ANNEX "A-2"

ANNUAL STATEMENT

OF

TRUST FUND

CITYPLANS, INCORPORATED

3rd Floor Cityland Condo 10
Tower 2, 154 H.V. Dela Costa
St., Salcedo Village, Makati
City

Submitted to the

INSURANCE COMMISSION

Manila, Philippines

For the Year Ended

DECEMBER 31, 2025

PENSION PLAN

PRE-NEED

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2025 of

CITYPLANS, INCORPORATED

PENSION PLAN

Table of Contents

EXCEL TAB	PAGE NO.		TITLE
Cover			
Page 1	1		Company Information

EXHIBITS:

EXCEL TAB	PAGE NO.	EXHIBIT NO.	TITLE
Page 2	2	1	Balance Sheet
Page 3	3	2	Income Statement
Page 4	4	3	List of Trustees
Page 5	5	4	Summary of Monthly Deposits to the Trust Fund - Per Trustee
Page 6	6	5	Summary of Monthly Withdrawals from the Trust Fund - Per Trustee
Page 7	7	6	Summary of Trust Fund Statements

SCHEDULES:

EXCEL TAB	PAGE NO.	SCHEDULE NO.	TITLE
Page 8	8	1	Government Securities
Page 9	9	2	Cash in Savings/Time Deposits
Page 10	10	3	Unit Investment Trust Fund (UITF)
Page 11	11	4	Debt Securities
Page 12	12	5	Mortgage Loans
Page 13	13	6	Planholders' Loans
Page 14	14	7	Equity Securities
Page 15	15	8	Real Estate
Page 16	16	9	Other Equity Securities
Page 17	17	10	Real Estate Investment Trust (REIT) & Exchange Traded Funds (ETF)
Page 18	18	11	Mutual Funds and other UITF
Page 19	19	12	Other Debt Securities
Page 20	20	13	Other Investments
Page 21	21	14	Accrued Investment Income
Page 22	22	15	Other Assets
147	23	16	Service Assets
Page 24	24	17	Accrued Trust Fees
Page 25	25	18	Other Liabilities
Page 26	26	19	Retained Earnings

EXCEL TAB	PAGE NO.		TITLE
Page 27	27		Certification (Notarized and Sealed)

Legend:		Formula
		Sum
	CONTENTS	Back to Contents
		For Input

Date of Filing: April 30, 2026

Company Representative/Contact Number: Ms. Therese Raimunda R. Aquino-Anoos

IC Representative/Examiner: _____

Date Received: _____

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

PENSION PLAN

Certificate of Authority No.	PN-13-2026-R	Tax Identification:	000-527-090-00000
Date of Original Issue	August 08, 2010	Registered Trade Name:	Cityplans, Incorporated
Date of Latest Renewal	January 01, 2026	Line of Business	Pre-need Company
Organized under the Laws of the Republic of the Philippines			
Incorporated on	October 27, 1988	SEC Registration No.:	156675
Commenced business on	September 17, 1990	Date of Issue	October 27, 1988
Home Office address	3/F Cityland Condo.10 Tower 2, 154 H.V. Dela Costa St., Salcedo Village, Makati City		
		Mailing address	(same with Home Office Address)
Telephone no.:	8819-1111 / 8893-6060 loc. 327	Email address	cityplans_inc@yahoo.com
Fax no.:	8892-8656 / 8813-1832	Website	www.cityplansinc.com

MEMBERS OF THE BOARD, OFFICERS AND EMPLOYEES

Position	Name	Nationality	Sex	Terms of Office	
				From	To
Chairman	Mr. Josef C. Gohoc	Filipino	Male	2022	Present
Vice-Chairman	None				
Members	Mr. Jefferson C. Roxas	Filipino	Male	2022	Present
	Mr. Joel C. Gohoc	Filipino	Male	2022	Present
	Ms. Emma A. Choa	Filipino	Female	2022	Present
Independent Directors:	Mr. Wilfred S. Tiu	Filipino	Male	2010	Present
	Ms. Ma. Victoria S. De Guzman	Filipino	Female	2022	Present
President	Mr. Jefferson C. Roxas	Filipino	Male	2022	Present
Vice-President	Mr. Christopher T. Chu	Filipino	Male	2024	Present
Vice-President-FMSD	Ms. Therese Raimunda R. Aquino-Anoos	Filipino	Female	2024	Present
Secretary	Ms. Jocelyn C. De Asis	Filipino	Female	2013	Present
Treasurer	Mr. Joel C. Gohoc	Filipino	Male	2022	Present
General Manager	None				
Actuary	Acturial Advisers Inc.	Filipino			
Department Heads:					
Operation	Ms. Therese Raimunda R. Aquino-Anoos	Filipino	Female	2022	Present
Sales / Marketing	Ms. Therese Raimunda R. Aquino-Anoos	Filipino	Female	2022	Present
Investments	Ms. Therese Raimunda R. Aquino-Anoos	Filipino	Female	2022	Present
Administration	Ms. Therese Raimunda R. Aquino-Anoos	Filipino	Female	2022	Present
Claims	Ms. Therese Raimunda R. Aquino-Anoos	Filipino	Female	2022	Present
Chief Accountant	Ms. Therese Raimunda R. Aquino-Anoos	Filipino	Female	2024	Present
Internal Auditor	Ms. Hazel Anne C. Paule	Filipino	Female	January 2025	December 2025
	Mr. Rudy Go	Filipino	Male	January 2026	Present
External Auditor	SGV & Co./Ms. Bernalette Ramos	Filipino	Female	2024	Present
Compliance Officers:	Atty. Albert Anthony H. Ocampo	Filipino	Male	2025	Present

		Plan Type / Trust Account
Trustees:	Philippine National Bank	Pension/ 1271P-031265-045418
	UnionBank of the Philippines	Pension/ PH1C021026

