



ANNUAL STATEMENT

OF

CITYPLANS, INCORPORATED

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

Submitted to the

INSURANCE COMMISSION

Manila, Philippines

For the Year Ended
December 31, 2015

PRE-NEED

ANNUAL STATEMENT for the Year Ended December 31, 2015 of

CITYPLANS, INCORPORATED

Table of Contents

Pages					
1	COMPANY INFORMATION				/
	EXHIBITS:				/
2	1		Balance Sheet		/
3	2		Income Statement		/
4	3		Summary of Monthly Deposits to the Trust Fund - Per Trustee, Per Plan		/
5	4		Summary of Monthly Withdrawals from the Trust Fund - Per Trustee, Per Plan		/
6	5		Summary of Monthly Sales		/
7	6		Serial List of In-force Policies		/
8	7		List of Availing Plans for the Succeeding Year		/
9	8		List of Claims / Benefits Filed		/
	SCHEDULES:				
10	1		Investments in Trust Funds		/
11	2		Insurance Premium Fund (IPF)		/
12		2-1	IPF - Government Securities		/
13		2-2	IPF - Cash on Hand and in Banks		/
14		2-3	IPF - Mutual Funds/UITF		/
15		2-4	IPF - Short Term Investments		/
16		2-5	IPF - Corporate Bonds		/
17		2-6	IPF - Mortgage Loans		/
18		2-7	IPF - Planholders' Loans		/
19		2-8	IPF - Stocks		/
20		2-9	IPF - Real Estate		/
21		2-10	IPF - Other Investment		/
22		2-11	IPF -Accrued Investment Income		/
	3		Corporate Assets		
23		3-1	Corporate Assets - Government Securities		/
24		3-2	Corporate Assets - Cash on Hand and in Banks		/
25		3-3	Corporate Assets - Mutual Funds/UITF		/
26		3-4	Corporate Assets - Short Term Investments		/
27		3-5	Corporate Assets - Corporate Bonds		/
28		3-6	Corporate Assets - Mortgage Loans		/
29		3-7	Corporate Assets - Planholders' Loans		/
30		3-8	Corporate Assets - Stocks		/
31		3-9	Corporate Assets - Real Estate		/
32		3-10	Corporate Assets - Other Investment		/
33		3-11	Corporate Assets - Accrued Investment Income		/
34		3-12	Corporate Assets - Accounts/Notes Receivable		/
35		3-13	Corporate Assets - Property and Equipment		/
36		3-14	Corporate Assets - Inventories		/
37		3-15	Corporate Assets - Other Assets		/
38	4		Insurance Premium Reserve		/
39	5		Other Reserves		/
40	6		Planholders' Benefits Payable		/
41	7		Planholders' Deposits		/
42	8		Counselors' Bond Reserves		/
43	9		Accounts / Notes Payable		/
44	10		Taxes Payable		/
45	11		Accrued Expenses		/
46	12		Other Liabilities		/
47	13		Stockholders' Equity Account		/
48	CERTIFICATION, NOTARIZED AND SEALED				/
	STATS FORM:				
49			Summary of Investment at Cost for the year ended December 31, 2015		/
 Date of Filing: April 29, 2016					
Company Representative/Contact No.: RUDY GO / 893-6060 LOCAL 231					
IC Representative/Examiner					

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

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 for the Year Ended December 31, 2015 of CITYPLANS, INCORPORATED

Exhibit 1 - BALANCE SHEET

ASSETS	Current Year	Previous Year
1. Investments in Trust Funds (Schedule 1)	38,034,352.31	38,452,383.24
2. Insurance Premium Fund (Schedule 2)	300,000.00	350,000.00
3. Corporate Assets: - Government Securities (Schedule 3-1)	-	-
4. -Cash on Hand and in Banks (Schedule 3-2)	2,155,010.04	59,111,347.20
5. -Mutual Funds/UITF (Schedule 3-3)	-	-
6. -Short Term Investments (Schedule 3-4)	58,250,000.00	-
7. -Corporate Bonds (Schedule 3-5)	-	-
8. -Mortgage Loans (Schedule 3-6)	-	-
9. -Planholders' Loans (Schedule 3-7)	-	-
10. -Stocks (Schedule 3-8)	12,153,361.36	13,389,673.90
11. -Real Estate (Schedule 3-9)	180,332,431.86	177,426,752.45
12. -Other Investment (Schedule 3-10)	-	-
13. -Accrued Investment Income (Schedule 3-11)	216,372.45	163,440.77
14. -Accounts/Notes Receivable (Schedule 3-12)	15,713,262.38	21,254,563.44
15. -Property and Equipment (Schedule 3-13)	-	-
16. -Inventories (Schedule 3-14)	5,302,463.42	7,396,620.47
17. -Other Assets (Schedule 3-15)	1,355,026.03	1,286,957.74
18. Total Assets	313,812,279.85	318,831,739.21
LIABILITIES		
19. Pre-need Reserves (Exhibit 6- Seriatim List)	33,837,949.60	33,939,081.52
20. Insurance Premium Reserve (Schedule 4)	235,372.69	275,360.08
21. Other Reserves (Schedule 5)	16,505,922.58	20,791,137.41
22. Planholders' Benefits Payable (Schedule 6)	2,851,706.24	3,366,002.81
23. Planholders' Deposits (Schedule 7)	31,144.19	29,391.22
24. Counselors' Bond Reserves (Schedule 8)	7,181.43	11,977.43
25. Accounts/Notes Payable (Schedule 9)	2,046,201.98	2,373,388.57
26. Taxes Payable (Schedule 10)	85,377.69	91,162.00
27. Accrued Expenses (Schedule 11)	653,079.40	690,549.61
28. Other Liabilities (Schedule 12)	2,772,749.41	3,008,836.76
29. Total Liabilities	59,026,685.21	64,576,887.41
STOCKHOLDERS' EQUITY		
30. Paid-up Capital Stock (Schedule 12)	125,000,000.00	125,000,000.00
31. Additional Paid-in Capital	-	-
32. Deposit for Future Subscription	-	-
33. Special Surplus Funds:		
34. Fluctuation/Revaluation Reserve - Trust Funds	489,136.50	1,091,596.88
35. Fluctuation/Revaluation Reserve -Corporate Assets	7,946,655.93	9,218,467.65
36. Retained Earnings - Trust Fund	2,182,019.90	1,864,019.90
37. Retained Earnings - Corporate Assets	119,410,505.22	117,288,319.71
38. Accumulated Re-measurement on Defined Benefit Plan	(242,256.24)	(207,552.34)
39. Total Stockholders' Equity	254,786,061.31	254,254,851.80
40. Total Liabilities & Stockholders' Equity	313,812,746.52	318,831,739.21

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

Exhibit 2- INCOME STATEMENT

(Accrual Basis)

Premiums		P	303,843.63	a
Increase(Decrease) in Pre-Need Reserves			<u>101,131.92</u>	b
Increase(Decrease) in Insurance Premium Reserves				c
Increase(Decrease) in Other Pre-Need Reserves			<u>4,221,851.72</u>	d
*Other Direct Income (ex. Processing fees, surcharges, etc.)			<u>318,000.00</u>	e
Total Direct Income (a ± b ± c ± d + e)			<u>4,944,827.27</u>	f
Less: Benefit Payments (Surrenders, maturities, lapsed, terminated, etc.)	P	3,651,422.07		g.1
Commissions / Collections Fee Expenses		<u>8,724.05</u>		g.2
*Other Direct Expenses (insurance , discount, overrides, bonus, etc.)		<u>148,205.25</u>		g.3
Total Direct Expenses (g.1 + g.2 + g.3)			<u>3,808,351.37</u>	g
Gain/(Loss) (f - g)			<u>1,136,475.90</u>	h
Plus: Interest/Income Earned from the following Trust Fund/Placements/Investments. (Gross of Final Taxes)				
Bonds				i.1
Stocks		<u>238,603.60</u>		i.2
Real Estate		<u>6,850,702.04</u>		i.3
Purchase Money Mortgage				i.4
Mortgage Loans				i.5
Collateral Loans				i.6
Guaranteed Loans				i.7
Other Loans				i.8
Short-term Investments		<u>1,272,496.84</u>		i.9
Other Investments (specify) Trust Fund Income		<u>477,070.78</u>		i.10
Bank Deposits (Time/Deposits)		<u>2,868.69</u>		i.11
Total Gain/(Loss) & Interest Earned (h + i)			<u>9,978,217.85</u>	j
Other Income/Expense items:				
Depreciation - Building		<u>(3,875,768.59)</u>		k.1
Investment Expenses				k.2
*Other Income/Other Expenses (ex. Forex gain/(loss), etc.)		<u>77,252.89</u>		k.3
Sub-Total (j + k)			<u>6,179,702.15</u>	l
Less: Taxes other than Income tax				
Taxes on Real Estate		<u>130,700.47</u>		m.1
Documentary Stamp Tax		<u>0.00</u>		m.2
Corporate Residence Certificate		<u>6,667.17</u>		m.3
Assessment, Licenses & Fees		<u>416,506.20</u>		m.4
VAT & Fringe Benefit Tax				m.5
Final Taxes		<u>255,073.11</u>		m.6
Other General Expenses				
Salaries & Wages		<u>998,771.58</u>		n.1
Allowance to Officers				n.2
Allowance to Employees				n.3
Pension, Retirement, & Other similar benefits (SSS, Medicare, etc.)		<u>692,933.75</u>		n.4
Rent, Light & Water		<u>154,434.92</u>		n.5
Other General Expenses		<u>1,574,764.85</u>		n.6
Sub-Total (taxes & general expenses) (m + n)			<u>4,229,852.05</u>	o
Net Income/(Loss) before Income Tax			<u>1,949,850.10</u>	p
Less: Income Tax			<u>(490,335.41)</u>	q
Net Income/(Loss) for the year (p - q)			<u>2,440,185.51</u>	r

Note: Capital Gains/(Losses) on stocks amounting to P 10,310,064.53 is excluded.

*Please specify on separated sheet

/stats

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

EXHIBIT 3 - SUMMARY OF MONTHLY DEPOSITS TO THE TRUST FUND (Per Plan)

Month (1)	Amount of Required Deposit (2)	Amount of Actual Deposit (3)	Remarks (4)
Memorial Plan:	N / A		
Education Plan:	N / A		
Pension Plan:			
<u>Union Bank of the Philippines</u>			
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	
	240,396.07	3,062,709.92	
<u>Philippine National Bank</u>			
	-	-	
	-	-	
GRAND TOTAL	240,396.07	3,062,709.92	

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

EXHIBIT 4 - SUMMARY OF MONTHLY WITHDRAWALS FROM THE TRUST FUNDS (Per Plan)

Month (1)	Total Amount of Withdrawal (2)	Breakdown / Purpose of Withdrawal				Description for "Others" (7)
		Planholders' Benefits (3)	Trustee's Fees (4)	Taxes (5)	Others (6)	
Memorial Plan:	N / A					
Education Plan:	N / A					
Pension Plan:						
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 for the Year Ended December 31, 2015 of CITYPLANS, INCORPORATED

EXHIBIT 4 - SUMMARY OF MONTHLY WITHDRAWALS FROM THE TRUST FUNDS (Per Plan)

Month (1)	Total Amount of Withdrawal (2)	Breakdown / Purpose of Withdrawal				Description for "Others" (7)
		Planholders' Benefits (3)	Trustee's Fees (4)	Taxes (5)	Others (6)	
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 for the Year Ended December 31, 2015 of CITYPLANS, INCORPORATED

EXHIBIT 4 - SUMMARY OF MONTHLY WITHDRAWALS FROM THE TRUST FUNDS (Per Plan)

Month (1)	Total Amount of Withdrawal (2)	Breakdown / Purpose of Withdrawal				Description for "Others" (7)
		Planholders' Benefits (3)	Trustee's Fees (4)	Taxes (5)	Others (6)	

