,313.29	0.55%
12 Other Assets (Schedule 12)	448,435.19	1.25%	473,498.05	1.29%
13 Total Assets	36,140,694.66	100.76%	36,881,010.22	100.80%
LIABILITIES				
14 Accrued Trust Fees (Schedule 13)	12,068.49	0.03%	49,080.11	0.13%
15 Accrued Taxes (Schedule 14)	41,823.68	0.12%	40,269.42	0.11%
16 Other Liabilities (Schedule 15)	218,519.07	0.61%	203,297.35	0.56%
17 Total Liabilities	272,411.24	0.76%	292,646.88	0.80%
FUND EQUITY				
18 Fund Balance (beginning)	35,496,766.46		35,637,553.93	
19 Additional Contribution (current year) (Exhibit 4)	3,062,709.92		2,403,107.74	
20 Withdrawals (current year) (Exhibit 5)	(3,673,351.25)		(4,076,054.68)	
21 Adjustments (prior periods) (Schedule 1-15)	-		2.00	
22 Fund Balance (ending)	34,886,125.13		33,964,608.99	
23 Retained Earnings (beginning)				
24 Net Income (Loss) - (current year) (Exhibit 2)	493,021.79		1,532,157.47	
25 Retained Earnings (end)				
26 Net Unrealized Income (Loss) (Schedule 1-10)	489,136.50		1,091,596.88	
Deferred Items - Real Estate Revaluation	-		-	
27 Total Fund Equity	35,868,283.42	100.00%	36,588,363.34	100.00%
28 Total Liabilities & Fund Equity	36,140,694.66		36,881,010.22	

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2015 of CITYPLANS,
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EXHIBIT 2 - INCOME STATEMENT

INCOME	Current Year	Previous Year
1 Interest Income		
<i>Special Deposit Account / Deposit in Bank</i>	109,963.08	95,616.90
<i>Government Securities</i>	1,265,625.01	1,334,786.82
<i>Other Securities and Debt Instruments</i>	66,690.51	17,580.78
<i>Others (Specify)</i>		
<i>Loans and Receivables</i>	27,399.88	25,303
2 Gain on Sale of Securities		
<i>Government Securities</i>	-	-
<i>Other Securities and Debt Instruments</i>	-	-
<i>Stocks</i>	2,262.30	-
<i>Preferred Shares</i>		
<i>Others (Specify)</i>		
<i>Gain (Loss) on Sale of Real Estate</i>	-	-
3 Dividend Income		
<i>Preferred Shares</i>	-	48,800.00
<i>Stocks</i>	47,885.88	49,244.75
4 Other Income		
<i>Impairment Loss - Equity - AFS</i>	(398,847.76)	-
<i>Unrealized Gain (Loss) on MTM-Debt</i>	(401,273.89)	143,100.79
<i>Amortized Premium / Discount Income</i>	(98,744.68)	(94,949.94)
<i>Other Income</i>	-	34,059.66
<i>Rental Income</i>	451,222.79	479,034.23
5 Total Income before Expenses	1,072,183.12	2,132,576.75
EXPENSES		
6 Trust and Management Fee	(131,478.90)	(128,017.28)
7 Other Expenses (Specify)		
<i>Custody Fees</i>	0.00	(1,323.05)
<i>Provision for Losses - Loans & Receivable</i>	(356.14)	3,428.59
<i>Other Expenses</i>	(119,209.47)	(164,504.51)
8 Total Expenses	(251,044.51)	(290,416.25)
NET INCOME BEFORE TAX	821,138.61	1,842,160.50
9 Taxes (Specify)		
<i>Tax Expense</i>	(299,173.98)	(300,931.27)
<i>Provision for Final Tax</i>	(5,479.98)	(5,060.56)
<i>Provision for Income Tax</i>	(23,462.86)	(4,011.20)
NET INCOME AFTER TAXES	493,021.79	1,532,157.47
RETURN ON INVESTMENTS	5.448%	4.84%