Branch Office Address:	Name of Manager:
N/A	N/A

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

PENSION PLAN

EXHIBIT 1 - BALANCE SHEET

	PARTICULARS	Actual Portfolio Mix (%) *	Allowable Limit	Excess of Limit		Cost	Current Year	Previous Year
				%	Amount			
	ASSETS							
A.	**Investments under Section 34 of the Pre-Need Code:**							
1	Government Securities (Schedule 1)	62%	10%	51.93%	17,980,982.11	21,443,836.02	19,478,945.26	19,401,270.10
2	Cash in Savings/Time Deposits (Schedule 2)	7%				2,320,922.38	2,320,922.38	2,849,306.43
3	Unit Investment Trust Fund (UITF) (Schedule 3)	18%				6,096,903.17	6,335,988.89	5,955,529.73
4	Debt Securities (Schedule 4)	0%	19%	0.00%	0.00	-	-	-
5	Mortgage Loans (Schedule 5)	0%	9%	0.00%	0.00	-	-	-
6	Planholders' Loans (Schedule 6)	0%	14%	0.00%	0.00	-	-	-
7	Equity Securities (Schedule 7)	0%	34%	0.00%	0.00	-	-	-
8	Real Estate (Schedule 8)	8%	14%	0.00%	0.00	2,614,707.95	5,149,283.18	5,149,283.18
B.	**Other Allowable Investments:**	2%	31%	0.00%	0.00			
9	Other Equity Securities (Schedule 9)	2%	86%	0.00%	0.00	558,444.57	561,725.43	647,412.36
10	Real Estate Investment Trust (REIT) & Exchange Traded Funds (ETF) (Schedule 10)	0%				-	-	-
11	Mutual Funds and other UITF (Schedule 11)	0%				-	-	-
12	Other Debt Securities (Schedule 12)	0%				-	-	-
13	Other Investments (Schedule 13):	0%	5%	0.00%	0.00	-	-	-
	i. Debt Securities	0%				-	-	-
	ii. Mortgage Loans	0%				-	-	-
	iii. Planholders' Loans	0%				-	-	-
	iv. Equity Securities	0%				-	-	-
	v. Real Estate	0%				-	-	-
	vi. Other REIT and ETF	0%				-	-	-
	vii. Other Mutual Funds and UITF	0%				-	-	-
14	Accrued Investment Income (Schedule 14)	0%				153,400.90	153,400.90	205,335.54
15	Other Assets (Schedule 15)	4%				1,440,324.07	1,440,324.07	1,715,360.56
	Total Assets before Service Assets					34,628,539.06	35,440,590.11	35,923,497.90
16	Service Assets (Schedule 16)	0%					-	
	Total Assets					**34,628,539.06**	**35,440,590.11**	**35,923,497.90**
	LIABILITIES							
17	Accrued Trust Fees (Schedule 17)					22,310.22	22,310.22	42,331.96
18	Other Liabilities (Schedule 18)					654,688.57	654,688.57	697,128.26
	Total Liabilities					**676,998.79**	**676,998.79**	**739,460.22**
	FUND EQUITY							
19	Fund Balance (beginning)					27,225,861.25	27,225,861.25	37,413,004.45
20	Additional Contribution (current year) (Exhibit 4)					-	-	-
21	Withdrawals (current year) (Exhibit 5)					1,920,268.09	1,920,268.09	2,355,449.40
22	Adjustments (prior periods) (Schedule 1-18)							-
23	Fund Balance (ending)					25,305,593.16	25,305,593.16	35,057,555.05
24	Retained Earnings (beginning)					8,560,035.62	8,560,035.62	
25	Net Income (Loss) - (curent year) (Exhibit 2)					2,185,189.15	2,185,189.15	728,341.82
26	Retained Earnings (end)					10,745,224.77	10,745,224.77	35,785,896.87
27	Net Unrealized Income (Loss) (Schedule 1-16)					**(2,099,277.66)**	**(1,287,226.61)**	(601,859.19)
	Total Fund Equity					**33,951,540.27**	**34,763,591.32**	**35,184,037.68**
	Total Liabilities & Fund Equity					**34,628,539.06**	**35,440,590.11**	**35,923,497.90**

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

PENSION PLAN

EXHIBIT 2 - INCOME STATEMENT

INCOME	Current Year	Previous Year
1 Interest Income		
Time Deposits	145,771.28	191,613.57
Special Deposit Account	-	-
Deposits in Bank	-	-
Government Securities	1,220,896.30	1,277,951.41
Other Securities and Debt Instruments	-	-
Sale of Investment Property	94,724.96	238,596.72
2 Gain on Sale of Securities		
Government Securities	-	-
Debt Securities	-	-
Equity Securities	-	-
Others (Specify)	-	-
3 Dividend Income		
Equity Securities	35,702.89	45,414.07
Others (Specify)	-	-
4 Other Income		
Gain/Loss in Mutual Fund	173.49	-
Unrealized Gain (Loss) on MTM-Debt	(40,608.92)	(112,468.82)
Unrealized Gain (Loss) on MTM-Investment Property	-	(740,115.87)
Unrealized Gain (Loss) on Mutual Fund	239,085.72	239,328.69
Amortized Premium/ Discount Income	760,894.65	(128,971.12)
Other Income	13.73	562.87
Rental Income	146,571.48	146,571.48
Realized Gain from Sale of Investment Property	5,030.33	55,434.45
5 **Total Income before Expenses**	**2,608,255.91**	**1,213,917.45**
EXPENSES		
6 Trust and Management Fee	103,269.06	106,438.85
7 Other Expenses (Specify)	-	-
Provision for Losses - Loans & Receivable	-	(2,322.47)
Other Expenses	82,574.57	83,021.40
8 **Total Expenses**	**185,843.63**	**187,137.78**
NET INCOME BEFORE TAX	**2,422,412.28**	**1,026,779.67**
9 Taxes (Specify)		
Tax Expense	(237,223.13)	(298,437.85)
NET INCOME AFTER TAXES	**2,185,189.15**	**728,341.82**
RETURN ON INVESTMENTS	**4.31%**	**3.76%**

PENSION PLAN

EXHIBIT 3 - LIST OF TRUSTEES

	Name of Trustee	Account Number	Date of Approval (mm/dd/yyyy)	Trust Fund Equity
	(1)	(2)	(3)	(4)
1	UnionBank of the Philippines (UBP)	PH 1C021 026		25,529,514.27
2	Philippine National Bank	1271P-031265-045418		9,234,077.05
	TOTALS			34,763,591.32

PENSION PLAN

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

Name of Trustee Bank	Account Number	Month	Amount of Required Deposit	Amount of Actual Deposit	Description for "Others"
(1)	(2)	(3)	(4)	(5)	(6)
1 UnionBank of the Philippines (UBP)	**PH 1C021 026**				
		January	N/A		
		February	N/A		
		March	N/A		
		April	N/A		
		May	N/A		
		June	N/A		
		July	N/A		
		August	N/A		
		September	N/A		
		October	N/A		
		November	N/A		
		December	N/A		
	Sub-total Bank 1		-	-	
		Checking	-		
2 Philippine National Bank	**1271P-031265-045418**				
		January	N/A		
		February	N/A		
		March	N/A		
		April	N/A		
		May	N/A		
		June	N/A		
		July	N/A		
		August	N/A		
		September	N/A		
		October	N/A		
		November	N/A		
		December	N/A		
	Sub-total Bank 2		-	-	
		Checking	-		