ANNUAL STATEMENT For the Year Ended December 31, 2015 of CITYPLANS, INCORPORATED

Exhibit 5 - SUMMARY OF MONTHLY SALES FOR THE YEAR

Plan Type	Registration of Plans/Contracts		Amount Sold	Balance of Unsold Plans/Contracts	Initial Collection
	Date Approved	Amount Approved			
(1)	(2)	(3)	(4)	(5)	(6)
Memorial Plan:					
January					
February			N / A		
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
Sub-total					
Education Plan:					
January					
February					
March			N / A		
April					
May					
June					
July					
August					
September					
October					
November					
December					
Sub-total					
Pension Plan:					
January					
February					
March		N	O	N	E
April					
May					
June					
July					
August					
September					
October					
November					
December					
Sub-total					
GRAND TOTAL					

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

Exhibit 6 - SERIATIM LIST OF IN-FORCE POLICIES

Contract Number	Planholders	Birth	Inception	Plan	Maturity	Maturity	Status	Contract	Payment	Total	INSURANCE		BENEFITS			Reserves	
	Name	Date	Date	Type	Value	Date		Price	Mode	Installments Made	Total Insurance Premium	Total Insurance Premium Paid	Amount of Benefits Paid	Balance	Last Availment Date	Last Amount Availed	as of 31-Dec-15
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
Memorial Plan:																	
	Sub-total																
Education Plan:																	
	Sub-total																
Pension Plan:		Breakdown Attached (Please refer to Exhibit 6 File - Soft Copy)															
	Actively Paying Plans				3,320,000.00			1,871,340.00		1,789,854.00	139,820.28	85,512.80					2,209,869.79
	Fully Paid - Not Yet Availing Plans				84,040,000.00			9,222,463.00		9,970,930.00	1,055,948.01	582,146.35					42,116,669.86
	Fully Paid - Availing Plans				5,040,000.00			1,959,909.00		2,149,240.00	157,864.43	157,864.43	16,546,447.24	6,295,531.02		499,000.00	4,990,000.00
	Lapsed Plans				100,000.00			72,100.00		65,760.00	4,569.12	3,141.27					28,820.00
	Sub-total				92,500,000.00			13,125,812.00		13,975,784.00	1,358,201.84	828,664.85	16,546,447.24	6,295,531.02		499,000.00	49,345,359.65
	Grand Total				92,500,000.00			13,125,812.00		13,975,784.00	1,358,201.84	828,664.85	16,546,447.24	6,295,531.02		499,000.00	49,345,359.65
Note: For the supporting details, provide soft copy indicating all the required information of Exhibit 6.																	

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

EXHIBIT 7 - LIST OF AVAILING PLANS FOR THE SUCCEEDING YEAR 2016

Planholders' Name	Contract / Policy	Plan	Term Of Contract		Benefit
	Number	Type	Issue Date	Maturity Date	Payable
(1)	(2)	(3)	(4)	(5)	(6)
Education Plan:					-
Sub-total					-
Pension Plan:	Breakdown Attached (Please refer to Exhibit 7 File - Soft Copy)				
Maturing 2016					2,134,961.06
Matured Plans (Availing the Monthly Pension)					605,170.37
Sub-total					2,740,131.43
GRAND TOTAL					2,740,131.43
Note:	<i>For the supporting details, provide soft copy indicating all the required information of Exhibit 7.</i>				

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

Exhibit 8 - CLAIMS / BENEFITS FILED

Date of Claim (1)	Contract Number (2)	Planholders' Name (3)	Inception Date (4)	Plan Type (5)	Maturity Value (6)	Maturity Date (7)	Contract Price (8)	Total Installments Made (9)	Total Insurance Premium Paid (10)	Amount of Benefits Paid (11)	Date Paid (12)	Status of Claim (13)
Memorial Plan:												
1												
2												
3												
4												
5					N / A							
6												
7												
8												
9												
10												
Sub-total												
Education Plan:												
1												
2												
3												
4												
5					N / A							
6												
7												
8												
9												
10												
Sub-total												
Pension Plan:												
1												
2												
3												
4												
5					N O N E							
6												
7												
8												
9												
10												
Sub-total										0.00		
Grand Total										0.00		

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

SCHEDULE 1 - INVESTMENTS IN TRUST FUNDS

Description (1)		VALUE OF INVESTMENTS						INTEREST / DIVIDEND / RENTAL INCOME				
		PLAN						Collected	Accrued	Accrued	Earned	
		MEMORIAL	% to Total Equity	PENSION	% to Total Equity	EDUCATION	% to Total Equity	TOTAL	During the Year	Previous Year	Current Year	During the Year
		(2)	(3)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
Government Securities	<i>Exh 1 (AS-TF)</i>			21,494,849	59.93%			21,494,849	1,265,625	178,915	178,915	1,265,625
Cash in Savings/Time Deposits	<i>Exh 1 (AS-TF)</i>			3,048,944	8.50%			3,048,944	18,552	-	95	18,647
Mutual Funds/UITF	<i>Exh 1 (AS-TF)</i>			-				-	-	-	-	-
Short Term Investments	<i>Exh 1 (AS-TF)</i>			3,828,932	10.67%			3,828,932	92,390	3,906	2,832	91,316
Corporate Bonds	<i>Exh 1 (AS-TF)</i>			1,178,188	3.28%			1,178,188	66,691	7,604	7,604	66,691
Mortgage Loans	<i>Exh 1 (AS-TF)</i>			-				-	-	-	-	-
Planholders' Loans	<i>Exh 1 (AS-TF)</i>			202,256	0.56%			202,256	27,400	-	-	27,400
Stocks	<i>Exh 1 (AS-TF)</i>			1,451,664	4.05%			1,451,664	47,886	-	-	47,886
Real Estate	<i>Exh 1 (AS-TF)</i>			4,297,980	11.98%			4,297,980	451,223	-	-	451,223
Other Investments	<i>Exh 1 (AS-TF)</i>			-	0.00%			-	-	-	-	-
Accrued Investment Income	<i>Exh 1 (AS-TF)</i>			189,446	0.53%			189,446				
Other Assets	<i>Exh 1 (AS-TF)</i>			448,435	1.25%			448,435				
TOTAL ASSETS		-		36,140,695	100.76%	-		36,140,695	1,969,766	190,425	189,446	1,968,787
Accrued Trust Fees	<i>Exh 1 (AS-TF)</i>			12,068	0.03%			12,068				
Accrued Taxes	<i>Exh 1 (AS-TF)</i>			41,824	0.12%			41,824				
Other Liabilities	<i>Exh 1 (AS-TF)</i>			218,519	0.61%			218,519				
TOTAL LIABILITIES		-		272,411	0.76%	-		272,411				
TOTAL EQUITY		-		35,868,283.42	100.00%	-		35,868,283.42				

ANNUAL STATEMENT For the Year Ended December 31, 2014 of CITYPLANS, INCORPORATED

SCHEDULE 2 - INSURANCE PREMIUM FUND (IPF)

Description*		VALUE OF INVESTMENTS				INTEREST / DIVIDEND / RENTAL INCOME			
		PLAN				Collected	Accrued	Accrued	Earned
		MEMORIAL	PENSION	EDUCATION	TOTAL	During the Year	Previous Year	Current Year	During the Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
Government Securities	<i>Schedule 2-1</i>								
Cash in Savings/Time Deposits	<i>Schedule 2-2</i>								
Mutual Funds/UITF	<i>Schedule 2-3</i>								
Short Term Investments	<i>Schedule 2-4</i>		300,000.00		300,000.00	7,628.34	1,239.58	466.67	6,855.43
Corporate Bonds	<i>Schedule 2-5</i>								
Mortgage Loans	<i>Schedule 2-6</i>								
Planholders' Loans	<i>Schedule 2-7</i>								
Stocks	<i>Schedule 2-8</i>								
Real Estate	<i>Schedule 2-9</i>								
Other Investments	<i>Schedule 2-10</i>								
Accrued Investment Income	<i>Schedule 2-11</i>								
TOTAL INVESTMENTS		-	300,000.00	-	300,000.00	7,628.34	1,239.58	466.67	6,855.43

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

SCHEDULE 2-1 IPF - Government Securities

SECURITY		DATE			INITIAL ACQUISITION/BOOKING VALUE			PRICE		CURRENT/CLOSING VALUE		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 Coupon 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 = (16+17-18)
DOMESTIC ISSUES:																		
FXTN:																		
1																		
2																		
3						N	O	N	E									
4																		
5																		
TREASURY BILLS																		
1																		
2																		
3																		
Sub-total																		
FOREIGN ISSUES:																		
1																		
2																		
3																		
4																		
5																		
Sub-total																		
TOTALS																		
*Indicate whether annually, semi-monthly, quarterly or monthly.																		

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

SCHEDULE 2-2 IPF - Cash on hand and in banks

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
2	3	4	5	6	7	8	9	10	11	12	13
Cash on Hand											
Current Accounts:											
1											
2											
3											
Sub-total											
Savings Accounts:											
1											
2											
3											
Sub-total											
Time Deposit Accounts:											
1			N	O	N	E					
2											
3											
Sub-total											
GRAND TOTAL											

ANNUAL STATEMENT for the Year Ended December 31, 2013 of CITYPLANS, INCORPORATED

SCHEDULE 2-3 - IPF - MUTUAL FUNDS/ UITF

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
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 for the Year Ended December 31, 2015 of CITYPLANS, INCORPORATED

SCHEDULE 2-4 IPF - Short Term Investments

	Investment Type	Account Number	Date of Placement	Market Value	Acquisition Cost	INTEREST			
						Collected	Accrued	Accrued	Earned
						During the Year	Previous Year	Current Year	During the Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
	Special Deposit Accounts								
1	UCPB Savings	3118994	12/3/2015	300,000.00	300,000.00	7,628.34	1,239.58	466.67	6,855.43
2									
3									
TOTAL				300,000.00	300,000.00	7,628.34	1,239.58	466.67	6,855.43

ANNUAL STATEMENT for the Year Ended December 31, 2013 of CITYPLANS, INCORPORATED

SCHEDULE 2-5 IPF - Corporate bonds

SECURITY		DATE			INITIAL ACQUISITION/BOOKING VALUE			PRICE		CURRENT/CLOSING VALUE		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 Coupon Rate	How Paid*	Collected During the Year	Accrued Previous Year	Accrued Current Year	Earned During the Year
2		3	4	5	6	7	8	9	10	11	12	13= (12-11)	14	15	16	17	18	19 = (16+17-18)
					N	O	N	E										
TOTALS																		

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

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

SCHEDULE 2-6 IPF - Mortgage Loans

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

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

SCHEDULE 2-7 IPF - Planholders' Loans

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)
1														
2														
3														
4														
5					N	O	N	E						
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														
16														
17														
18														
19														
20														
21														
22														
23														
24														
25														
TOTAL														

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

SCHEDULE 2-8 IPF - Stocks

DESCRIPTION (1)	Certificate Number (2)	Date Acquired (3)	How Acquired * (4)	Number of Shares (5)	Par Value (6)	Rate Used to Obtain MV (7)	Acquisition Cost (8)	Market Value (9)	D I V I D E N D						
									Rate for the last 3 years preceding Current Year			Collected	Accrued	Accrued	Earned
									2010 (10)	2011 (11)	2012 (12)	During the Year (13)	Previous Year (14)	Current Year (15)	During the Year (16)
Common Shares:															
1															
2															
3															
4								N	O	N	E				
5															
6															
7															
8															
9															
10															
Preferred Shares:															
1															
2															
3															
4															
5															
TOTALS															
<i>*Indicate how stocks were acquired, i.e., whether purchased or as dividend</i>															

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

SCHEDULE 2-9 IPF - Real Estate

ACT/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	RENTAL INCOME				Encumbrance (if Any) (14)
									Collected During the Year (10)	Accrued Previous Year (11)	Accrued Current Year (12)	Earned During the Year (13)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
Occupied by the Company:													
Lot													
					N	O	N	E					
Building													
Sub-total													
Investment Properties													
Lot													
Building													
Sub-total													
GRAND TOTALS													

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

SCHEDULE 2-10 IPF - Other Investments

Description (1)	Account Number	Date of Placement	Date of Maturity	Number of Shares / Units	Acquisition cost	Market Value	INTEREST			
	(2)	(3)	(4)	(5)	(6)	(7)	Collected	Accrued	Accrued	Earned
							During the Year (8)	Previous Year (9)	Current Year (9)	During the Year (10)
1										
2										
3										
4			N	O	N	E				
5										
6										
7										
8										
9										
10										
TOTAL										