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2015 of CITYPLANS,
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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	30,753,088.05
2	Philippine National Bank (PNB) formerly Allied Banking Corp.	TA# 00754188TA01 (formerly TA# 690932)	5,115,195.37
3			
4			
5			
6			
7			
8			
9			
10			
		TOTALS	35,868,283.42

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2015 of CITYPLANS,
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(PENSION PLAN)

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

Name of Trustee Bank	Month	Amount of	Amount of	Remarks
		Required Deposit	Actual Deposit	
	(1)	(2)	(3)	(4)
Union Bank of the Philippines (UBP)				
	January	22,944.51	22,944.51	
	February	6,460.51	6,460.51	
	March	83,660.74	83,660.74	
	April	11,757.83	2,834,071.68	
	May	51,146.56	51,146.56	
	June	4,975.34	4,975.34	
	July	11,721.96	11,721.96	
	August	6,071.98	6,071.98	
	September	7,786.00	7,786.00	
	October	8,085.32	8,085.32	
	November	13,174.00	13,174.00	
	December	12,611.32	12,611.32	
	TOTALS	240,396.07	3,062,709.92	

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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				Description for "Others" (8)
			Planholders' Benefits (4)	Trustee's Fees (5)	Taxes (6)	Others (7)	
Union Bank of the Philippines (UBP)							
	January	29,358.78	-	6,796.85	22,561.93	-	
	February	29,904.72	-	7,047.53	22,391.45	465.74	Provision for Losses / Others
	March	1,665,086.74	1,610,468.41	6,277.25	25,784.95	22,556.13	Provision for Losses / Association Dues / Others
	April	29,012.05	-	6,560.24	22,451.81	-	
	May	29,503.65	-	6,906.58	22,597.07	-	
	June	496,975.45	455,568.34	7,401.93	34,281.28	(276.10)	
	July	29,580.56	-	7,051.04	22,584.65	(55.13)	Provision for Losses - Loans & Receivables
	August	29,578.55	-	7,363.24	22,588.85	(373.54)	Provision for Losses - Loans & Receivables
	September	43,128.50	-	7,480.12	35,648.38		
	October	29,470.34	-	6,862.51	22,607.83		
	November	29,850.48	-	7,253.07	22,597.41		
	December	1,718,477.17	1,607,314.50	6,764.88	39,329.45	65,068.34	Provision for Losses - Loans & Receivables / Others
	Sub-total	4,159,926.99	3,673,351.25	83,765.24	315,425.06	87,385.44	

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2015 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				Description for "Others" (8)
			Planholders' Benefits (4)	Trustee's Fees (5)	Taxes (6)	Others (7)	
Philippine National Bank formerly Allied Banking Corporation (PNB)							
	January	12,365.23	-	4,016.20	3,336.79	5,012.24	RET / Annual Registration
	February	6,271.70	-	3,635.33	2,636.37	-	
	March	9,334.79	-	4,037.99	2,870.15	2,426.65	Insurance Expenses / Others
	April	6,255.53	-	3,912.49	2,343.04	-	
	May	6,457.83	-	4,049.98	2,407.85	-	
	June	6,325.11	-	3,926.51	2,398.60	-	
	July	6,535.06	-	4,065.08	2,469.98	-	
	August	6,019.18	-	4,065.90	1,953.28	-	
	September	16,899.25	-	3,935.72	1,892.81	11,070.72	Association dues / Others
	October	6,083.64	-	4,061.21	2,022.43	-	
	November	6,289.07	-	3,937.50	2,351.57	-	
	December	19,700.21	-	4,069.75	1,959.90	13,670.56	Electricity bill / Association dues
	Sub-total	108,536.60	-	47,713.66	28,642.77	32,180.17	
	TOTALS	4,268,463.59	3,673,351.25	131,478.90	344,067.83	119,565.61	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2015 of CITYPLANS, INCORPORATED

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SCHEDULE 1- Government Securities