PENSION PLAN

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

Name of Trustee Bank	Account Number	Month	Breakdown / Purpose of Withdrawal				Description for "Others"
			Planholders' Benefits	Trustee's Fees	Taxes	Others	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1 UnionBank of the Philippines (UBP)	**PH 1C021 026**						
		January	-	5,686.45	22,621.12	5,313.64	Provision for credit and losses.
		February	-	5,161.26	22,488.00	1,402.22	Custody fees (net of recovery from credit and losses).
		March	-	5,724.95	22,671.85	1,665.82	Custody fees (net of provision for credit and losses).
		April	-	5,539.68	22,770.25	(195.37)	Recovery from expected credit losses.
		May	-	5,757.57	22,780.82	64.27	Provision for credit and losses.
		June	435,791.00	5,550.72	22,592.41	51,670.59	Association dues, water bill, actuarial fee, custody fees, and MC charge (net of recovery from expected credit losses).
		July	-	5,705.88	12,431.55	(2,807.62)	Custody fee (net of recovery from expected credit losses).
		August	-	5,764.92	22,516.96	-	
		September	357,920.32	5,619.88	23,347.29	11,188.01	Association dues, water bill and MC fee.
		October	-	5,754.97	22,359.55	-	
		November	-	5,595.56	22,244.13	-	
		December	1,126,556.77	5,765.44	(18,410.01)	10,921.54	Association dues, water bill and transaction fee.
	Sub-total Bank 1		1,920,268.09	67,627.28	220,413.92	79,223.10	
		Checking	-				
2 Philippine National Bank	**1271P-031265-045418**						
		January	-	3,130.24	5,577.53	0.09	Provision for credit and losses
		February	-	2,839.46	961.24	0.54	Provision for credit and losses
		March	-	3,138.37	1,101.67	9.04	Provision for credit and losses
		April	-	3,026.92	1,082.55	0.37	Provision for credit and losses
		May	-	3,135.08	1,087.23	0.07	Provision for credit and losses
		June	-	3,034.46	1,042.20	95.58	Provision for credit and losses
		July	-	2,996.73	1,076.94	0.90	Provision for credit and losses
		August	-	2,900.56	1,046.04	3,059.41	Handling fee and other charges, Provision for credit and losses
		September	-	2,806.46	1,005.60	174.66	Provision for credit and losses
		October	-	2,904.01	1,039.30	2.60	Provision for credit and losses
		November	-	2,818.18	888.98	(0.01)	Recovery from expected credit losses
		December	-	2,911.31	899.93	8.22	Provision for credit and losses
	Sub-total Bank 2		-	35,641.78	16,809.21	3,351.47	
		Checking	-				
TOTALS			1,920,268.09				
		Checking	-				

Company Name: CITYPLANS, INCORPORATED
Schedule: TRUST FUND -PENSION PLAN
Cut-off Date: December 31, 2025

Particulars	Credit Rating	PENSION PLAN						PENSION PLAN							
		Actual Portfolio Mix (%) *	Allowable Limit	Excess on Limit		TOTAL		UnionBank of the Philippines (UBP)		Philippine National Bank		-		-	
				%	Amount	Cost	Market Value	Cost	Market Value	Cost	Market Value	Cost	Market Value	Cost	Market Value
ASSETS															
A. Investments under Section 34 of the Pre-Need Code:		**93.78%**				**32,476,369.52**	**33,285,139.71**	**24,456,614.87**	**24,456,298.77**	**8,019,754.65**	**8,828,840.94**	-	-	-	-
1 Government Securities		61.93%	10.0%	51.9%	17,980,982.11	21,443,836.02	19,478,945.26	21,443,836.02	19,478,945.26	-	-	-	-	-	-
2 Cash in Savings/Time Deposits		6.70%				2,320,922.38	2,320,922.38	1,157,069.95	1,157,069.95	1,163,852.43	1,163,852.43	-	-	-	-
3 Unit Investment Trust Funds (UITF)		17.61%				6,096,903.17	6,335,988.89	-	-	6,096,903.17	6,335,988.89	-	-	-	-
4 Debt Securities		0.00%	19.0%	0.0%	-	-	-	-	-	-	-	-	-	-	-
5 Mortgage Loans		0.00%	9.0%	0.0%	-	-	-	-	-	-	-	-	-	-	-
6 Planholders' Loans		0.00%	14.0%	0.0%	-	-	-	-	-	-	-	-	-	-	-
7 Equity Securities		0.00%	34.0%	0.0%	-	-	-	-	-	-	-	-	-	-	-
8 Real Estate		7.55%	14.0%	0.0%	-	2,614,707.95	5,149,283.18	1,855,708.90	3,820,283.56	758,999.05	1,328,999.62	-	-	-	-
B. Other Allowable Investments		**1.61%**	**30.5%**	**0.0%**	**-**	**558,444.57**	**561,725.43**	**558,444.57**	**561,725.43**	**-**	**-**	-	-	-	-
9 Other Equity Securities		1.61%				558,444.57	561,725.43	558,444.57	561,725.43	-	-	-	-	-	-
i. Stocks						558,444.57	561,725.43	558,444.57	561,725.43	-	-	-	-	-	-
ii. Preferred Shares						-	-	-	-	-	-	-	-	-	-
10 Real Estate Investments Trust (REIT) & Exchange Traded Funds (ETF)		0.00%				-	-	-	-	-	-	-	-	-	-
11 Mutual Funds and Other UITF		0.00%				-	-	-	-	-	-	-	-	-	-
12 Other Debt Securities		0.00%				-	-	-	-	-	-	-	-	-	-
13 Other Investments (max of 5% of Trust Fund)		0.00%	5.0%	0.0%	-	-	-	-	-	-	-	-	-	-	-
i. Debt Securities		0.00%	19.0%	0.0%	-	-	-	-	-	-	-	-	-	-	-
ii. Mortgage Loans		0.00%	9.0%	0.0%	-	-	-	-	-	-	-	-	-	-	-
iii. Planholders' Loans		0.00%	14.0%	0.0%	-	-	-	-	-	-	-	-	-	-	-
iv. Equity Securities		0.00%	34.0%	0.0%	-	-	-	-	-	-	-	-	-	-	-
v. Real Estate		0.00%	6.4%	0.0%	-	-	-	-	-	-	-	-	-	-	-
vi. Other REIT and ETF		0.00%				-	-	-	-	-	-	-	-	-	-
vii. Other Mutual Funds and UITF		0.00%				-	-	-	-	-	-	-	-	-	-
C. Accrued Investment Income		**0.44%**				**153,400.90**	**153,400.90**	**145,126.21**	**145,126.21**	**8,274.69**	**8,274.69**	-	-	-	-
18 Interest Income		0.44%				153,400.90	153,400.90	145,126.21	145,126.21	8,274.69	8,274.69	-	-	-	-
19 Dividend Receivable		0.00%				-	-	-	-	-	-	-	-	-	-
20 Other Investment Income		0.00%				-	-	-	-	-	-	-	-	-	-
D. Other Assets		**4.16%**				**1,440,324.07**	**1,440,324.07**	**553,618.12**	**553,618.12**	**886,705.95**	**886,705.95**	-	-	-	-
21 Receivable		3.26%				1,128,093.64	1,128,093.64	382,380.02	382,380.02	745,713.62	745,713.62	-	-	-	-
22 Other Assets		0.90%				312,230.43	312,230.43	171,238.10	171,238.10	140,992.33	140,992.33	-	-	-	-
Total Assets before Service Assets		**100.00%**				**34,628,539.06**	**35,440,590.11**	**25,713,803.77**	**25,716,768.53**	**8,914,735.29**	**9,723,821.58**	-	-	-	-
E. Service Assets **						**-**	**-**	**-**	**-**	**-**	**-**	-	-	-	-
14 Mortuaries						-	-	-	-	-	-	-	-	-	-
15 Memorial Lots/Columbaries						-	-	-	-	-	-	-	-	-	-
16 Schools						-	-	-	-	-	-	-	-	-	-
17 Retirement Homes						-	-	-	-	-	-	-	-	-	-
TOTAL ASSETS						**34,628,539.06**	**35,440,590.11**	**25,713,803.77**	**25,716,768.53**	**8,914,735.29**	**9,723,821.58**	-	-	-	-
LIABILITIES															
23 Trustee Fee Payable						22,310.22	22,310.22	17,115.97	17,115.97	5,194.25	5,194.25	-	-	-	-
24 Other Liabilities						654,688.57	654,688.57	170,138.29	170,138.29	484,550.28	484,550.28	-	-	-	-
Total Liabilities						**676,998.79**	**676,998.79**	**187,254.26**	**187,254.26**	**489,744.53**	**489,744.53**	-	-	-	-
FUND EQUITY															
25 Fund Balance (beginning)						27,225,861.25	27,225,861.25	25,562,737.28	25,562,737.28	1,663,123.97	1,663,123.97				
26 Add:Contributions during the year						-	-	-	-	-	-				
27 Less: Withdrawals during the year						1,920,268.09	1,920,268.09	1,920,268.09	1,920,268.09	-	-				
28 Fund Balance (ending)						**25,305,593.16**	**25,305,593.16**	**23,642,469.19**	**23,642,469.19**	**1,663,123.97**	**1,663,123.97**	-	-	-	-
29 Retained Earnings (beginning)						8,560,035.62	8,560,035.62	1,394,657.68	1,394,657.68	7,165,377.94	7,165,377.94				
30 Add (Less): Net Income (Loss)						2,185,189.15	2,185,189.15	1,779,614.01	1,779,614.01	405,575.14	405,575.14				
31 Retained Earnings (ending)						**10,745,224.77**	**10,745,224.77**	**3,174,271.69**	**3,174,271.69**	**7,570,953.08**	**7,570,953.08**	-	-	-	-
32 Net Unrealized Income (Loss)						(2,099,277.66)	(1,287,226.61)	(1,290,191.37)	(1,287,226.61)	(809,086.29)	-	-	-	-	-
i. Government Securities						674,383.29	(1,290,507.47)	674,383.29	(1,290,507.47)	-	-				
ii. Mutual Funds/UITF						(239,085.72)	-	-	-	(239,085.72)	-				
iii. Debt Securities						-	-	-	-	-	-				
iv. Equity Securities						-	3,280.86	-	3,280.86	-	-				
v. Other Investments (real estate)						(2,534,575.23)	-	(1,964,574.66)	-	(570,000.57)	-				
Total Fund Equity						**33,951,540.27**	**34,763,591.32**	**25,526,549.51**	**25,529,514.27**	**8,424,990.76**	**9,234,077.05**	-	-	-	-
TOTAL LIABILITIES AND FUND EQUITY						**34,628,539.06**	**35,440,590.11**	**25,713,803.77**	**25,716,768.53**	**8,914,735.29**	**9,723,821.58**	-	-	-	-