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

SCHEDULE 2-11 IPF - Accrued Investment Income

Kind of Investment	Collected	Accrued Investment Income		Unearned Investment Income		Earned
	During the Year	Current Year	Previous Year	Current Year	Previous Year	During the Year (2-3+4+5-6)
(1)	(2)	(5)	(6)	(3)	(4)	(7)
1 Interest on Government Securities						
2 Income on Corporate Bonds						
3 Dividends on Stocks						
4 Income on Real Estate						
5 Interest on Mortgage Loans						
6 Interest on Planholders' Loans						
7 Income on Short Term Investments	7,628.34	466.67	1,239.58	-	-	6,855.43
8 Income on Other Investments						
9 Interest on Time Deposits						
Others:						
10						
11						
12						
TOTAL	7,628.34	466.67	1,239.58	-	-	6,855.43

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

SCHEDULE 3-1 Corporate Assets - GOVERNMENT SECURITIES

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		Coupon 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 = (16+17-18)
DOMESTIC ISSUES:																		
FXTN:																		
1																		
2																		
3						N	O	N	E									
4																		
5																		
TREASURY BILLS																		
1																		
2																		
3																		
Sub-total																		
FOREIGN ISSUES:																		
1																		
2																		
3																		
4																		
5																		
Sub-total																		
TOTALS																		
<hr/>																		

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

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

SCHEDULE 3-2 Corporate Assets - Cash on hand and in banks

Description	Account/ Certificate Number	DATE		Annual Rate/ Interest Net of 20%WTP	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
2	3	4	5	6	7	8	9	10	11	12	13
Cash in Company's Office:											
Petty Cash Fund							-				
Revolving Fund / Change Fund							500.00				
Commission Fund							-				
Sub-total							500.00				
Cash in Bank:											
Current Accounts:											
1	BPI - Ayala East	1731-0064-03					54,171.43				
2	BPI2 - Ayala East	CASA1731-0095-85					60,563.44				
3	Security Bank	0061-025109-001					24,183.54				
4	UCPB2 - Ayala	103-008443-1					-				
5	Phil. Savings Bank	CASA001-33200033-6					37,205.94				
6	UCPB - Vito Cruz	120-002364.2					-				
7	China Bank	CASA212-0244919					50,191.83				
8	Metrobank	7-002-12325-4					10,000.00				
9											
Sub-total							236,316.18				
Savings Accounts:											
1	UCPB - Ayala	103-121710-4					514,672.11				
2	UCPB2 - Ayala	103-140232-1					202,002.49				
3	UCPB - Vito Cruz	120-101014-0					-				

4	Metrobank	096-301166435-0						71,408.13					
5	UCPB2 - MC	10-103-001356-8						111,221.19					
Sub-total								899,303.92	3,275.03	406.34	-	2,868.69	
Time Deposit Accounts:													
1	Phil. Commercial Capital, Inc.	IMA Account	12/28/15	01/26/16	11.37929360%	29	52,623.35	52,623.35					
2	Phil. Commercial Capital, Inc.	IMA Account	12/01/15	01/04/16	9.70583474%	34	37,066.00	37,066.00					
3	Phil. Commercial Capital, Inc.	IMA Account	12/02/15	01/11/16	1.60000000%	40	200,875.90	200,875.90					
4	Phil. Commercial Capital, Inc.	IMA Account	12/03/15	01/12/16	1.60000000%	40	25,000.00	25,000.00					
5	Phil. Commercial Capital, Inc.	IMA Account	12/07/15	01/06/16	1.60000000%	30	203,966.11	203,966.11					
6	Phil. Commercial Capital, Inc.	IMA Account	12/17/15	01/18/16	1.60000000%	32	474,358.58	474,358.58					
7	Phil. Commercial Capital, Inc.	IMA Account	12/29/15	01/28/16	1.60000000%	30	25,000.00	25,000.00					
Sub-total								1,018,889.94	1,018,889.94	46,633.71	4,297.35	1,153.87	43,490.23
GRAND TOTAL								1,018,889.94	2,155,010.04	49,908.74	4,703.69	1,153.87	46,358.92

ANNUAL STATEMENT for the Year Ended December 31, 2014 of CITYPLANS, INCORPORATED

SCHEDULE 3-3 - Corporate Assets - MUTUAL FUNDS/ UITF

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
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 for the Year Ended December 31, 2015 of CITYPLANS, INCORPORATED

SCHEDULE 3-4 - Corporate Assets - SHORT TERM INVESTMENTS

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	Accrued	Accrued	Earned	
								During the Year	Previous Year	Current Year	During the Year	
1	2	1	3	2	4	3	5	4	6	5	7	
SPECIAL SAVINGS ACCOUNT												
1	RCBC Savings Bank	000-000-9014700787	08/25/15	01/05/16	1.70000000%	133	2,800,000.00	2,800,000.00				
2	RCBC Savings Bank	000-000-9014725137	08/26/15	01/05/16	1.70000000%	132	1,600,000.00	1,600,000.00				
3	Philippine Savings Bank	111-122-635727	09/08/15	01/13/16	1.70000000%	127	1,800,000.00	1,800,000.00				
4	UCPB Savings Bank	123946	09/16/15	01/19/16	1.80000000%	125	1,000,000.00	1,000,000.00				
5	UCPB Savings Bank	123893	09/23/15	01/21/16	1.80000000%	120	1,200,000.00	1,200,000.00				
6	UCPB Savings Bank	124038	08/27/15	01/27/16	1.70000000%	153	10,500,000.00	10,500,000.00				
7	UCPB Savings Bank	122554	10/13/15	02/04/16	1.80000000%	114	5,000,000.00	5,000,000.00				
8	UCPB Savings Bank	122456	09/28/15	02/11/16	1.80000000%	136	600,000.00	600,000.00				
9	UCPB Savings Bank	122513	10/06/15	02/18/16	1.80000000%	135	2,100,000.00	2,100,000.00				
10	UCPB Savings Bank	122482	09/30/15	02/24/16	1.80000000%	147	500,000.00	500,000.00				
11	UCPB Savings Bank	122514	10/06/15	02/24/16	1.80000000%	141	3,000,000.00	3,000,000.00				
12	UCPB Savings Bank	122609	10/28/15	03/11/16	1.80000000%	135	5,200,000.00	5,200,000.00				
13	UCPB	3118980	11/20/15	03/17/16	2.00000000%	118	500,000.00	500,000.00				
14	UCPB Savings Bank	122654	11/04/15	03/22/16	1.80000000%	139	500,000.00	500,000.00				
15	UCPB	3118974	11/11/15	03/29/16	2.00000000%	139	6,250,000.00	6,250,000.00				
16	UCPB Savings Bank	125045	11/25/15	03/29/16	2.00000000%	125	1,200,000.00	1,200,000.00				
17	UCPB	3118992	12/03/15	04/06/16	2.00000000%	125	1,000,000.00	1,000,000.00				
18	UCPB	3118993	12/03/15	04/13/16	2.00000000%	132	2,000,000.00	2,000,000.00				
19	RCBC Savings Bank	000-000-9015899358	12/11/15	04/13/16	2.00000000%	124	2,300,000.00	2,300,000.00				
20	UCPB	3119015	12/15/15	04/13/16	2.00000000%	120	500,000.00	500,000.00				
21	UCPB	3118995	12/03/15	04/20/16	2.00000000%	139	2,000,000.00	2,000,000.00				
22	UCPB	3119027	12/21/15	04/21/16	2.00000000%	122	900,000.00	900,000.00				
23	UCPB	3118991	12/03/15	04/27/16	2.00000000%	146	5,300,000.00	5,300,000.00				
24	UCPB	3119040	12/29/15	05/11/16	2.00000000%	134	500,000.00	500,000.00				
TOTAL							58,250,000.00	58,250,000.00	1,163,190.52	156,257.92	215,218.58	1,222,151.18

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

SCHEDULE 3-6 Corporate Assets - MORTGAGE LOANS

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

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

SCHEDULE 3-7 Corporate Assets - Planholders' loans

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)
	1													
2														
3														
4														
5														
6						N	O	N	E					
7														
8														
9														
10														
11														
12														
13														
14														
15														
16														
17														
18														
19														
20														
TOTAL														

ANNUAL STATEMENT for the Year Ended December 31, 2014 of CITYPLANS, INCORPORATED

SCHEDULE 3-8 Corporate Assets - STOCKS

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)	D I V I D E N D						
					At Acquisition Date	At Closing/Balance Sheet Date					Rate for the last 3 years preceeding Current Year			Collected	Accrued	Accrued	Earned
											2012 (10)	2013 (11)	2014 (12)	During the Year (13)	Previous Year (14)	Current Year (15)	During the Year (16)
2	3	4	5	6	7	8	9	10	11	12 = (11-10)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
Common Shares:																	
Common Shares:																	
City & Land																	
Developers, Inc (CLDI	737	12/28/94	Purchased	3,500	10,500.00	10,185.00	10,500.00	10,500.00	10,185.00	(315.00)							
Shares	738	12/28/94	-do-	7,000													
	767	09/24/96	-do-	30,000	90,900.00	29,100.00	90,900.00	90,900.00	29,100.00	(61,800.00)							
	768	10/16/96	-do-	4,200	12,600.00	4,074.00	12,600.00	12,600.00	4,074.00	(8,526.00)							
	770	03/21/97	-do-	10,000	30,000.00	9,700.00	30,000.00	30,000.00	9,700.00	(20,300.00)							
	771	04/04/97	-do-	4,500	13,500.00	4,365.00	13,500.00	13,500.00	4,365.00	(9,135.00)							
	780	01/28/98	-do-	10,000	22,000.00	9,700.00	22,000.00	22,000.00	9,700.00	(12,300.00)							
	1254	03/29/99	-do-	44,400	44,400.00	43,068.00	44,400.00	44,400.00	43,068.00	(1,332.00)							
	1255	03/29/99	-do-	22,500	22,500.00	21,825.00	22,500.00	22,500.00	21,825.00	(675.00)							
	1497	03/29/99	-do-	9,000	12,600.00	8,730.00	12,600.00	12,600.00	8,730.00	(3,870.00)							
	1513	03/29/99	-do-	3,675	5,145.00	3,564.75	5,145.00	5,145.00	3,564.75	(1,580.25)							
	1514	03/29/99	-do-	5,250	7,350.00	5,092.50	7,350.00	7,350.00	5,092.50	(2,257.50)							
	1515	03/29/99	-do-	9,750	13,650.00	9,457.50	13,650.00	13,650.00	9,457.50	(4,192.50)							
	1516	03/29/99	-do-	3,675	5,145.00	3,564.75	5,145.00	5,145.00	3,564.75	(1,580.25)							
	1517	03/29/99	-do-	7,500	10,500.00	7,275.00	10,500.00	10,500.00	7,275.00	(3,225.00)							
	1518	03/29/99	-do-	7,500	10,500.00	7,275.00	10,500.00	10,500.00	7,275.00	(3,225.00)							
	1519	03/29/99	-do-	10,500	14,700.00	10,185.00	14,700.00	14,700.00	10,185.00	(4,515.00)							
	1520	03/29/99	-do-	1,125	1,575.00	1,091.25	1,575.00	1,575.00	1,091.25	(483.75)							
	1521	03/29/99	-do-	15,000	21,000.00	14,550.00	21,000.00	21,000.00	14,550.00	(6,450.00)							
	1522	03/29/99	-do-	1,125	1,575.00	1,091.25	1,575.00	1,575.00	1,091.25	(483.75)							
	1523	03/29/99	-do-	1,575	2,205.00	1,527.75	2,205.00	2,205.00	1,527.75	(677.25)							
	1524	03/29/99	-do-	1,575	2,205.00	1,527.75	2,205.00	2,205.00	1,527.75	(677.25)							
	1525	03/29/99	-do-	3,750	5,250.00	3,637.50	5,250.00	5,250.00	3,637.50	(1,612.50)							
	1527	03/29/99	-do-	2,625	3,675.00	2,546.25	3,675.00	3,675.00	2,546.25	(1,128.75)							