NAME OF TRUSTEE BANK	SECURITY		DATE			INITIAL ACQUISITION/BOOKING VALUE			PRICE			Unrealized Gain (Loss)	INTEREST						
	Description	Serial No.	Acquired	Issued	Maturity	Face Value	Underwriting Discount/Premium	Acquisition Cost	At Acquisition Date	At Closing/Balance Sheet Date	Book Value		Market Value	Annual	How	Collected	Accrued	Accrued	Earned
														Coupon Rate	Paid*	During the Year	Previous Year	Current Year	During the Year
1	2		3	4	5	6	7	8	9	10	11	12	13= (12-11)	14	15	16	17	18	19 = (16+17-18)
Union Bank of the Philippines																			
DOMESTIC ISSUES:																			
FXTN:																			
1																			
2	FXTN 20-19 5.750	PIBD20321195	09/27/2012		09/27/2032	10,000,000.00		10,004,156.31	5.75	5.06	10,003,248.31	10,775,406.57	772,158.26	5.75%	Semi-annual				
3	FXTN 25-08 8.125	PIBD2535L086	02/05/2013		12/16/2035	3,500,000.00		4,782,257.57	5.10	5.52	4,816,028.94	4,426,317.79	(389,711.15)	8.13%	Semi-annual				
4	FXTN 25-08 8.125	PIBD2535L086	02/25/2013		12/16/2035	5,000,000.00		7,024,541.56	4.86	5.52	7,069,812.14	6,293,124.88	(776,687.26)	8.13%	Semi-annual				
5																			
TREASURY BILLS																			
1																			
2																			
3																			
	Sub-total					18,500,000.00		21,810,955.44			21,889,089.39	21,494,849.24	(394,240.15)			1,265,625.01	178,914.93	178,914.93	1,265,625.01
FOREIGN ISSUES:																			
1																			
2																			
3																			
4																			
5																			
	Sub-total					-													
TOTALS						18,500,000.00		21,810,955.44			21,889,089.39	21,494,849.24	(394,240.15)			1,265,625.01	178,914.93	178,914.93	1,265,625.01
*Indicate whether annually, semi-monthly, quarterly or monthly.																			

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2015 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	Accrued	Accrued	Earned
									During the Year	Previous Year	Current Year	During the Year
1	2	3	4	5	6	7	8	9	10	11	12	13
	Deposit in Own Bank											
	Current Accounts:											
	1											
	2											
	Sub-total											
	Savings Accounts:											
UBP	1						9,537.02	9,537.02	0.00	0.00	0.00	0.00
PNB	2	00754188TA01					1,196.34	1,196.34	0.00	0.00	0.00	0.00
	3											
	Sub-total						10,733.36	10,733.36	0.00	0.00	0.00	0.00
	Time Deposit Accounts:											
	1											
	2											
	Sub-total						0.00	0.00	0.00	0.00	0.00	0.00
	Total Deposits in Own Bank						10,733.36	10,733.36	0.00	0.00	0.00	0.00
	Deposit in Other Banks											
	Current Accounts:											
	1											
	2											
	Sub-total						0.00	0.00	0.00	0.00	0.00	0.00
	Savings Accounts:											
	1											
	2											
	Sub-total						0.00	0.00	0.00	0.00	0.00	0.00
	Time Deposit Accounts:											
UBP	1	DBP	12/23/2014	01/04/2016	0.375%	13 days	3,038,210.75	3,038,210.75	18,551.85	0.00	94.94	18,646.79
	2											
	Sub-total						3,038,210.75	3,038,210.75	18,551.85	0.00	94.94	18,646.79
	Total Deposits in Other Banks						3,038,210.75	3,038,210.75	18,551.85	0.00	94.94	18,646.79
	GRAND TOTAL						3,048,944.11	3,048,944.11	18,551.85	0.00	94.94	18,646.79

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2015 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 3 - Mutual Funds/ UITF