PENSION PLAN

SCHEDULE 1- Government Securities (Domestic)

NAME OF TRUSTEE BANK	Description	Maturity Date	INITIAL ACQUISITION/BOOKING VALUE			PRICE		Book Value	Market Value	Unrealized Gain (Loss)	INTEREST			
			Face Value	Underwriting Discount/ Premium	Acquisition Cost	At Acquisition Date	At Closing/ Balance Sheet Date				Annual Coupon Rate	How Paid	Accrued Previous Year	Accrued Current Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
1	**UnionBank of the Philippines (UBP)**													
	DOMESTIC ISSUES:													
	FXTN:													
	1 FXTN 25-08	12/16/2035	3,500,000.00	0	4,609,390.84	150.88	112.43	4,609,390.84	3,935,007.55	(674,383.39)	8.13	Semi-annually	11,848.96	9,479.17
	2 FXTN 25-08	12/15/2035	5,000,000.00	0	6,830,996.87	131.70	112.43	6,830,996.87	5,621,439.35	(1,209,557.52)	8.13	Semi-annually	16,927.08	13,541.67
	3 FXTN 20-19	9/27/2032	10,000,000.00	0	10,003,448.31	100.05	99.22	10,003,448.31	9,922,498.36	(80,949.95)	5.75	Semi-annually	150,138.89	120,111.11
	TREASURY BILLS													
	1 NONE													
	Total GS- Bank 1		18,500,000.00	-	21,443,836.02			21,443,836.02	19,478,945.26	(1,964,890.86)			178,914.93	143,131.95
2	**Philippine National Bank**													
	DOMESTIC ISSUES:													
	FXTN:													
	1 NONE													
	TREASURY BILLS													
	1 NONE													
	Total GS- Bank 2		-	-	-			-	-	-			-	-
3	**0**													
	DOMESTIC ISSUES:													
	FXTN:													
	1 NONE													
	TREASURY BILLS													
	1 NONE													
	Total GS- Bank 3		-	-	-			-	-	-			-	-
4	**0**													
	DOMESTIC ISSUES:													

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 1- Government Securities (Domestic)

NAME OF TRUSTEE BANK	Description	Maturity Date	INITIAL ACQUISITION/BOOKING VALUE			PRICE		Book Value	Market Value	Unrealized Gain (Loss)	INTEREST			
			Face Value	Underwriting Discount/ Premium	Acquisition Cost	At Acquisition Date	At Closing/ Balance Sheet Date				Annual Coupon Rate	How Paid	Accrued Previous Year	Accrued Current Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
	FXTN:													
	1 NONE													
	TREASURY BILLS													
	1 NONE													
	Total GS- Bank 4		-	-	-			-	-	-			-	-
	TOTAL GS- DOMESTIC		**18,500,000.00**	**-**	**21,443,836.02**			**21,443,836.02**	**19,478,945.26**	**(1,964,890.86)**			**178,914.93**	**143,131.95**
	SUMMARY OF GOVERNMENT SECURITIES ***(Schedule 1.1 + Schedule 1.2)***													
	TOTAL GS (DOMESTIC + FOREIGN)		**18,500,000.00**	**-**	**21,443,836.02**			**21,443,836.02**	**19,478,945.26**	**(1,964,890.86)**			**178,914.93**	**143,131.95**

PENSION PLAN

SCHEDULE 1- Government Securities (Foreign)

NAME OF TRUSTEE BANK	Description	Maturity Date	INITIAL ACQUISITION/BOOKING VALUE			PRICE		Book Value	Market Value	Unrealized Gain (Loss)	INTEREST			
			Face Value	Underwriting Discount/ Premium	Acquisition Cost	At Acquisition Date	At Closing/ Balance Sheet Date				Annual Coupon Rate	How Paid	Accrued Previous Year	Accrued Current Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)=(10)-(6)	(12)	(13)	(14)	(15)
1 UnionBank of the Philippines (UBP)														
FOREIGN ISSUES:														
1	NONE													
add additional rows as necessary														
Total GS- Bank 1			-	-	-			-	-	-			-	-
2 Philippine National Bank														
FOREIGN ISSUES:														
1	NONE													
add additional rows as necessary														
Total GS- Bank 2			-	-	-			-	-	-			-	-
TOTAL GS- FOREIGN			-	-	-			-	-	-			-	-

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 2 - Cash on hand and in banks