		1528	03/29/99	-do-	4,500	6,300.00	4,365.00	6,300.00	6,300.00	4,365.00	(1,935.00)							
		1529	03/29/99	-do-	7,500	10,500.00	7,275.00	10,500.00	10,500.00	7,275.00	(3,225.00)							
		1530	03/29/99	-do-	9,750	13,650.00	9,457.50	13,650.00	13,650.00	9,457.50	(4,192.50)							
		1531	03/29/99	-do-	3,750	5,250.00	3,637.50	5,250.00	5,250.00	3,637.50	(1,612.50)							
		1532	03/29/99	-do-	750	1,050.00	727.50	1,050.00	1,050.00	727.50	(322.50)							
		1533	03/29/99	-do-	750	1,050.00	727.50	1,050.00	1,050.00	727.50	(322.50)							
		1534	03/29/99	-do-	3,750	5,250.00	3,637.50	5,250.00	5,250.00	3,637.50	(1,612.50)							
		1535	03/29/99	-do-	2,625	3,675.00	2,546.25	3,675.00	3,675.00	2,546.25	(1,128.75)							
		1773	04/15/99	-do-	600	15,400.00	10,670.00	15,400.00	15,400.00	10,670.00	(4,730.00)							
		1774	04/15/99	-do-	1,200													
		1775	04/15/99	-do-	4,200													
		1776	04/15/99	-do-	3,500													
		1777	04/15/99	-do-	1,500													
		2354	11/08/99	-do-	14,000	46,900.00	13,580.00	46,900.00	46,900.00	13,580.00	(33,320.00)							
		4015	07/05/00	-do-	2,000	6,800.00	1,940.00	6,800.00	6,800.00	1,940.00	(4,860.00)							
		4027	08/02/00	-do-	20,125	65,406.25	19,521.25	65,406.25	65,406.25	19,521.25	(45,885.00)							
	15% stock dividend	2691	04/07/00	Stock Dividend	227,340		220,519.80			220,519.80	220,519.80							
	12.5% stock dividend	4193	07/11/03	-do-	220,633		214,014.01			214,014.01	214,014.01							
	20% stock dividend	5080	08/09/05	-do-	397,139		385,224.83			385,224.83	385,224.83							
	20% stock dividend	5830	08/08/06	-do-	476,567		462,269.99			462,269.99	462,269.99							
	20% stock dividend	6582	08/07/07	-do-	324,380		314,648.60			314,648.60	314,648.60							
	20% stock dividend	7343	07/22/09	-do-	389,257		377,579.29			377,579.29	377,579.29							
	20% stock dividend	8931		-do-	467,108		453,094.76			453,094.76	453,094.76							
	20% stock dividend	8520		-do-	467,108		453,094.76			453,094.76	453,094.76							
	20% stock dividend	8930		-do-	93,421		90,618.37			90,618.37	90,618.37							
	20% stock dividend	9925	10/4/2012	-do-	560,529		543,713.13			543,713.13	543,713.13							
	20% stock dividend	9924	10/4/2012	-do-	112,105		108,741.85			108,741.85	108,741.85							
	20% stock dividend	10780	08/06/13	-do-	134,526		130,490.22			130,490.22	130,490.22							
	20% stock dividend	10781	08/06/13	-do-	672,635		652,455.95			652,455.95	652,455.95							
	10% stock dividend	11594	08/05/14	-do-	80,716		78,294.52			78,294.52	78,294.52							
	10% stock dividend	11595	08/05/14	-do-	403,581		391,473.57			391,473.57	391,473.57							
	10% stock dividend	12393	08/04/15	-do-	532,727		516,745.19			516,745.19	516,745.19							
					5,859,997	544,706.25	5,684,197.09	544,706.25	544,706.25	5,684,197.09	5,139,490.84							
	Scriptless shares lodge with																	

	Asiasec Equities, Inc.				4,380,813	1,697,500.00	4,249,388.61	1,697,500.00	1,697,500.00	4,249,388.61	2,551,888.61								
	TOTAL CLDI				10,240,810	2,242,206.25	9,933,585.70	2,242,206.25	2,242,206.25	9,933,585.70	7,691,379.45	0.15	0.11	0.07	176,887.01	0.00	0.00	176,887.01	
	Cityland Development Corporation (CDC) Shares	06075	07/29/97	Purchased	5,000	60,000.00	5,150.00	60,000.00	60,000.00	5,150.00	(54,850.00)								
		06081	07/31/97	-do-	9,000	180,000.00	15,450.00	180,000.00	180,000.00	15,450.00	(164,550.00)								
		06084	08/01/97	-do-	6,000														
		06093	08/08/97	-do-	4,100	4,400.00	4,223.00	4,400.00	4,400.00	4,223.00	(177.00)								
		06087	08/04/97	-do-	11,100	170,200.00	11,433.00	170,200.00	170,200.00	11,433.00	(158,767.00)								
		06094	08/08/97	-do-	4,800	55,200.00	4,944.00	55,200.00	55,200.00	4,944.00	(50,256.00)								
		06102	08/12/97	-do-	300	3,300.00	309.00	3,300.00	3,300.00	309.00	(2,991.00)								
		06157	09/22/97	-do-	19,700	216,700.00	20,291.00	216,700.00	216,700.00	20,291.00	(196,409.00)								
		06168	09/26/97	-do-	20,000	210,000.00	20,600.00	210,000.00	210,000.00	20,600.00	(189,400.00)								
		06174	10/14/97	-do-	20,000	180,000.00	20,600.00	180,000.00	180,000.00	20,600.00	(159,400.00)								
		06174	10/14/97	-do-	10,000	80,000.00	10,300.00	80,000.00	80,000.00	10,300.00	(69,700.00)								
		06183	10/23/97	-do-	10,000	80,000.00	10,300.00	80,000.00	80,000.00	10,300.00	(69,700.00)								
		06218	01/12/98	-do-	20,000	138,200.00	20,600.00	138,200.00	138,200.00	20,600.00	(117,600.00)								
		06228	01/27/98	-do-	17,000	108,800.00	17,510.00	108,800.00	108,800.00	17,510.00	(91,290.00)								
		06229	01/27/98	-do-	2,000	12,800.00	2,060.00	12,800.00	12,800.00	2,060.00	(10,740.00)								
		06247	04/17/98	-do-	1,000	9,000.00	1,030.00	9,000.00	9,000.00	1,030.00	(7,970.00)								
		06248	04/17/98	-do-	3,000	27,000.00	3,090.00	27,000.00	27,000.00	3,090.00	(23,910.00)								
		06288	08/21/98	-do-	4,000	32,000.00	4,120.00	32,000.00	32,000.00	4,120.00	(27,880.00)								
		06293	09/04/98	-do-	2,000	15,000.00	2,060.00	15,000.00	15,000.00	2,060.00	(12,940.00)								
		06298	09/25/98	-do-	2,000	7,500.00	2,060.00	7,500.00	7,500.00	2,060.00	(5,440.00)								
		06301	10/02/98	-do-	2,000	7,500.00	2,060.00	7,500.00	7,500.00	2,060.00	(5,440.00)								
		06306	10/09/98	-do-	2,000	15,000.00	2,060.00	15,000.00	15,000.00	2,060.00	(12,940.00)								
		06324	01/22/99	-do-	1,000	15,000.00	1,030.00	15,000.00	15,000.00	1,030.00	(13,970.00)								
		06329	02/12/99	-do-	1,000	9,000.00	1,030.00	9,000.00	9,000.00	1,030.00	(7,970.00)								
		06332	02/26/99	-do-	2,000	9,000.00	2,060.00	9,000.00	9,000.00	2,060.00	(6,940.00)								
		06347	04/23/99	-do-	1,000	18,000.00	1,030.00	18,000.00	18,000.00	1,030.00	(16,970.00)								
		06348	04/23/99	-do-	1,000	17,000.00	1,030.00	17,000.00	17,000.00	1,030.00	(15,970.00)								
		06353	04/30/99	-do-	2,000	17,000.00	2,060.00	17,000.00	17,000.00	2,060.00	(14,940.00)								
		06359	05/17/99	-do-	2,000	17,000.00	2,060.00	17,000.00	17,000.00	2,060.00	(14,940.00)								
		06363	05/21/99	-do-	2,000	17,000.00	2,060.00	17,000.00	17,000.00	2,060.00	(14,940.00)								

	06366	05/26/99	-do-	2,000	17,000.00	2,060.00	17,000.00	17,000.00	2,060.00	(14,940.00)							
	06370	06/18/99	-do-	2,000	17,000.00	2,060.00	17,000.00	17,000.00	2,060.00	(14,940.00)							
	06371	06/18/99	-do-	2,000	17,000.00	2,060.00	17,000.00	17,000.00	2,060.00	(14,940.00)							
	06387	07/12/99	-do-	2,000	17,000.00	2,060.00	17,000.00	17,000.00	2,060.00	(14,940.00)							
40% stock dividend	06506	11/26/99	Stock Div.	78,000		80,340.00			80,340.00	80,340.00							
	07333	03/01/00	Purchased	2,000	12,000.00	2,060.00	12,000.00	12,000.00	2,060.00	(9,940.00)							
	07296	12/23/99	-do-	2,000	12,000.00	2,060.00	12,000.00	12,000.00	2,060.00	(9,940.00)							
	07300	01/14/00	-do-	2,000	13,800.00	2,060.00	13,800.00	13,800.00	2,060.00	(11,740.00)							
	07314	01/21/00	-do-	2,000	12,000.00	2,060.00	12,000.00	12,000.00	2,060.00	(9,940.00)							
	07323	01/26/00	-do-	2,000	12,000.00	2,060.00	12,000.00	12,000.00	2,060.00	(9,940.00)							
	07346	05/04/00	-do-	2,000	12,000.00	2,060.00	12,000.00	12,000.00	2,060.00	(9,940.00)							
	07347	05/04/00	-do-	2,000	12,000.00	2,060.00	12,000.00	12,000.00	2,060.00	(9,940.00)							
	07351	05/10/00	-do-	1,000	5,500.00	1,030.00	5,500.00	5,500.00	1,030.00	(4,470.00)							
	07351	05/10/00	-do-	1,000	5,800.00	1,030.00	5,800.00	5,800.00	1,030.00	(4,770.00)							
	07354	05/17/00	-do-	2,000	11,000.00	2,060.00	11,000.00	11,000.00	2,060.00	(8,940.00)							
	07357	05/23/00	-do-	1,000	5,000.00	1,030.00	5,000.00	5,000.00	1,030.00	(3,970.00)							
	07361	05/29/00	-do-	1,000	5,700.00	1,030.00	5,700.00	5,700.00	1,030.00	(4,670.00)							
	07380	07/05/00	-do-	2,000	10,600.00	2,060.00	10,600.00	10,600.00	2,060.00	(8,540.00)							
30% stock dividend	07461	08/05/00	Stock Div.	88,500		91,155.00			91,155.00	91,155.00							
50% stock dividend	8441	07/10/02	-do-	191,750		197,502.50			197,502.50	197,502.50							
20% stock dividend	9509	09/20/05	-do-	115,050		118,501.50			118,501.50	118,501.50							
20% stock dividend	10391	08/01/06	-do-	138,060		142,201.80			142,201.80	142,201.80							
20% stock dividend	11247	07/31/07	-do-	165,672		170,642.16			170,642.16	170,642.16							
20% stock dividend	12115	07/22/09	-do-	198,806		204,770.18			204,770.18	204,770.18							
20% stock dividend	12966	10/05/10	-do-	238,567		245,724.01			245,724.01	245,724.01							
20% stock dividend	13601	08/02/11	-do-	286,281		294,869.43			294,869.43	294,869.43							
10% stock dividend	14393	09/20/12	-do-	171,768		176,921.04			176,921.04	176,921.04							
5% stock dividend	15164	07/30/13	-do-	94,472		97,306.16			97,306.16	97,306.16							
5% stock dividend	15892	07/29/14	-do-	99,196		102,171.88			102,171.88	102,171.88							
TOTAL CDC				2,083,122	1,929,000.00	2,145,615.66	1,929,000.00	1,929,000.00	2,145,615.66	216,615.66	0.03	0.03	0.03	56,244.59	0.00	0.00	56,244.59
Philippine Long																	
Distance Co. (PLDT)																	