Name of Trustee Bank	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			
1	2	3	4	5	6	7	8	9	10
	Mutual Funds								
	1								
	2								
	3			N	O	N	E		
	4								
	5								
	Sub-total								
	Unit Investment Trust Funds								
	1								
	2								
	3								
	4								
	5								
	Sub-total								
	Others								
	1								
	2								
	3								
	4								
	5								
	Sub-total								
	GRAND TOTALS								

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2015 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 6 - Mortgage loans

Name of Trustee Bank	Name and	Description of Property	Record of Mortgage:	Market Value	Sound Value	Term of Loan		Amount of	P R I N C I P A L				I N T E R E S T				
	Address of	(TCT/CCT No.; Location;	(Registry No.; Entry No.;	of Land	of Building	Date	Date	Original	Amount Unpaid	Loaned During	Paid During	Amount Unpaid	Annual	Collected	Accrued	Accrued	Earned
	Mortgagor	Area)	City/Prov.; Amt of Notation)	Mortgaged		Given	Due	Loan	Dec.31 Prev Yr	the Year	the Year	Dec.31 Current Yr	Rate	During the Year	Previous Year	Current Year	During the Year
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
1																	
2																	
3																	
4																	
5																	
6																	
7																	
8																	
9																	
10																	
11																	
12																	
13																	
14																	
15																	
16																	
17																	
18																	
19																	
20																	
	TOTALS																

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2015 of CITYPLANS, INCORPORATED

SCHEDULE 7 - Planholders' Loans

Name of Trustee Bank	Policyholder / Borrower (1)	Term of Loan		Contract Number (4)	Amount of Insurance (5)	Amount of Original Loan (6)	P R I N C I P A L				I N T E R E S T					
		Date of Loan (2)	Date of Maturity (3)				Amount Unpaid Dec.31 Prev Yr (7)	Loaned During the Year (8)	Paid During the Year (9)	Amount Unpaid Dec.31 Current Yr (10)	Annual Rate (11)	Collected During the Year (12)	Accrued Previous Year (13)	Accrued Current Year (14)	Earned During the Year (15)	
Union Bank of the Philipines (UBP)																
	1	Rogelio C. Azul Sr.	02/14/2014	02/13/2015	19317	0.00	26,366.67	26,366.67	0.00	26,366.67	0.00	15%				
	2	Dennis F. Williams	02/22/2015	02/21/2016	17359	0.00	50,207.50	50,207.50	56,233.33	50,207.50	56,233.33	15%				
	3	Sonia T. Lo	05/30/2014	05/29/2015	20506	0.00	27,610.00	27,610.00	0.00	27,610.00	0.00	15%				
	4	Emelina B. Santos	06/18/2014	06/17/2015	20399	0.00	5,513.33	5,513.33	0.00	5,513.33	0.00	15%				
	5	Jocelyn G. Falculan	08/11/2014	08/10/2015	20572	0.00	37,354.17	37,354.17	0.00	37,354.17	0.00	15%				
	6	Rogelio C. Azul Sr.	11/12/2014	10/07/2015	20156	0.00	21,633.33	21,633.33	0.00	0.00	21,633.33	15%				
	7	Lourdes R. Perea	10/08/2015	10/07/2016	20482	0.00	69,272.50	0.00	69,272.50	0.00	69,272.50	15%				
	8	Dorcas F. Castro	06/26/2015	06/25/2016	20619	0.00	14,290.00	0.00	14,290.00	0.00	14,290.00	15%				
	9	Dorcas F. Castro	06/26/2015	06/25/2016	20620	0.00	14,290.00	0.00	14,290.00	0.00	14,290.00	15%				
	10	Dorcas F. Castro	06/26/2015	06/25/2016	20621	0.00	14,290.00	0.00	14,290.00	0.00	14,290.00	15%				
	11	Dorcas F. Castro	06/26/2015	06/25/2016	20622	0.00	14,290.00	0.00	14,290.00	0.00	14,290.00	15%				
													27,399.88	0.00	0.00	27,399.88
		Allowance for Probable														
		Loss (Loans to Planholders)						(1,686.85)			(2,042.99)					
TOTAL								166,998.15	182,665.83	147,051.67	202,256.17		27,399.88	-	-	27,399.88