Name of Trustee Bank	Description			Maturity Date	Annual Rate/ Interest	Term/ Period	BALANCE		INTEREST	
	Name		Currency				At Acquisition/ Placement Date	At Closing/ Balance Sheet Date	Accrued Previous	Accrued Current Year
(1)	(2)			(3)	(4)	(5)	(6)	(7)	(8)	(9)
1 UnionBank of the Philippines (UBP)										
	Deposit in Own Bank									
	Current Accounts:									
	1	NONE								
	Sub-total						-	-	-	-
	Savings Accounts:									
	1	111430500	₱				90,683.95	90,683.95	-	-
	Sub-total						90,683.95	90,683.95	-	-
	Time Deposit Accounts:									
	1	UNBKPH 4.10000 01/19/2026 DTD	₱	1/19/2026	4.1	39 days	103,072.67	103,072.67	-	197.21
	Sub-total						103,072.67	103,072.67	-	197.21
	Total Deposits in Own Bank						193,756.62	193,756.62	-	197.21
	Deposit in Other Banks									
	Current Accounts:									
	1	NONE								
	Sub-total						-	-	-	-
	Savings Accounts:									
	1	NONE								
	Sub-total						-	-	-	-
	Time Deposit Accounts:									
	1	CBKCOR 4.2000 01/13/2026 DTD	₱	1/13/2026	4.2	41 days	364,329.65	364,329.65	-	986.12
	2	CBKCOR 4.2000 01/22/2026 DTD	₱	1/22/2026	4.2	36 days	111,181.84	111,181.84	-	155.65
	3	RIZBNK 4.6500 01/19/2026 DTD	₱	1/19/2026	4.65	31 days	487,801.84	487,801.84	-	655.28
	4	Matured Placement	₱	1/13/2025	6.15	55 days	-	-	7,195.81	-
	5	Matured Placement	₱	1/8/2025	5.95	35 days	-	-		-
	6	Matured Placement	₱	1/13/2025	5.95	31 days	-	-		-
	Sub-total						963,313.33	963,313.33	7,195.81	1,797.05
	Total Deposits in Other Banks						963,313.33	963,313.33	7,195.81	1,797.05
Sub-total Cash for Bank 1							1,157,069.95	1,157,069.95	7,195.81	1,994.26

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 2 - Cash on hand and in banks

Name of Trustee Bank	Description		Maturity Date	Annual Rate/ Interest	Term/ Period	BALANCE		INTEREST	
	Name	Currency				At Acquisition/ Placement Date	At Closing/ Balance Sheet Date	Accrued Previous	Accrued Current Year
(1)	(2)		(3)	(4)	(5)	(6)	(7)	(8)	(9)
2 Philippine National Bank									
Deposit in Own Bank									
Current Accounts:									
1	NONE								
Sub-total						-	-	-	-
Savings Accounts:									
1	CA0001	₱				2,804.55	2,804.55		
2	Allowance for Credit and Losses	₱				(323.28)	(323.28)		
Sub-total						2,481.27	2,481.27	-	-
Time Deposit Accounts:									
1	PNBDEPOFD90D4.50000%020326TD	₱	2/3/2026	4.5	90 days	1,161,371.16	1,161,371.16	-	8,274.69
Sub-total						1,161,371.16	1,161,371.16	-	8,274.69
Total Deposits in Own Bank						1,163,852.43	1,163,852.43	-	8,274.69
Deposit in Other Banks									
Current Accounts:									
1	NONE								
Sub-total						-	-	-	-
Savings Accounts:									
1	NONE								
Sub-total						-	-	-	-
Time Deposit Accounts:									
1	Matured Placement	₱	3/10/2025	5.6	180 days	-	-	19,224.80	
Sub-total						-	-	19,224.80	-
Total Deposits in Other Banks						-	-	19,224.80	-
Sub-total Cash for Bank 2						1,163,852.43	1,163,852.43	19,224.80	8,274.69
GRAND TOTAL						**2,320,922.38**	**2,320,922.38**	**26,420.61**	**10,268.95**

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED
PENSION PLAN

SCHEDULE 3 - Unit Investment Trust Fund (UITF)

Name of Trustee Bank	Description		Number of Units/Shares Held	Net Asset Value per Unit/Share		Acquisition Cost	Market Value	Unrealized Gain (Loss)
	Name	Currency		At Acquisition Date	At Closing/ Balance Sheet Date			
(1)	(2)		(3)	(4)	(5)	(6)	(7)	(8)
1 **UnionBank of the Philippines (UBP)**								
Mutual Funds								
1	NONE					-	-	-
	Sub-total					-	-	-
Unit Investment Trust Funds								
1	NONE					-	-	-
	Sub-total					-	-	-
Others								
1	NONE					-	-	-
	Sub-total					-	-	-
Total Bank 1						-	-	-
2 **Philippine National Bank**								
Mutual Funds								
1	CF0002	₱	4,470,975.22	6,096,903.17	6,096,903.17	6,096,903.17	6,335,988.89	239,085.72
	Sub-total					6,096,903.17	6,335,988.89	239,085.72
Unit Investment Trust Funds								
	Sub-total					-	-	-
Others								
1	NONE					-	-	-
	Sub-total					-	-	-
Total Bank 2						**6,096,903.17**	**6,335,988.89**	**239,085.72**
TOTAL UITF						**6,096,903.17**	**6,335,988.89**	**239,085.72**

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 4 - Debt Securities

	SECURITY					INITIAL ACQUISITION/BOOKING VALUE					INTEREST		
NAME OF TRUSTEE BANK/ ACCOUNT NUMBER	Name of Issuer (e.g., BPI, ACEN, Ayala Land, Inc., etc.)	Credit Rating	Currency	Maturity Date	Face Value	Underwriting Discount/ Premium	Acquisition Cost	Market Value	Unrealized Gain (Loss)	Annual Coupon Rate	Accrued Previous Year	Accrued Current Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10= 9-8)	(11)	(12)	(13)
1 **UnionBank of the Philippines (UBP)**												
	NONE								-			
add additional rows as necessary												
Total Bank 1					-	-	-	-	-	-	-	-
2 **Philippine National Bank**												
	NONE								-			
add additional rows as necessary												
Total Bank 2					-	-	-	-	-	-	-	-
									-			
GRAND TOTAL					-	-	-	-	-		-	-

PENSION PLAN

SCHEDULE 5 - Mortgage loans

Name of Trustee Bank	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	PRINCIPAL				INTEREST		
						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	Accrued Previous	Accrued Current
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
1 **UnionBank of the Philippines (UBP)**															
	1 NONE											-			
	Total Bank 1							-	-	-	-	-		-	-
2 **Philippine National Bank**															
	1 NONE											-			
	Total Bank 2							-	-	-	-	-		-	-
	GRAND TOTAL							-	-	-	-	-		-	-

PENSION PLAN

SCHEDULE 6 - Planholders' Loans

Name of Trustee Bank	Policyholder / Borrower	Account Number	Term of Loan		Contract Number	Amount of Insurance	Amount of Original Loan	PRINCIPAL				INTEREST		
			Date of Loan	Date of Maturity				Amount Unpaid Dec.31 Prev Yr	Loaned During the Year	Paid During the Year	Amount Unpaid Dec.31 Current Yr	Annual Coupon Rate	Accrued Previous Year	Accrued Current Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
1 UnionBank of the Philippines (UBP)		**PH 1C021 026**												
1	NONE										-			
add additional rows as necessary														
	Total Bank 1							-	-	-	-		-	-
2 Philippine National Bank		**1271P-031265-045418**												
1	NONE										-			
add additional rows as necessary														
	Total Bank 2							-	-	-	-		-	-
			TOTAL					-	-	-	-		-	-