	Shares	MF0285418		Conversion of	16	35,499.18	74,160.00	35,499.18	35,499.18	74,160.00	38,660.82							
		MF028849		Preferred Shares	2													
		MF0304278			18													
	TOTAL PLDT				36	35,499.18	74,160.00	35,499.18	35,499.18	74,160.00	38,660.82	171.00	175.00	185.00	5,472.00	0.00	0.00	5,472.00
	GRAND TOTAL				12,323,968	4,206,705.43	12,153,361.36	4,206,705.43	4,206,705.43	12,153,361.36	7,946,655.93				238,603.60	0.00	0.00	238,603.60
<i>*Indicate how stocks were acquired, i.e., whether purchased or as dividend</i>																		

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

SCHEDULE 3-9 Corporate Assets - REAL ESTATE

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	RENTAL INCOME				Encumbrance (if Any)
									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)	(14)
Occupied by the Company:													
Lot													
Building													
Sub-total													
Investment Properties													
Lot													
Building													
Condominium Units at:													
A. Grand Emerald Tower located F. Ortigas Jr. Ave., Ortigas Center Pasig City													
<u>Unit No. / CCT No.</u>													
1603 / 0112012006227	20.96 sq.m	City & Land	Nov. 2007		924,997.15	147,999.53	776,997.62						
1702 / 0112012006155	21.20 sq.m	Developers, Inc.	Nov. 2007		927,574.20	148,411.86	779,162.34						
2202 / 0112012006161	21.20 sq.m		Nov. 2007		924,860.05	147,977.60	776,882.45						
2603 / 0112012006302	20.96 sq.m		Nov. 2007		925,891.35	148,142.61	777,748.74						
2703 / 0112012006286	20.96 sq.m		Nov. 2007		925,891.35	148,142.61	777,748.74						
1703 / 0112012006105	20.96 sq.m		Nov. 2007		935,319.35	149,651.09	785,668.26						
2103 / 0112012006150	20.96 sq.m		Nov. 2007		933,675.05	149,388.00	784,287.05						
2602 / 0112012006315	21.20 sq.m		Nov. 2007		932,975.75	149,276.11	783,699.64						
2702 / 0112012006104	21.20 sq.m		Nov. 2007		938,734.10	150,197.46	788,536.64						
3102 / 0112012006137	21.20 sq.m		Nov. 2007		956,012.00	152,961.92	803,050.08						
3103 / 0112012006244	20.96 sq.m		Nov. 2007		933,801.05	149,408.17	784,392.88						
3603 / 0112012006249	20.96 sq.m		Nov. 2007		950,883.30	152,141.33	798,741.97						
1602 / 0112012006090	21.20 sq.m		Nov. 2007		921,628.35	147,460.54	774,167.81						
1903 / 0112012006228	20.96 sq.m		Nov. 2007		926,248.25	148,199.72	778,048.53						
2003 / 01120122006103	20.96 sq.m		Nov. 2007		922,951.80	147,672.29	775,279.51						
2203 / 0112012007203	20.96 sq.m		Nov. 2007		968,958.04	155,033.29	813,924.75						
2303 / 0112012006190	20.96 sq.m		Nov. 2007		923,538.05	147,766.09	775,771.96						
Sub-total				25 years	15,873,939.19	2,539,830.19	13,334,109.00	-	1,786,511.08	-	-	1,786,511.08	

no CCT yet)													
Unit No.													
2530	24.73 sq.m		Aug. 2011		1,430,679.29	23,844.65	1,406,834.64						
2630	24.73 sq.m		Aug. 2011		1,470,019.92	24,500.33	1,445,519.59						
2430	24.73 sq.m		Aug. 2011		1,458,669.97	24,311.17	1,434,358.80						
2330	24.73 sq.m		Aug. 2011		1,509,185.69	25,153.09	1,484,032.60						
2030	24.73 sq.m		Aug. 2011		1,429,763.07	23,829.38	1,405,933.69						
1930	24.73 sq.m		Aug. 2011		1,420,193.12	23,669.89	1,396,523.23						
1830	24.73 sq.m		Aug. 2011		1,479,135.33	24,652.26	1,454,483.07						
1230	24.73 sq.m		Aug. 2011		1,447,892.00	24,131.53	1,423,760.47						
1530	24.73 sq.m		Aug. 2011		1,457,961.32	24,299.36	1,433,661.96						
0807	24.99 sq.m		Aug. 2011		1,502,144.03	25,035.73	1,477,108.30						
0808B	21.24 sq.m		Aug. 2011		1,344,182.76	22,403.05	1,321,779.71						
1107	26.05 sq.m		Aug. 2011		1,441,089.45	24,018.16	1,417,071.29						
1007	26.05 sq.m		Aug. 2011		1,469,208.71	24,486.81	1,444,721.90						
0830	23.66 sq.m		Aug. 2011		1,373,107.83	22,885.13	1,350,222.70						
4011	16.21 sq.m		Aug. 2011		1,210,488.74	20,174.81	1,190,313.93						
3935	20.18 sq.m		June 2014		1,513,304.40	25,221.74	1,488,082.66						
4035	20.18 sq.m		June 2014		1,513,304.40	25,221.74	1,488,082.66						
3835	20.18 sq.m		June 2014		1,597,671.81	26,627.86	1,571,043.95						
3635	20.18 sq.m		June 2014		1,585,332.46	26,422.21	1,558,910.25						
3735	20.18 sq.m		June 2014		1,683,652.02	28,060.87	1,655,591.15						
2535	20.18 sq.m		June 2014		1,631,278.62	27,187.98	1,604,090.64						
2735	20.18 sq.m		June 2014		1,596,747.26	26,612.45	1,570,134.81						
2835	20.18 sq.m		June 2014		1,596,747.26	26,612.45	1,570,134.81						
2935	20.18 sq.m		June 2014		1,695,792.79	28,263.21	1,667,529.58						
3235	20.18 sq.m		June 2014		1,628,038.68	27,133.98	1,600,904.70						
3335	20.18 sq.m		June 2014		1,659,952.37	27,665.87	1,632,286.50						
3435	20.18 sq.m		June 2014		1,762,997.17	29,383.29	1,733,613.88						
2007	26.05 sq.m		June 2014		1,834,607.47	30,576.79	1,804,030.68						
2707	26.05 sq.m		June 2014		1,884,557.13	31,409.29	1,853,147.84						
2807	26.05 sq.m		June 2014		1,874,683.37	31,244.72	1,843,438.65						
3907	26.05 sq.m		June 2014		1,920,104.08	32,001.73	1,888,102.35						
3707	26.05 sq.m		June 2014		1,964,209.51	32,736.83	1,931,472.68						
3807	26.05 sq.m		June 2014		2,006,143.57	33,435.73	1,972,707.84						
3507	26.05 sq.m		June 2014		2,039,123.51	33,985.39	2,005,138.12						
3407	26.05 sq.m		June 2014		2,039,123.51	33,985.39	2,005,138.12						
3307	26.05 sq.m		June 2014		2,173,001.97	36,216.70	2,136,785.27						
2907	26.05 sq.m		June 2014		2,105,628.27	35,093.80	2,070,534.47						
2507	26.05 sq.m		June 2014		2,228,675.11	37,144.59	2,191,530.52						

Sub-total					62,978,397.97	1,049,639.97	61,928,758.00	-	266,100.00	-	-	266,100.00
D. Makati Executive Tower IV located at P. Medina/Gil Puyat, Makati City												
Unit No. / CCT No.												
927	006-2014010081	25.96 sq.m.	Cityland Dev.	April 2012	1,613,828.35	188,279.96	1,425,548.39					
1106	006-2014010974	28.163 sq.m.	Corporation	April 2012	1,571,513.20	183,343.20	1,388,170.00					
1204	006-2014010973	26.5 sq.m.		April 2012	1,582,258.30	184,596.79	1,397,661.51					
1206	006-2014010067	28.16 sq.m.		April 2012	1,582,983.55	184,681.40	1,398,302.15					
1727	006-2014010704	25.96 sq.m.		April 2012	1,611,510.90	188,009.60	1,423,501.31					
1604	006-2014010972	26.5 sq.m.		April 2012	1,578,566.00	184,166.02	1,394,399.98					
1706	006-2014010975	28.16 sq.m.		April 2012	1,571,327.90	183,321.58	1,388,006.32					
1806	006-2014009962	28.16 sq.m.		April 2012	1,582,392.55	184,612.45	1,397,780.10					
2006	006-2014010976	28.16 sq.m.		April 2012	1,581,216.15	184,475.21	1,396,740.94					
Sub-total					14,275,596.90	1,665,486.22	12,610,110.69	-	988,031.40	-	-	988,031.40
E. Pines Peak Tower I located at Union Pines/Pines Sts Barangka Mandaluyong City (building still under construction, no CCT yet)												
Unit No.												
1024		19.45 sq.m.	Cityland Dev.	Aug. 2012	933,731.29	-	933,731.29					
1033		19.45 sq.m.	Corporation	Aug. 2012	933,731.29	-	933,731.29					
1124		19.45 sq.m.		Aug. 2012	933,731.29	-	933,731.29					
1133		19.45 sq.m.		Aug. 2012	933,731.29	-	933,731.29					
1224		19.45 sq.m.		Aug. 2012	933,731.29	-	933,731.29					
1233		19.45 sq.m.		Aug. 2012	933,731.29	-	933,731.29					
1524		19.45sq.m.		Aug. 2012	933,731.29	-	933,731.29					
1533		19.45 sq.m.		Aug. 2012	933,731.29	-	933,731.29					
1624		19.45 sq.m.		Aug. 2012	933,731.29	-	933,731.29					
1633		19.45 sq.m.		Aug. 2012	933,731.29	-	933,731.29					
1724		19.45 sq.m.		Aug. 2012	933,731.29	-	933,731.29					
1733		19.45 sq.m.		Aug. 2012	933,731.29	-	933,731.29					
1824		19.45 sq.m.		Aug. 2012	933,731.29	-	933,731.29					
1833		19.45 sq.m.		Aug. 2012	933,731.29	-	933,731.29					
Sub-total					13,072,238.06	0.00	13,072,238.06	-	-	-	-	-
GRAND TOTALS					187,207,535.50	6,875,103.64	180,332,431.86	0.00	3,185,742.48	0.00	0.00	3,185,742.48

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

SCHEDULE 3-10 Corporate Assets - OTHER INVESTMENTS

Description	Account Number	Date of Placement	Date of Maturity	Number of Shares / Units	Acquisition cost	Market Value	INTEREST			
							Collected During the Year	Accrued Previous Year	Accrued Current Year	Earned During the Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(9)	(10)
1										
2										
3										
4				N	O	N	E			
5										
6										
7										
8										
9										
10										
TOTAL										

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

SCHEDULE 3-11 Corporate Assets - ACCRUED INVESTMENT INCOME

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)	(5)	(6)	(3)	(4)	(7)
1 Interest on Government Securities	-	-	-	-	-	-
2 Income on Corporate Bonds	-	-	-	-	-	-
3 Dividends on Stocks	238,603.60	-	-	-	-	238,603.60
4 Income on Real Estate	6,850,702.04	-	-	-	-	6,850,702.04
5 Interest on Mortgage Loans	-	-	-	-	-	-
6 Interest on Planholders' Loans	-	-	-	-	-	-
7 Income on Time Deposit	46,633.71	1,153.87	4,297.35	-	-	43,490.23
8 Income on Short-term Investments	1,163,190.52	215,218.58	156,257.92	-	-	1,222,151.18
9 Interest on Bank Deposits	3,275.03	0.00	406.34	-	-	2,868.69
Others:						
10 IPF - Time Deposit	0.00	0.00	0.00	-	-	0.00
TOTAL	8,302,404.90	216,372.45	160,961.61	0.00	0.00	8,357,815.74