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2015 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 9 - Real Estate

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	Accrued	Accrued	Earned	
											During the Year	Previous Year	Current Year	During the Year	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Occupied by the Company:															
	Lot														
	Building														
	Sub-total														
Investment Properties															
	Lot														
	Building														
	Condominium Unit:														
UBP	CCT#011-2013000265 / Pasig City Unit 1502	21.20 sq.m./Grand	City & Land	11/14/2011		930,848.85	-	930,848.85	1,590,000.00	930,848.85					
	CCT#011-2013000267 / Pasig City Unit 1902	21.20 sq.m./Grand	City & Land	11/14/2011		924,273.10	-	924,273.10	1,590,000.00	924,273.10					
	CCT#011-2013000266 / Pasig City Unit 2102	21.20 sq.m./Grand	City & Land	11/14/2011		924,860.05	-	924,860.05	1,590,000.00	924,860.05					
	Sub-total					2,779,982.00		2,779,982.00	4,770,000.00	2,779,982.00	334,646.00	0.00	0.00	334,646.00	
PNB	CCT#31862 / Makati City Unit 2317	18.99 sq.m./Citylan	Cityland	7/21/1994		758,999.05	-	758,999.05	855,000.00	758,999.05					
	CCT#31864 / Makati City Unit 2415	18.99 sq.m./Citylan	Cityland	7/21/1994		758,999.05	-	758,999.05	855,000.00	758,999.05					
	Sub-total					1,517,998.10		1,517,998.10	1,710,000.00	1,517,998.10	116,576.79	0.00	0.00	116,576.79	
GRAND TOTALS						4,297,980.10	-	4,297,980.10	6,480,000.00	4,297,980.10	451,222.79	-	-	451,222.79	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2015 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		Acquisition Cost (including transaction fees)	Book Value at Balance Sheet Date	Market Value	Unrealized Gain (Loss) 13 = (12-11)	INTEREST					
							At Acquisition Date	At Closing/Balance Sheet Date					Annual	How	Collected	Accrued	Accrued	Earned
													Rate	Paid *	During the Year	Previous Year	Current Year	During the Year
1	2	3	4	5	6	7	8	9	10	11	12	13 = (12-11)	14	15	16	17	18	19
	Preferred Shares:																	
1																		
2						N	O	N	E									
3																		
	Real Estate Investment Trust:																	
1																		
2																		
3																		
	Tier 2 Notes:																	
1																		
2																		
3																		
	Service Assets:																	
1																		
2																		
3																		
	TOTAL								-	-	-	-			-	-	-	-
	<i>*Indicate whether annually, semi-monthly, quarterly or monthly.</i>																	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2015 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 11- Accrued Investment Income

Name of Trustee Bank	Kind of Investment		Collected	Accrued Investment Income		Unearned Investment Income		Earned
			During the	Current Year	Previous Year	Current Year	Previous Year	During the Year
			Year					(2-3+4+5-6)
1	2		3	4	5	6	7	8
UBP	1	Interest on Government Securities	1,265,625.01	178,914.93	178,914.93	-	-	1,265,625.01
UBP	2	Income on Corporate Bonds	66,690.51	7,603.91	7,603.91	-	-	66,690.51
UBP	3	Dividends on Stocks	47,885.88	-	-	-	-	47,885.88
UBP/PNB	4	Income on Real Estate	451,222.79	-	-	-	-	451,222.79
	5	Interest on Mortgage Loans	-	-	-	-	-	-
UBP	6	Interest on Planholders' Loans	27,399.88	-	-	-	-	27,399.88
UBP/PNB	7	Income on Short Term Investments	92,390.22	2,831.86	3,905.79	-	-	91,316.29
	8	Income on Other Investments	-	-	-	-	-	-
UBP/PNB	9	Interest on Bank Deposits	18,551.85	94.94	0.00	-	-	18,646.79
UBP	10	Others: Trading Gain (Loss) Equity - AFS	2,262.30	-	-	-	-	2,262.30
		TOTAL	1,972,028.44	189,445.64	190,424.63	-	-	1,971,049.45