PENSION PLAN

SCHEDULE 7 - Equity Securities

Description	Name of Issuer (e.g., BPI, ACEN, Ayala Land, Inc., etc.)	Account Number	Currency	Number of Shares	Costs/Price		Acquisition Cost (including transaction fees)	Market Value	Unrealized Gain (Loss)	INTEREST	
					At Acquisition Date	At Closing/ Balance Sheet Date				Accrued Previous Year	Accrued Current Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10= 9-8)	(11)	(12)
1	**UnionBank of the Philippines (UBP)**	**PH 1C021 026**									
	NONE						-	-	-		
	Total Bank 1				-	-	-	-	-	-	-
2	**Philippine National Bank**	**1271P-031265-045418**									
	NONE						-	-	-		
	Total Bank 2				-	-	-	-	-	-	-
	TOTALS						-	-	-	-	-

SCHEDULE 8 - Real Estate

Name of Trustee Bank	Account Number	TCT/CCT Number; City/Province	Area & Description of Lot / Building	Name of Vendor	Date Acquired	Estimated Life of Building	Actual Cost	Accumulated Depreciation	Net Book Value (9=7-8)	Market Value per Appraisal	Date for the Latest Appraisal Report	Value Recorded	INTEREST		Encumbrance (if Any)
													Accrued Previous	Accrued Current Year	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
1 UnionBank of the Philippines (UBP)	**1**														
		Investment Properties													
		Lot													
		NONE	-						-						
		Building													
		CCT#011-2013000265/Pasig City Unit 1502	21.20 sq.m/Grand Emerald Tower Condo.	City & Land Developers Inc.	11/24/2011	25 years	930,848.85	-	930,848.85	3,381,400.00	02/04/2026	1,911,339.54	-	-	
		CCT#011-2013000265/Pasig City Unit 2102	21.20 sq.m/Grand Emerald Tower Condo.	City & Land Developers Inc.	11/24/2011	25 years	924,860.05	-	924,860.05	3,381,400.00	02/04/2026	1,908,944.02	-	-	
									-						
		add additional rows as necessary													
	Total Bank 1						1,855,708.90		1,855,708.90	6,762,800.00		3,820,283.56	-	-	
2 Philippine National Bank	**2**														
		Investment Properties													
		Lot													
		NONE	-						-						
		Building													
		CCT#31862/ Makati City Unit 2317	18.99 sq.m/Cityland Condo. 10 Tower II	Cityland Inc.	7/21/1994	25 years	758,999.05		758,999.05	1,709,000.00	12/19/2023	1,328,999.62	-	146,571.48	-
	Total Bank 2						758,999.05		758,999.05	1,709,000.00		1,328,999.62	-	146,571.48	
			GRAND TOTALS				2,614,707.95		2,614,707.95	8,471,800.00		5,149,283.18	-	146,571.48	

PENSION PLAN

SCHEDULE 9 - Other Equity Securities

Name of Trustee Bank	Account Number	Name of Issuer	Credit Rating	Number of Shares	Costs/Price		Acquisition Cost (including transaction fees)	Market Value	Unrealized Gain (Loss)	INTEREST		Listed in the PSE?	Credit rating of BAA by Philratings
					At Acquisition Date	At Closing/ Balance Sheet Date				Accrued Previous Year	Accrued Current Year	Yes/No	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10= 9-8)	(11)	(12)	(13)	(14)
COMMON SHARES													
1 UnionBank of the Philippines (UBP)	**PH 1C021 026**												
		Cityland Development Corp	N/A	952,077.00	0.59	0.59	558,444.57	561,725.43	3,280.86	-	-	Yes	N/A
	Total Bank 1				0.59	0.59	558,444.57	561,725.43	3,280.86	-	-		
2 Philippine National Bank	**1271P-031265-045418**												
		NONE	-	-	-	-	-	-	-	-	-		
	Total Bank 2				-	-	-	-	-	-	-		
TOTALS - COMMON SHARES					0.59	0.59	558,444.57	561,725.43	3,280.86	-	-		
PREFERRED SHARES													
1 UnionBank of the Philippines (UBP)	**1**												
		NONE	-	-	-	-	-	-	-	-	-		
	Total Bank 1				-	-	-	-	-	-	-		
2 Philippine National Bank	**2**												
		NONE	-	-	-	-	-	-	-	-	-		
	Total Bank 2				-	-	-	-	-	-	-		
TOTALS - PREFERRED SHARES					0.59	0.59	558,444.57	561,725.43	3,280.86	-	-		

PENSION PLAN

SCHEDULE 10 - Real Estate Investment Trust (REIT) & Exchange Traded Funds (ETF)

Name of Trustee Bank	Description	Account Number	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)
1 UnionBank of the Philippines (UBP)		**PH 1C021 026**						
	REIT							
	NONE		-	-	-	-	-	-
	add additional rows as necessary							
	Sub-total Mutual Funds					-	-	-
	ETF							
	NONE		-	-	-	-	-	-
	add additional rows as necessary							
	Sub-total Other UITF					-	-	-
	Total Bank 1					-	-	-
2 Philippine National Bank		**1271P-031265-045418**						
	REIT							
	NONE		-	-	-	-	-	-
	add additional rows as necessary							
	Sub-total Mutual Funds					-	-	-
	ETF							
	NONE		-	-	-	-	-	-
	add additional rows as necessary							
	Sub-total Other UITF					-	-	-
	Total Bank 2					-	-	-
TOTAL REIT AND ETF						-	-	-

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 11 - Mutual Funds and other UITF

Name of Trustee Bank	Particulars	Account Number	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)
1 UnionBank of the Philippines (UBP)		**PH 1C021 026**						
	Mutual Funds							
	NONE		-	-	-	-	-	-
	Sub-total Mutual Funds					-	-	-
	Other UITF							
	NONE		-	-	-	-	-	-
	Sub-total Other UITF					-	-	-
Total Bank 1						-	-	-
2 Philippine National Bank		**1271P-031265-045418**						
	Mutual Funds							
	NONE		-	-	-	-	-	-
	Sub-total Mutual Funds					-	-	-
	Other UITF							
	NONE		-	-	-	-	-	-
	Sub-total Other UITF					-	-	-
Total Bank 2						-	-	-
TOTAL MUTUAL FUNDS AND OTHER UITF						-	-	-

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 12 - Other Debt Securities

Name of Trustee Bank	Account Number	SECURITY		DATE	INITIAL ACQUISITION/BOOKING VALUE			PRICE		BALANCE	Unrealized Gain (Loss)	INTEREST			
		Description	Credit Rating	Maturity	Face Value	Underwriting Discount/ Premium	Acquisition Cost	At Acquisition Date	At Closing/ Balance Sheet Date	Market Value		Annual Coupon Rate	How Paid*	Accrued Previous Year	Accrued Current Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12= 11-8)	(13)	(14)	(15)	(16)
1 UnionBank of the Philippines (UBP)	PH 1C021 026														
		NONE	-	-	-	-	-	-	-	-	-	-		-	-
	Total Bank 1				-	-	-	-	-	-	-	-	-	-	-
2 Philippine National Bank	'1P-031265-045418														
		NONE	-	-	-	-	-	-	-	-	-	-		-	-
	Total Bank 2				-	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER DEBT SECURITIES					-	-	-			-	-			-	-