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

SCHEDULE Corporate Assets 3-12 ACCOUNTS/ NOTES RECEIVABLE

Name / Address of Debtor or Maker of Note*	Date Granted / Issued	Original Amount	Date of Last Payment	Amount Paid During the Year	Balance as of 12-31-PY	Balance as of 12-31-CY	Remarks <i>(Description: Nature, and Security, if any)</i>
(1)	(2)	(3)	(4)	(5)	(7)	(8)	(8)
Accounts Receivable:							
Secured:							
Cityland Dev. Corporation	12/31/2014	23,098.95	1/30/2015	23,098.95	23,098.95	-	Sharing of Expenses
Cityland Incorporated	12/31/2014	17,832.18	1/30/2015	17,832.18	17,832.18	-	Sharing of Expenses
City & Land Developer's Inc.	12/31/2014	2,424.59	1/30/2015	2,424.59	2,424.59	-	Sharing of Expenses
Katherine G. Roldan	8/26/2011			-	420.80	420.80	Electric Bill GET Unit 1603
John Renante Tiglao	1/8/2013	17,824.05		-	-	-	RET for 2013
	1/15/2014	17,824.05	1/8/2015	7,088.85	7,088.85	-	RET for 2014
Gilbert Caringal c/o Norisa Caringal	1/21/2015	6,315.84		-	3,157.92	6,315.84	RET for 2014 & 2015
KC Guardiano	7/31/2015	893.80		-	-	893.80	SSS, Medicare & Pag-ibig Payable
PNB	12/4&23/2015	2,797.26		-	-	2,797.26	Asso. Dues and Electric bill
UBP	12/9/2015	27,600.00		-	-	27,600.00	Actuarial fee
Various Clients c/o Melita Tan				2,905.69	14,356.71	11,451.02	Advances A/P Registration
Various Clients				9,978.88	122,563.24	112,584.36	RET payments
Various Clients				-	-	584,570.66	Estimated Registration Expenses
Unsecured:							
1	Insurance Claims Receivable						
	Sub-total			63,329.14	190,943.24	746,633.74	
Installment Contracts Receivable							
Secured:							
1	Various Clients			6,096,991.56	21,063,620.20	14,966,628.64	Receivable from Sale of Real Estate
Unsecured:							
1							
	Sub-total			6,096,991.56	21,063,620.20	14,966,628.64	
Other Receivable:*							
1							
	Sub-total			-	-	-	
GRAND TOTALS				6,160,320.70	21,254,563.44	15,713,262.38	
*To be Itemized in detail.							

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

SCHEDULE Corporate assets 3-14 Corporate Assets - INVENTORIES

	Particulars (1)	Nature of Account (2)	COST		Remarks (5)
			Previous Year (3)	Current Year (4)	
1	Real Estate Properties for Sale	Condominium Units	7,396,620.47	5,302,463.42	
2					
3					
4					
5					
6					
7					
	TOTAL		7,396,620.47	5,302,463.42	

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

	<i>*To be Itemized in detail.</i>				
--	-----------------------------------	--	--	--	--

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

SCHEDULE 3-15 Corporate Assets - OTHER ASSETS

Particulars	Nature of Account	Balance	Balance of	Remarks
		Previous Year	Current Year	
(1)	(2)	(3)	(4)	(2)
1 Input Tax	VAT on Purchases	2,276.20	5,632.49	
2 Other Investment	PLDT Stocks	35,499.18	-	
3 Other Assets - PLDT	Deposit for Tel. Instrument	800.00	800.00	
4 Other Assets - Meter Deposit	Deposit for Electric Meter	181,830.00	143,474.69	
5 Other Assets - CC10 Asso. (Elevator)	Capitalized Asset	10,531.16	9,829.04	
6 Net Pension Asset / Liability	Retirement Plan for Employees	525,174.35	502,148.00	
7 Prepaid Income Tax	Prepaid Income Tax	530,846.85	693,141.81	
8				
9				
10				
TOTAL		1,286,957.74	1,355,026.03	
<i>*To be Itemized in detail.</i>				

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

SCHEDULE 4 - INSURANCE PREMIUM RESERVE

Plan		Balance of	Balance
		Previous Year	Current Year
(1)		(2)	(3)
1	Memorial		
2	Pension	275,360.08	235,372.69
3	Education		
TOTAL		275,360.08	235,372.69

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

SCHEDULE 5 - OTHER RESERVES

Plan		Balance of	Balance
		Previous Year	Current Year
(1)		(2)	(3)
	PENSION		
1	Pension Bonus	1,034,940.49	971,577.38
2	Trust Fund Deficiency	19,756,196.92	15,534,345.20
3			
TOTAL		20,791,137.41	16,505,922.58

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

SCHEDULE 6 - PLANHOLDERS' BENEFITS PAYABLE

Name of Planholder		Nature of Account	Balance	Balance	Remarks
			Previous Year	Current Year	
(1)		(2)	(3)	(4)	(5)
Memorial Plan:					
1					
2					
3					
4					
5					
Sub-total					
Education Plan:					
1					
2					
3					
4					
5					
Sub-total					
Pension Plan:					
1	Roxanne C. Querubin	Staled Check -FS-MV & PB; Add'l PB for 2002	11,771.31	11,771.31	
2	Fernando Flores	Staled Check -Additional Pension Bonus	71.53	71.53	
3	Susan Alviola	Staled Check -Additional Pension Bonus	848.91	848.91	
4	Natalia S. Paulme	Staled Check -Additional Pension Bonus	101.24	101.24	
5	Ma. Geraldine S. Solitario	Additional pension bonus for 2002	2,849.27	2,849.27	
6	Salvador B. dela Peña	Additional pension bonus -2002 / PB Dec 2001	2,271.87	2,271.87	
7	Rodelio S. Roque	Additional pension bonus for 2002	163.76	163.76	
8	Joy A. Dean	Additional pension bonus for 2002	408.02	408.02	
9	Cheryl M. Zamora	Additional pension bonus for 2002	408.02	408.02	
10	Joel F. Malicsi	Additional pension bonus-2002 / PB Dec. 2001	601.92	601.92	
11	Teodoro Q. Valbuena	Additional pension bonus-2002 / PB Dec. 2001	603.57	603.57	
12	Raquel C. Canlas	Full settlement of pension bonus – Dec. 2001	395.25	395.25	
13	Jose O. Fournier	Full settlement of pension bonus – Dec. 2001	2,120.08	2,120.08	
14	Marvin T. Caro	Full settlement of pension bonus – Dec. 2001	422.19	422.19	
15	Alexander F. de Vera	Full settlement of pension bonus – Dec. 2001	355.82	355.82	
	Ma. Belinda Medrana	Staled Check-Additional pension bonus for 2003	1,774.64	1,774.64	
	Antonio Santos	Staled Check-Additional pension bonus for 2003	134.55	134.55	
	Rodolfo L. Montero	Staled Check-Additional pension bonus for 2004	653.70	653.70	
	Eleonor Maglalang	Staled Check- Termination Values 03/03/05	997.50	997.50	
	Julieta N. Navor	Additional pension bonus for 2003	310.80	310.80	
	Helen C. Lay	Additional pension bonus for 2003	222.43	222.43	
	Soliza Nora F. Tornea	Additional pension bonus for 2003	231.57	231.57	
	Magdalena M. Rañada	Additional pension bonus for 2003	214.10	214.10	
	Angelito M. Rañada Jr.	Additional pension bonus for 2003	212.78	212.78	
	Senen D. Sevilla	Additional pension bonus for 2003	181.16	181.16	
	Evelyn C. Palarca	Additional pension bonus for 2003	308.46	308.46	
	Joseph Y. Jimenez	Additional pension bonus for 2003	166.26	166.26	
	Edna M. Jimenez	Additional pension bonus for 2003	166.26	166.26	
	Marianito B. Aranas	Additional pension bonus for 2004	252.73	252.73	
	Raymond Enriquez	Additional pension bonus for 2004	360.74	360.74	
	Arcel Oblea	Additional pension bonus for 2004	1,252.84	1,252.84	
	Anita A. Regado	Additional pension bonus for 2004	296.39	296.39	
	Joel R. Peñamora	Additional pension bonus for 2004	245.73	245.73	
	Lourdes F. Quising	Additional pension bonus for 2004	1,302.14	1,302.14	
	Belen B. Marciano	Additional pension bonus for 2004	232.83	232.83	
	Ovette N. Ricalde	Additional pension bonus for 2004	469.76	469.76	
	Joseph Aaron Miravalles	Additional pension bonus for 2004	184.64	184.64	
	Julio Cesar M. Manalo	Additional pension bonus for 2012	91.00	91.00	
	Ramon I. Manuel	Staled Check -Additional Pension Bonus	207.98	207.98	
	Numida Pantaleon	Staled Check -Additional Pension Bonus	548.72	548.72	
	Mary Ann Monterola	Staled Checks & Hold Monthly Pension	12,216.22	13,416.22	
	Gerard Thomas Atienza	Staled Check -Full settlement of MV & bonus	11,580.75	11,580.75	
	Wilbert Sy	Staled Check -Additional Pension Bonus	976.96	976.96	
	Monica S. Blanco	Staled Check -Additional Pension Bonus	148.52	148.52	
	Aran Jason M. Manalo	Staled Check -Additional Pension Bonus	388.87	388.87	
	Loida Malaca	Staled Check -Additional Pension Bonus	293.67	293.67	
	Erlinda Villaruel	Staled Check -Additional Pension Bonus	708.76	708.76	
	Belen Marciano	Staled Check -Additional Pension Bonus	232.83	232.83	
	Leonidita B. Pascual	Staled Check -Additional Pension Bonus	695.36	695.36	
	Rickzon Umali	Staled Check -Full settlement of MV & bonus	54,752.94	54,752.94	
	Antonio Pascual	Staled Check -Additional Pension Bonus	350.38	350.38	
	Renato D. Barba	Staled Check -Additional Pension Bonus	135.11	135.11	
	Jun Pin	Staled Checks & Hold Monthly Pension	86,827.31	10,000.00	
	Jose Patricio Vicencio	Staled Checks & Hold Monthly Pension	123,055.27	141,055.27	