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2015 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 13 - Accrued Trust Fees

Name of Trustee Bank	Particulars		Nature	Balance	Balance of	Remarks
			of Account	Previous Year	Current Year	
1	2		3	4	5	6
UBP	1	Trustee Fee Payable	PENSION	6,614.56	-	
PNB	2	Trustee Fee Payable	PENSION	42,465.55	12,068.49	
	3					
		TOTAL		49,080.11	12,068.49	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2015 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 14 - Accrued Taxes

Name of Trustee Bank	Particulars	Nature of Account	Balance	Balance of	Remarks
			Previous Year	Current Year	
1	2	3	4	5	6
UBP	1	Withholding Tax Payable	37,467.36	37,333.39	
	2	Due to BIR - Others	688.20	3,795.64	
PNB	3	VAT Payable	1,137.32	-	
	4	Taxes Payable	976.54	694.65	
		TOTAL	40,269.42	41,823.68	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2015 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 15 - Other Liabilities

Name of Trustee Bank	Particulars		Nature	Balance	Balance of	Remarks
			of Account	Previous Year	Current Year	
1	2		3	4	5	6
UBP	1	Custody Fee		537.10	537.10	
	2	Various Clients	Rental Deposit	160,300.25	175,521.97	
	3			.		
PNB	4	Various Clients	Rental Deposit	42,460.00	42,460.00	
		TOTAL		203,297.35	218,519.07	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2015 of CITYPLANS, INCORPORATED

(PENSION PLAN)


SCHEDULE 16 Retained Earnings


Name of Trustee Bank		Retained Earnings, Beginning	Realized Income	Contribution	Prior Period Adjustments	Retained Earnings, End
				(Withdrawal)		
1		2	3	4	5	6
UBP	1	30,480,874.42	393,718.46	(610,641.33)	0.00	30,263,951.55
PNB	2	5,015,892.04	99,303.33	0.00	0.00	5,115,195.37
TOTAL		35,496,766.46	493,021.79	(610,641.33)	0.00	35,379,146.92


**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2015 of CITYPLANS,
INCORPORATED
(PENSION PLAN)**

REPUBLIC OF THE PHILIPPINES } S.S.
MAKATI CITY }

MR. STEPHEN C. ROXAS, President; MRS. GRACE C. LIUSON, 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 on the 31st day of December 2015, 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 on the said thirty-first day of December 2015, and for the year ended on that date, according to the best of their information, knowledge and belief, respectively.


STEPHEN C. ROXAS, President


GRACE C. LIUSON, Executive Vice President & Treasurer


RUDY GO, Chief Accountant


Affix
Documentary
Stamps

Corporate Residence Certificate No. 00192215
Issued at Makati City
on January 13, 2016

Subscribed and sworn to before me in Makati City on APR 20 2016 affiant(s) exhibiting to me their Social Security System Identification Numbers, as follows:

Name	SSS Identification Number
Stephen C. Roxas	03-0344241-7
Grace C. Liuson	03-1821886-9
Rudy Go	03-4602228-9

Doc. No. 338 ;
Page No. 69 ;
Book No. IV ;
Series of 2016.


ATTY. EMMA G. JULARBAL
NOTARY PUBLIC FOR MAKATI CITY
UNTIL DECEMBER 31, 2016 /
APPOINTMENT NO.: M-264
IBP ROLL NO.: 33152
IBP NO.: 06547/Lifetime/PPLM
PTR No.: 5336156/1-21-2016/Makati
156 H.V. Dela Costa St., Makati City