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 13 - Other Investments

	Name of Trustee Bank	Account Number	Description	Maturity Date	Number of Shares/Units	Value per Share		Acquisition Cost (including transaction fees)	Market Value	Unrealized Gain (Loss)	INTEREST		
						At Acquisition Date	At Closing/Balance				Annual Rate	Accrued Previous Year	Accrued Current Year
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10= 9-8)	(11)	(12)	(13)
1	**UnionBank of the Philippines (UBP)**	PH 1C021 026											
			Debt Securities										
			NONE	-	-	-	-	-	-	-	-	-	-
			Sub-total Debt Securities			-	-	-	-	-		-	-
			Mortgage Loans										
			NONE	-	-	-	-	-	-	-	-	-	-
			Sub-total Mortgage Loans			-	-	-	-	-		-	-
			Planholders' Loans										
			NONE	-	-	-	-	-	-	-	-	-	-
			Sub-total Planholders' Loans			-	-	-	-	-		-	-
			Equity Securities										
			NONE	-	-	-	-	-	-	-	-	-	-
			Sub-total Equity Securities			-	-	-	-	-		-	-
			Real Estate										
			NONE	-	-	-	-	-	-	-	-	-	-
			Sub-total Real Estate			-	-	-	-	-		-	-
			Other REIT and ETF										
			NONE	-	-	-	-	-	-	-	-	-	-
			Sub-total Other REIT and ETF			-	-	-	-	-		-	-
			Other Mutual Funds and UITF										
			NONE	-	-	-	-	-	-	-	-	-	-
			Sub-total Mutual Fund and UITF			-	-	-	-	-		-	-
			Total Bank 1			-	-	-	-	-		-	-
2	**Philippine National Bank**	1271P-031265-045418											
			Debt Securities										
			NONE	-	-	-	-	-	-	-	-	-	-
			Sub-total Debt Securities			-	-	-	-	-		-	-
			Mortgage Loans										
			NONE	-	-	-	-	-	-	-	-	-	-
			Sub-total Mortgage Loans			-	-	-	-	-		-	-

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 13 - Other Investments

Name of Trustee Bank	Account Number	Description	Maturity Date	Number of Shares/Units	Value per Share		Acquisition Cost (including transaction fees)	Market Value	Unrealized Gain (Loss)	INTEREST		
					At Acquisition Date	At Closing/Balance				Annual Rate	Accrued Previous Year	Accrued Current Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10= 9-8)	(11)	(12)	(13)
		Planholders' Loans										
		NONE	-	-	-	-	-	-	-	-	-	-
		Sub-total Planholders' Loans			-	-	-	-	-		-	-
		Equity Securities										
		NONE	-	-	-	-	-	-	-	-	-	-
		Sub-total Equity Securities			-	-	-	-	-		-	-
		Real Estate										
		NONE	-	-	-	-	-	-	-	-	-	-
		Sub-total Real Estate			-	-	-	-	-		-	-
		Other REIT and ETF										
		NONE	-	-	-	-	-	-	-	-	-	-
		Sub-total Other REIT and ETF			-	-	-	-	-		-	-
		Other Mutual Funds and UITF										
		NONE	-	-	-	-	-	-	-	-	-	-
		Sub-total Mutual Fund and UITF			-	-	-	-	-		-	-
		Total Bank 2			-	-	-	-	-		-	-
TOTAL OTHER INVESTMENTS					-	-	-	-	-		-	-

PENSION PLAN

SCHEDULE 14 - Accrued Investment Income

Name of Trustee Bank	Kind of Investment	Accrued Investment Income		Unearned Investment Income	
		Previous Year	Current Year	Current Year	Previous Year
(1)	(2)	(3)	(4)	(5)	(6)
1 UnionBank of the Philippines (UBP)					
	Interest Income:				
	1 Government Securities	178,914.93	143,131.95	-	-
	2 Debt Securities	-	-	-	-
	3 Mortgage Loans	-	-	-	-
	4 Planholders' Loans	-	-	-	-
	5 Bank Deposits	7,195.81	1,994.26	-	-
	6 Real Estate	-	-	-	-
	7 Other Interest Income	-	-	-	-
	Subtotal	186,110.74	145,126.21	-	-
	Dividend Receivable:				
	8 Cash Dividend	-	-	-	-
	9 Dividends on Stocks	-	-	-	-
	10 Dividends on Real Estate	-	-	-	-
	11 Other Dividends	-	-	-	-
	Subtotal	-	-	-	-
	Other Investment Income:				
	12 Other Investment Income (Please specify)	-	-	-	-
	Subtotal	-	-	-	-
Total Accrued Investment Income - Bank 1		186,110.74	145,126.21	-	-
2 Philippine National Bank					
	Interest Income:				
	1 Government Securities	-	-	-	-
	2 Debt Securities	-	-	-	-
	3 Mortgage Loans	-	-	-	-
	4 Planholders' Loans	-	-	-	-
	5 Bank Deposits	19,224.80	8,274.69	-	-
	6 Real Estate		-	-	-
	7 Other Interest Income	-	-	-	-
	Subtotal	19,224.80	8,274.69	-	-
	Dividend Receivable:				
	8 Cash Dividend	-	-	-	-
	9 Dividends on Stocks	-	-	-	-
	10 Dividends on Real Estate	-	-	-	-
	11 Other Dividends	-	-	-	-
	Subtotal	-	-	-	-
	Other Investment Income:				
	12 Other Investment Income (Please specify)	-	-	-	-
	Subtotal	-	-	-	-
Total Accrued Investment Income - Bank 2		19,224.80	8,274.69	-	-
TOTAL ACCRUED INVESTMENT INCOME		205,335.54	153,400.90	-	-

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 15 - OTHER ASSETS

Name of Trustee Bank	Particulars *	Nature of Account	Balance Previous Year	Balance of Current Year	Remarks
(1)	(2)	(3)	(4)	(5)	(6)
1 **UnionBank of the Philippines (UBP)**					
Receivables					
1	Accounts Receivable	Receivable from sale of investment property	658,537.09	382,380.02	
2	Allowance for Credit Losses		(6,585.37)	-	
	Subtotal		**651,951.72**	**382,380.02**	
Other Assets					
1	Other Miscellaneous Assets	Meralco- Meter Deposit	20,556.00	171,238.10	
2	Prepaid Tax		150,682.10	-	
	Subtotal		**171,238.10**	**171,238.10**	
	Total Bank 1		**823,189.82**	**553,618.12**	
2 **Philippine National Bank**					
Receivables					
1	Accounts Receivable	Receivable from sale of investment property	758,506.96	745,715.92	
2	Allowance of Credit and Losses		-	(2.30)	
	Subtotal		**758,506.96**	**745,713.62**	
Other Assets					
1	Miscellaneous Assets	Meralco- Meter Deposit	10,843.36	10,843.36	
2	Custodian/ Safekeeping		4.00	4.00	
3	Prepaid Tax		122,816.42	130,144.97	
	Subtotal		**133,663.78**	**140,992.33**	
	Total Bank 1		**892,170.74**	**886,705.95**	
	GRAND TOTAL		**1,715,360.56**	**1,440,324.07**	