Oscar Malimban	Staled Check – Additional pension bonus	686.72	686.72
Ferdinand De Leon	Staled Check – Additional pension bonus	186.55	186.55
Ramon Nino De Leon	Staled Check – Additional pension bonus	186.57	186.57
Teresita Santos	Staled Check – Additional pension bonus	634.31	634.31
Marissa A. Ceraos	Staled Check -TV(excess after settlement of loan)	7,183.97	7,183.97
Danilo R. Eusebio	Staled Check -TV(excess after settlement of loan)	4,824.82	4,824.82
Elenita R. Dimacuha	Staled Check -MV(excess after settlement of loan)	400.00	400.00
Liberato Herbert Martinito Jr.	Staled Check -TV(excess after settlement of loan)	2,885.98	2,885.98
Jesus C. Mendoza	Staled Checks & Hold Monthly Pension	57,872.66	69,872.66
Jannah E. Sicat	Staled Checks & Hold Monthly Pension	18,155.00	21,755.00
Maria Sylvia L. Cruz	Staled Checks & Hold Monthly Pension	49,976.60	0.00
Henry B. Bentir	Staled Checks & Hold Monthly Pension	49,896.07	61,896.07
Julieth P. Benson	Staled Checks & Hold Monthly Pension	12,320.42	15,920.42
Lilian S. Cortez	Staled Checks & Hold Monthly Pension	20,300.00	28,700.00
Apolinario Solmeo	Staled Check-TV & Pension Bonus	4,198.15	4,198.15
Mary Chile Villaseran	Staled Check -Additional Pension bonus for 2010	1,217.19	1,217.19
Alicia D. Angeles	Staled Check -Additional Pension bonus for 2010	186.51	186.51
Czara Jane Lee	Staled Check -Additional Pension bonus for 2010	486.62	486.62
Czara Jane Lee	Staled Check -Additional Pension bonus for 2010	486.62	486.62
Guillermo/Jayrold Christian Abilong	Staled Check-MV & Pension Bonus	51,654.30	51,654.30
Alexander J. Lazona	Staled Checks & Hold Monthly Pension	45,674.84	57,674.84
Sonny G. Ang	Staled Check -Full settlement of MV & bonus	76,264.33	76,264.33
Leo D. Bernardino	Staled Check -Full settlement of MV & bonus	76,068.76	76,068.76
Romeo L. Lagatic	Staled Check -Full settlement of MV & bonus	101,276.55	101,276.55
Avegail M. Alagar	Staled Check -Full settlement of MV & bonus	111,387.76	111,387.76
Elizabeth L. Batayola	Staled Check -Full settlement of MV & bonus	106,170.81	106,170.81
Rodrigo M. Ocampo	Staled Checks & Hold Monthly Pension	85,615.27	109,615.27
Ma. Jolly E. Rizada	Staled Checks & Hold Monthly Pension	73,392.30	0.00
Vergel Benedict R. Dela Cruz	Staled Checks & Hold Monthly Pension	100,670.61	136,670.61
Gabriel P. Reyala Jr.	Staled Checks & Hold Monthly Pension	9,600.00	13,200.00
Lea A. Macandandang	Staled Check -Full settlement of MV & bonus	10,725.76	10,725.76
Ma. Teresa R. Cruz	Additional interest on pension bonus (2005-2011)	304.30	304.30
Edwin Q. Raymundo	Additional interest on pension bonus (2005-2011)	433.45	433.45
Jeannie Vilma N. Raymundo	Additional interest on pension bonus (2005-2011)	457.31	457.31
Daniel L. De Luna Jr.	Additional interest on pension bonus (2005-2011)	486.48	486.48
Miriam I. Lipata	Additional interest on pension bonus (2005-2011)	416.69	416.69
Ma. Doliza R. Riñon	Additional interest on pension bonus (2005-2011)	486.62	486.62
Donna Bella L. De Luna	Additional interest on pension bonus (2005-2011)	190.80	190.80
Amancio G. Mantaring	Additional interest on pension bonus (2005-2011)	974.09	974.09
Elvira I. Urtula	Additional interest on pension bonus (2005-2011)	304.30	304.30
Elvira I. Urtula	Additional interest on pension bonus (2005-2011)	304.30	304.30
Josephine L. De Luna	Additional interest on pension bonus (2005-2011)	340.01	340.01
Josephine L. De Luna	Additional interest on pension bonus (2005-2011)	340.01	340.01
Josephine L. De Luna	Additional interest on pension bonus (2005-2011)	340.01	340.01
Josephine L. De Luna	Additional interest on pension bonus (2005-2011)	340.01	340.01
Ricardo O. Lojera	Additional interest on pension bonus (2005-2011)	155.89	155.89
Ian Kenneth G. Liuson	Additional interest on pension bonus (2005-2011)	529.19	529.19
Erlinda S. Villaruel	Additional interest on pension bonus (2005-2011)	45.39	45.39
Leonida A. Basa	Additional interest on pension bonus (2005-2011)	34.45	34.45
George J. Salvador	Additional interest on pension bonus (2005-2011)	157.31	157.31
Reynaldo A. Kangleon	Additional interest on pension bonus (2005-2011)	211.42	211.42
Agustina P. Abordo	Additional interest on pension bonus (2005-2011)	93.41	93.41
Mary Ann E. Monterola	Additional interest on pension bonus (2005-2011)	163.11	163.11
Lilia R. Gelena	Additional interest on pension bonus (2005-2011)	138.33	138.33
Patrocinio B. Mariano	Additional interest on pension bonus (2005-2011)	207.14	207.14
William B. Mariano	Additional interest on pension bonus (2005-2011)	99.68	99.68
Arnel O, Legada	Additional interest on pension bonus (2005-2011)	141.05	141.05
Elizabeth S. Bringas	Additional interest on pension bonus (2005-2011)	297.67	297.67
Emmanuelle S. Bringas	Additional interest on pension bonus (2005-2011)	99.39	99.39
Alhamed V. Majini	Additional interest on pension bonus (2005-2011)	144.93	144.93
Fe-Attik E. Adil	Additional interest on pension bonus (2005-2011)	186.03	186.03
Fe-Attik E. Adil	Additional interest on pension bonus (2005-2011)	225.37	225.37
Fe-Attik E. Adil	Additional interest on pension bonus (2005-2011)	267.27	267.27
Regina r. Gomez	Additional interest on pension bonus (2005-2011)	286.51	286.51
Ma Beatriz L. Cagampang	Additional interest on pension bonus (2005-2011)	181.45	181.45
Toribio E. Ramos	Additional interest on pension bonus (2005-2011)	186.76	186.76
Remedios S. Ampongan	Additional interest on pension bonus (2005-2011)	129.57	129.57
Michael Derick P. Co	Additional interest on pension bonus (2005-2011)	230.74	230.74
Frank S. Chan	Additional interest on pension bonus (2005-2011)	1,366.85	1,366.85
Norbita M. Biag	Additional interest on pension bonus (2005-2011)	156.02	156.02
Sergio L. Velasquez	Additional interest on pension bonus (2005-2011)	63.34	63.34
Sergio L. Velasquez	Additional interest on pension bonus (2005-2011)	63.27	63.27
Emeliana P. Caraig	Additional interest on pension bonus (2005-2011)	86.82	86.82
Carlito L. Macale	Additional interest on pension bonus (2005-2011)	63.27	63.27
Carlito L. Macale	Additional interest on pension bonus (2005-2011)	93.22	93.22
Naomi V. Sendiong	Additional interest on pension bonus (2005-2011)	375.93	375.93
Rosalinda R. Jungco	Additional interest on pension bonus (2005-2011)	183.93	183.93
Rebecca L. Sevilla	Additional interest on pension bonus (2005-2011)	187.27	187.27
Emmanuel A. Perez	Additional interest on pension bonus (2005-2011)	275.77	275.77
Luisa G. Morales	Additional interest on pension bonus (2005-2011)	75.39	75.39
Erlinda C. Valiente	Additional interest on pension bonus (2005-2011)	183.61	183.61

Norma Sol V. Yanson	Additional interest on pension bonus (2005-2011)	187.95	187.95
Ricardo C. Sison III	Additional interest on pension bonus (2005-2011)	202.68	0.00
Miralyn M. Molaneda	Additional interest on pension bonus (2005-2011)	189.95	189.95
Lorena J. Villanueva	Additional interest on pension bonus (2005-2011)	374.90	374.90
Philemon O. Organo	Additional interest on pension bonus (2005-2011)	100.77	100.77
Teddy A. Irene	Additional interest on pension bonus (2005-2011)	257.75	257.75
Alicia R. Santos	Additional interest on pension bonus (2005-2011)	530.65	530.65
Melanie S. Chua	Additional interest on pension bonus (2005-2011)	191.38	191.38
Maria Sylvia L. Cruz	Additional interest on pension bonus (2005-2011)	315.78	315.78
Rickzon F. Umali	Additional interest on pension bonus (2005-2011)	175.94	175.94
Sonny G. Ang	Additional interest on pension bonus (2005-2011)	220.37	220.37
Rosario G. Comia	Additional interest on pension bonus (2005-2011)	397.57	397.57
Tita P. Huddleston	Additional interest on pension bonus (2005-2011)	300.91	300.91
Riza M. Del Mundo	Additional interest on pension bonus (2005-2011)	315.98	315.98
Henry B. Bentir	Additional interest on pension bonus (2005-2011)	312.95	312.95
John Darry A. Lim	Additional interest on pension bonus (2005-2011)	59.64	59.64
Douglas R. Cunanan	Additional interest on pension bonus (2005-2011)	1,560.07	1,560.07
Loriza E. Dagdag	Additional interest on pension bonus (2005-2011)	356.91	356.91
Ma. Celsa Gregoria Paula A. Pascual	Additional interest on pension bonus (2005-2011)	241.50	241.50
Ma. Teresa S. Pamintuan	Additional interest on pension bonus (2005-2011)	353.58	353.58
Recuerdo J. Santiago	Additional interest on pension bonus (2005-2011)	41.62	41.62
Aurora C. Javier	Additional interest on pension bonus (2005-2011)	348.15	348.15
Fernando N. Pangga	Additional interest on pension bonus (2005-2011)	353.70	353.70
Virginia S. Balinas	Additional interest on pension bonus (2005-2011)	65.91	65.91
Maria Ellen D. Chua	Additional interest on pension bonus (2005-2011)	482.38	482.38
Eliza B. Loyao	Additional interest on pension bonus (2005-2011)	335.62	335.62
Redempta G. Vergara	Additional interest on pension bonus (2005-2011)	718.24	718.24
Redempta G. Vergara	Additional interest on pension bonus (2005-2011)	520.29	520.29
James C. Sy	Additional interest on pension bonus (2005-2011)	386.39	386.39
Leo D. Bernardino	Additional interest on pension bonus (2005-2011)	274.49	274.49
Merlyn P. Espirituoso	Additional interest on pension bonus (2005-2011)	289.59	289.59
Adoracion C. Gonzaga	Additional interest on pension bonus (2005-2011)	235.36	235.36
Alexander J. Lazona	Additional interest on pension bonus (2005-2011)	385.70	385.70
Redempta E. Cawaling	Additional interest on pension bonus (2005-2011)	359.47	359.47
Maximo M. Bayno	Additional interest on pension bonus (2005-2011)	586.99	586.99
Amador T. De Leon	Additional interest on pension bonus (2005-2011)	664.84	664.84
Anna Lissa M. Guinto	Additional interest on pension bonus (2005-2011)	706.62	706.62
Gloria D. Bautista	Additional interest on pension bonus (2005-2011)	703.25	703.25
Sylvia A. Palugod	Additional interest on pension bonus (2005-2011)	329.86	329.86
Rafael R. Buenaventura	Additional interest on pension bonus (2005-2011)	709.36	709.36
Erlinda B. Franco	Additional interest on pension bonus (2005-2011)	226.84	226.84
Romancito S. Romano	Additional interest on pension bonus (2005-2011)	371.78	371.78
Apolinario G. Lacanilao	Additional interest on pension bonus (2005-2011)	391.23	391.23
Quennie D. Solomon	Additional interest on pension bonus (2005-2011)	83.79	83.79
Rogelio E. Encarnacion	Additional interest on pension bonus (2005-2011)	166.64	166.64
Benjamin D. Tejada	Additional interest on pension bonus (2005-2011)	321.56	321.56
Isabelito R. De Guzman	Additional interest on pension bonus (2005-2011)	98.36	98.36
Ann Ng	Additional interest on pension bonus (2005-2011)	96.47	96.47
Ana Meren T. Bersamin-Tan	Additional interest on pension bonus (2005-2011)	19.41	19.41
Aniceto M. Noguera	Additional interest on pension bonus (2005-2011)	437.65	437.65
Myrna C. Arce	Additional interest on pension bonus (2005-2011)	87.42	87.42
Avelina C. Alberastine	Additional interest on pension bonus (2005-2011)	361.02	361.02
Prescilla D. Acob	Additional interest on pension bonus (2005-2011)	349.26	349.26
Albert M. Ortega	Additional interest on pension bonus (2005-2011)	552.59	552.59
Luis B. Odero	Additional interest on pension bonus (2005-2011)	180.53	180.53
Merlo D. Mañalac	Additional interest on pension bonus (2005-2011)	142.82	142.82
Merlo D. Mañalac	Additional interest on pension bonus (2005-2011)	107.12	107.12
Merlo D. Mañalac	Additional interest on pension bonus (2005-2011)	107.12	107.12
Lavyrano R. Reyes	Additional interest on pension bonus (2005-2011)	542.47	542.47
Emerita C. Hernandez	Additional interest on pension bonus (2005-2011)	906.64	906.64
Maria Eloisa C. Gelomio	Additional interest on pension bonus (2005-2011)	38.57	38.57
Jun Y. Pin	Additional interest on pension bonus (2005-2011)	178.37	0.00
Filomena S. San Juan	Additional interest on pension bonus (2005-2011)	867.24	867.24
Juan A. Veruasa Jr.	Additional interest on pension bonus (2005-2011)	179.97	179.97
Melinda Y. De Guzman	Additional interest on pension bonus (2005-2011)	208.93	208.93
Henry Villanueva	Additional interest on pension bonus (2005-2011)	204.17	204.17
Lailani Q. Whittle	Additional interest on pension bonus (2005-2011)	103.90	103.90
Lourdes M. Cosare	Additional interest on pension bonus (2005-2011)	136.62	136.62
Nenita T. Villante	Additional interest on pension bonus (2005-2011)	123.37	123.37
Nenita T. Villante	Additional interest on pension bonus (2005-2011)	123.37	123.37
Jun L. Clarito	Additional interest on pension bonus (2005-2011)	255.55	255.55
Wilbert L. Clarito	Additional interest on pension bonus (2005-2011)	374.06	374.06
Eddrobin E. Leynes	Additional interest on pension bonus (2005-2011)	180.79	180.79
Jose Patricio C. Vicencio	Additional interest on pension bonus (2005-2011)	432.96	432.96
Lailani Q. Whittle	Additional interest on pension bonus (2005-2011)	143.49	143.49
Estelita H. Menes	Additional interest on pension bonus (2005-2011)	301.30	301.30
Reynaldo M. Lisbo	Additional interest on pension bonus (2005-2011)	155.61	155.61
Reynaldo M. Lisbo	Additional interest on pension bonus (2005-2011)	155.61	155.61
Arturo M. Llamas Jr.	Additional interest on pension bonus (2005-2011)	606.33	606.33
Charlie Gaw	Additional interest on pension bonus (2005-2011)	232.61	232.61
Apollo T. Lucido	Additional interest on pension bonus (2005-2011)	30.26	30.26