SCHEDULE 16 - Service Assets

Name of Trustee Bank	Description *	Certificate No./ Serial No.	Date Acquired/ Disposed	Acquisition Cost	Market Value	Unrealized Gain (Loss)
(1)	(2)	(3)	(4)	(5)	(6)	(7) = (6)-(5)
1 UnionBank of the Philippines (UBP)						
	Mortuaries					
	Balance Forwarded, Previous Year			-	-	-
	Provision for Depreciation of Previous Years Acquisitions, Current Year			-	-	-
	*Acquisition/ (Disposal)					
	1 NONE	-	-	-	-	-
	Subtotal			-	-	-
	Memorial Lots/Columbaries					
	Balance Forwarded, Previous Year			-	-	-
	Provision for Depreciation of Previous Years Acquisitions, Current Year			-	-	-
	*Acquisition/ (Disposal)					
	1 NONE	-	-	-	-	-
	Subtotal			-	-	-
	Schools					
	Balance Forwarded, Previous Year			-	-	-
	Provision for Depreciation of Previous Years Acquisitions, Current Year			-	-	-
	*Acquisition/ (Disposal)					
	1 NONE	-	-	-	-	-
	Subtotal			-	-	-
	Retirement Homes					
	Balance Forwarded, Previous Year			-	-	-
	Provision for Depreciation of Previous Years Acquisitions, Current Year			-	-	-
	*Acquisition/ (Disposal)					
	1 NONE	-	-	-	-	-
	Subtotal			-	-	-
	Total Bank 1			-	-	-
2 Philippine National Bank						
	Mortuaries					
	Balance Forwarded, Previous Year			-	-	-
	Provision for Depreciation of Previous Years Acquisitions, Current Year			-	-	-
	*Acquisition/ (Disposal)					
	1 NONE	-	-	-	-	-
	Subtotal			-	-	-
	Memorial Lots/Columbaries					
	Balance Forwarded, Previous Year			-	-	-
	Provision for Depreciation of Previous Years Acquisitions, Current Year			-	-	-
	*Acquisition/ (Disposal)					
	1 NONE	-	-	-	-	-
	Subtotal			-	-	-
	Schools					
	Balance Forwarded, Previous Year			-	-	-
	Provision for Depreciation of Previous Years Acquisitions, Current Year			-	-	-
	*Acquisition/ (Disposal)					
	1 NONE	-	-	-	-	-
	Subtotal			-	-	-
	Retirement Homes					
	Balance Forwarded, Previous Year			-	-	-
	Provision for Depreciation of Previous Years Acquisitions, Current Year			-	-	-
	*Acquisition/ (Disposal)					
	1 NONE	-	-	-	-	-
	Subtotal			-	-	-
	Total Bank 2			-	-	-
TOTAL SERVICE ASSETS				-	-	-

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 17 - Accrued Trust Fees

Name of Trustee Bank	Account No.	Particulars	Nature of Account	Balance Previous Year	Balance of Current Year	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1 UnionBank of the Philippines (UBP)	**PH 1C021 026**					
	1	Trustee Fee Payable	Pension	36,515.86	17,115.97	
	Total Bank 1			36,515.86	17,115.97	
2 Philippine National Bank	**1271P-031265-045418**					
	1	Trustee Fee Payable	Pension	5,816.10	5,194.25	
	Total Bank 2			5,816.10	5,194.25	
	TOTAL			42,331.96	22,310.22	

PENSION PLAN

SCHEDULE 18 - Other Liabilities

Name of Trustee Bank	Account Number	Particulars	Nature of Account	Balance Previous Year	Balance of Current Year	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1 **UnionBank of the Philippines (UBP)**	**PH 1C021 026**					
		Accrued Taxes				
		1 Withholding Tax Payable		37,222.15	-	
		Subtotal		37,222.15	-	
		Other Liabilities				
		4 Accrued Expense	Custody Fees	537.10	3,910.67	
		5 Other Payable	Unaccounted	166,227.62	166,227.62	
		Subtotal		166,764.72	170,138.29	
		Total Bank 1		203,986.87	170,138.29	
2 **Philippine National Bank**	**1271P-031265-045418**					
		Accrued Taxes				
		1 VAT Payable		1,465.71	1,465.71	
		2 Deferred VAT		81,234.09	79,863.56	
		3 Tax Payable		3,845.20	1,654.95	
		4 Deferred Credit		86,450.30	86,450.30	
		Subtotal		172,995.30	169,434.52	
		Other Liabilities				
		4 Omega Contreras	Deferred Credit	21,980.00	21,980.00	
		5 Unrealized Gain	Sale of Investment Property	298,166.09	293,135.76	
		Subtotal		320,146.09	315,115.76	
		Total Bank 2		493,141.39	484,550.28	
		GRAND TOTAL		697,128.26	654,688.57	

PENSION PLAN

SCHEDULE 19 - Retained Earnings

	Name of Trustee Bank	Account Number	Retained Earnings, beginning	Realized Income	Unrealized Income	Prior Period Adjustments	Retained Earnings, End
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	UnionBank of the Philippines (UBP)	PH 1C021 026	1,394,657.68	1,779,614.01	-	-	3,174,271.69
2	Philippine National Bank	1271P-031265-045418	7,165,377.94	405,575.14	-	-	7,570,953.08
add additional rows as necessary							
TOTAL			8,560,035.62	2,185,189.15	-	-	10,745,224.77

ANNUAL STATEMENT for the Year Ended December 31, 2025 of CITYPLANS, INCORPORATED

PENSION PLAN

MAKATI CITY

REPUBLIC OF THE PHILIPPINES } S.S.

MR. JEFFERSON C. ROXAS, President; MR. JOEL C. GOHOC, Executive Vice President and Treasurer; and MS. THERESE RAIMUNDA R. AQUINO-ANOOS, Chief Accountant of the Company, being duly sworn, each for himself deposes and says that they are the herein described officers of the said Company, and that as of the 31st day of December 2025, all the herein described assets were the absolute properties of the said Company, free and clear from any liens or claims thereon, except as therein stated, and that the foregoing statement, with the schedules and explanations therein contained, annexed or referred to are a full and correct statement of all the Assets, Liabilities, Income and Expenses and of the condition and affairs of the said Company as of the 31st day of December 2025, according to the best of their information, knowledge and belief, respectively.

JEFFERSON C. ROXAS, *President*

JOEL C. GOHOC, *Executive Vice President & Treasurer*

THERESE RAIMUNDA R. AQUINO-ANOOS, *Chief Accountant*

BUWIS SA RENTAS INTERNAS DSK2025 16314245 30 PISO DOKUMENTARYO 30 PISO REPUBLIKA NG PILIPINAS

Corporate Residence Certificate No. 00489468
Issued at Makati City
on January 09, 2026

Subscribed and sworn to before me this APR 30 2026 day of MAKATI CITY

Name	SSS Identification Number
Jefferson C. Roxas	33-8555275-9
Joel C. Gohoc	33-6904420-9
Therese Raimunda R. Aquino-Anoos	34-1845464-3

ATTY. EMMA G. JULARBAL
NOTARY PUBLIC FOR MAKATI CITY
UNTIL DECEMBER 31, 2026
APPOINTMENT NO.: M-407
IBP ROLL NO.: 33154
IBP NO.: 06547/Lifetime
MCLE Compliance No. VIII-0028180
valid until April 14, 2028
PTR No.: 10765795/01-06-2026/Makati
156 H.V. Dela Costa St., Makati City

Doc. No. 187
Page No. 38
Book No. V
Series of 2026.