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

SCHEDULE 7 - PLANHOLDERS' DEPOSITS

	Name of Planholder	Balance of	Received	Refunded	Balance
		Previous Year	During the Year	During the Year	Current Year
					2+3-4
(1)	(2)	(3)	(4)	(5)	
Planholders' Deposit - (220-000)					
1	Rogelio T. Gabriel	285.00	-	-	285.00
2	Eddison Marrique	105.00	-	-	105.00
3	Leonor Gile	285.00	-	-	285.00
4	Bryan Tan	285.00	-	-	285.00
5	Maricel Gonzales	199.00	-	-	199.00
6	Roda Lorenzo	105.00	-	-	105.00
7	Ashiv Taneo	105.00	-	-	105.00
8	M. Najera	209.00	-	-	209.00
9	Arnel Manuel	105.00	-	-	105.00
10	Herminia C. Castro	235.00	-	-	235.00
	Sub-total	1,918.00	0.00	0.00	1,918.00
Planholders' Deposit - Other - (220-101)					
4	ARACELI A. BARTOLOME	995.00			995.00
7	AURORA A. DIZON	0.10			0.10
9	CATHERINE V. NACION	8.40			8.40
11	CHARLOTT A. AUSTRIA	0.05			0.05
12	CORAZON M. CABUG	225.25			225.25
14	DULCE AMOR G. COKING	9.15			9.15
15	ESTER-ZITA M. ABELLO	8.00			8.00
16	ESTRELLA A. REYES	9.15			9.15
17	EVA E. RIVERA	9.15			9.15
20	GABRIEL P. REYALA JR.	77.45			77.45
21	GOLDIALOU L. VALDELLON	72.00			72.00
26	JAIME M. BANTILO	205.00			205.00
27	JOAN L. SY	5.00			5.00
28	JOCELYN G. FALCULAN	12.40	1.40		13.80
30	LAURA JANE C. CRUZ	162.20			162.20
32	MA. BEATRIZ L. CAGAMPANG	440.30		238.80	201.50
35	MARIFE D. CARLET	503.65			503.65
36	MARY JOY S. BOLESTANA	48.40	25.20		73.60
38	MICHELLE A. CABUSO	8.30			8.30
39	OFELIA O. WANIWAN	312.59			312.59
40	ORLANDO M. SALES	562.20			562.20
45	RAMON A. OLAER	185.80		185.80	-
51	ROSARIO M. LAMORENA	1.00			1.00
53	ROSEMARIE L. LEGASPI	9.00			9.00
54	SATURNINO S. CATOTO	105.00			105.00
55	SOPHIA LOU G. DALAY	86.80			86.80
56	THOMAS WAYNE L. DAVIS	424.00			424.00
57	UNKNOWN PENSIONHOLDER	20,196.00			20,196.00
58	VIRGILIO M. BATAC	7.00			7.00
59	YOLANDA S. CRUZ	296.80	8.40		305.20
	Sub-total	24,985.14	35.00	424.60	24,595.54
Planholders' Deposit - Insurance Premium - (220-102)					
	Reynaldo Castillo	409.86	-	60.72	349.14
	Maria Rachael Graycochea	138.15	-	138.15	0.00
	Ludivina Guinto	442.92	885.84	885.84	442.92
	Teodoro Guinto	885.78	1,771.56	1,771.56	885.78
	Orlando Sales	611.37	2,926.80	585.36	2,952.81
	Sub-total	2,488.08	5,584.20	3,441.63	4,630.65
GRAND TOTAL		29,391.22	5,619.20	3,866.23	31,144.19

ANNUAL STATEMENT for the Year Ended December 31, 2015 of CITYPLANS, INCORPORATED					
SCHEDULE 8 - COUNSELORS' BOND RESERVE					
Name of Sales Counselor		Balance of	Received	Refunded	Balance
		Previous Year	During the Year	During the Year	Current Year
					2+3-4
(1)		(2)	(3)	(4)	(5)
1	Melita L. Tan	2,000.00	0.00	0.00	2,000.00
2	Nanettee O. Salazar	2,000.00	0.00	2,000.00	0.00
3	Ruth Callanta	2,030.13	0.00	0.00	2,030.13
4	Aristotle T. Mayordomo	418.00	0.00	0.00	418.00
5	Ana Maritz M. Ricafort	2,048.00	0.00	2,048.00	0.00
6	Jeannet P. Ong	822.30	0.00	0.00	822.30
7	Vicente Acebedo	1,253.00	0.00	0.00	1,253.00
8	Wilfredo L. Mamerga	658.00	0.00	0.00	658.00
9	Josie T. Uy	748.00	0.00	748.00	0.00
10					
11					
12					
13					
14					
15					
GRAND TOTAL		11,977.43	-	4,796.00	7,181.43

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

SCHEDULE 9 - ACCOUNTS/NOTES PAYABLE

Name of Creditor*		Nature of Account	Balance	Balance of	Remarks
(1)			Previous Year	Current Year	
		(2)	(3)	(4)	(5)
Notes Payable					
1					
2					
3					
Sub-total					
Accounts Payable					
1	Cityland Development Corp.	Retention for units purchased, share in Capitalized Asset of CC10 Asso. (Elevator) & unpaid expenses	820,749.46	140,052.67	
2	Cityland Incorporated	Retention for units purchased & Sharing of expenses	385,958.15	151,270.97	
3	City & Land Developers, Inc.	Retention for units purchased & Sharing of expenses	23,209.53	-	
4	UBP	Interest on Reinstatement	-	124.21	
5	SSS	SSS loan	1,384.35	1,384.35	
6	Various	Others	281,948.92	1,912.65	
7	Various	Staled Checks	238,101.55	252,957.45	
8	Beneficiary of G. Abilong	Proceeds- Insurance Claim	25,900.00	25,900.00	
9	Various RE Clients	Registration Expenses	142,923.48	393,134.54	
10	Various RE Clients	Estimated Reg. Expenses	-	550,718.66	
11	Various RE Clients	Meter Deposit Refund	374,929.04	382,364.69	
12	Various RE Clients	Advance RET Payments	7,965.64	2,903.58	
13	Various RE Clients	RE Refund	64,693.28	137,819.41	
14	Various RE Clients	Tax Declaration	3,000.00	2,850.00	
15	Contractor	Balance Payable	625.07	-	
16	Medicare	)	637.50	1,518.80	
17	SSS	) Remitted 1/2012 & 1/ 2013	1,162.60	1,090.00	
18	Pag-ibig Fund	)	200.00	200.00	
Sub-total			2,373,388.57	2,046,201.98	
GRAND TOTAL			2,373,388.57	2,046,201.98	
<i>*To be Itemized in detail.</i>					

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

SCHEDULE 10 - TAXES PAYABLE

	Particulars (1)	Nature of Account (2)	Balance	Balance of	Remarks (5)
			Previous Year (3)	Current Year (4)	
1	Value-Added Taxes		22,417.58	13,361.14	
4	Withholding Taxes	Compensation & Benefits	64,810.28	65,163.33	
5		Expanded Taxes	3,934.14	6,853.22	
6					
7					
	TOTAL		91,162.00	85,377.69	
	<i>*To be Itemized in detail.</i>				

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

SCHEDULE 11- ACCRUED EXPENSES

Name of Creditor *	Nature / Description of Account	Balance	Balance of	Remarks	
		Previous Year	Current Year		
(1)	(2)	(3)	(4)	(5)	
1	Accrued Insurance	Insurance Premium	13,820.71	12,213.20	
2	SGV & Company	Audit Fee	185,000.00	-	
3	SSS, Medicare, Pag-ibig	Contribution	3,254.90	3,075.00	
4	Various Planholders	Additional 10% of Termination Value	-	-	
5	Employees	Unused Leave	488,474.00	521,886.00	
6	BIR	Withholding Tax - MA/DP (PRM)	-	115,905.20	
	TOTAL		690,549.61	653,079.40	
<i>*To be Itemized in detail.</i>					

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

SCHEDULE 12 - OTHER LIABILITIES

	Name of Creditor*	Nature / Description of Account	Balance	Balance of	Remarks
			Previous Year	Current Year	
	(1)	(2)	(3)	(4)	(5)
1	C. Nicolas	HDC PRM - Unit 0448	7,700.00	7,700.00	
2	BIR	Deferred Tax Liabilities	2,251,731.56	1,632,020.89	
3	Various RE Clients	Meter Deposit	71,918.60	84,668.60	
4	Various RE Clients	Rental Deposit	668,686.60	1,032,059.92	
5	Various RE Clients	Reservation Fee	8,800.00	16,300.00	
6					
7					
	TOTAL		3,008,836.76	2,772,749.41	
	<i>*To be Itemized in detail.</i>				

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

SCHEDULE 13 - STOCKHOLDERS' EQUITY


Authorized Capital Stock: Number of Shares - 200,000,000 ; Amount - P 200,000,000.00


	Name of Stockholder	Citizenship	Number	Par Value	Subscribed	Percentage	Subscription	Paid-up Capital Stock		Additional	Deposit for	Dividends Paid	Dividends Payable
			of Shares	per Share	Capital	of Ownership	Receivable	Common	Preferred	Paid-in Capital	Future Subscription	During the Year	Current Year
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
1	Cityland Development Corp.	Filipino	113,509,132	1.00	113,509,132.00	90.8073%	-	113,509,132.00	-	-	-	-	-
2	Cityland Incorporated	Filipino	11,472,500	1.00	11,472,500.00	9.1780%	-	11,472,500.00	-	-	-	-	-
3	Vicente Paterno	Filipino	4,589	1.00	4,589.00	0.0037%	-	4,589.00	-	-	-	-	-
4	Peter S. Dee	Filipino	4,589	1.00	4,589.00	0.0037%	-	4,589.00	-	-	-	-	-
5	Mabini L. Juan	Filipino	4,589	1.00	4,589.00	0.0037%	-	4,589.00	-	-	-	-	-
6	Helen C. Roxas	Filipino	1,150	1.00	1,150.00	0.0009%	-	1,150.00	-	-	-	-	-
7	Grace C. Liuson	Filipino	1,150	1.00	1,150.00	0.0009%	-	1,150.00	-	-	-	-	-
8	Stephen C. Roxas	Filipino	1,150	1.00	1,150.00	0.0009%	-	1,150.00	-	-	-	-	-
9	Andrew I. Liuson	Filipino	1,150	1.00	1,150.00	0.0009%	-	1,150.00	-	-	-	-	-
10	Wilfred S. Tiu	Filipino	1	1.00	1.00	0.0000%	-	1.00	-	-	-	-	-
11													
12													
13													
14													
15													
	Total		125,000,000.00		125,000,000.00	100%	-	125,000,000.00	-	-	-	-	-

**ANNUAL STATEMENT 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 December 31, 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. 339
Page No. 69
Book No. N
Series of 2016.


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

