

**ANNUAL STATEMENT
OF
TRUST FUND**

CITYPLANS, INCORPORATED

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

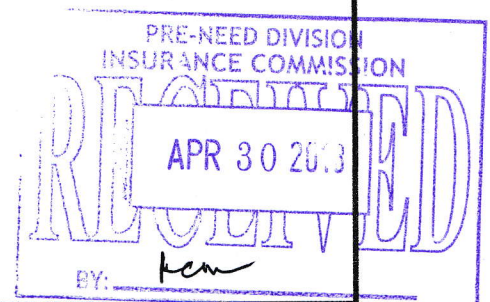
Submitted to the

INSURANCE COMMISSION

Manila, Philippines

For the Year Ended
December 31, 2017

PENSION PLAN



PRE-NEED

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2017 of		
CITYPLANS, INCORPORATED		
PENSION PLAN		
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Date of Filing: April 25, 2018		
Company Representative: MR. RUDY GO, Chief Financial Officer		
Contact Nunmber: 893-6060 local 231		
IC Representative/Examiner: _____		
Date Received: _____		

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2017 of CITYPLANS,
INCORPORATED
PENSION PLAN**

License Number PN-2018-12-R	Date of Issue January 1, 2018
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 www.cityplansinc.com

MEMBERS OF THE BOARD, OFFICERS AND EMPLOYEES				
Position	Name	Nationality	Terms of Office	
			From	To
Chairman	Dr. Andrew I. Liuson	Filipino	2007	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	0	
Branch Office Address:		Name of Manager:		
N/A		N/A		

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2017 of CITYPLANS, INCORPORATED

(PENSION PLAN)

EXHIBIT 1 - BALANCE SHEET

ASSETS	Current Year	% to Total Equity	Previous Year	% to Total Equity
1 Government Securities (Schedule 1)	21,946,579.12	64.53%	22,052,193.54	65.26%
2 Cash in Savings/Time Deposits (Schedule 2)	4,336,907.78	12.75%	2,049,548.96	6.07%
3 Mutual Funds/UITF (Schedule 3)	-	-	-	-
4 Short Term Investments (Schedule 4)	-	-	2,190,643.77	6.48%
5 Corporate Bonds (Schedule 5)	1,145,225.99	3.37%	1,155,917.60	3.42%
6 Mortgage Loans (Schedule 6)	-	-	-	-
7 Planholders' Loans (Schedule 7)	131,494.28	0.39%	178,068.82	0.53%
8 Stocks (Schedule 8)	881,490.87	2.59%	1,606,806.24	4.76%
9 Real Estate (Schedule 9)	2,614,707.95	7.69%	4,297,980.10	12.72%
10 Other Investments (Schedule 10)	-	-	-	-
11 Accrued Investment Income (Schedule 11)	201,621.87	0.59%	188,401.44	0.56%
12 Other Assets (Schedule 12)	3,234,186.86	9.51%	424,014.20	1.25%
13 Total Assets	34,492,214.71	101.42%	34,143,574.67	101.05%
LIABILITIES				
14 Accrued Trust Fees (Schedule 13)	28,972.35	0.09%	31,449.97	0.09%
15 Accrued Taxes (Schedule 14)	205,621.66	0.60%	40,112.37	0.12%
16 Other Liabilities (Schedule 15)	246,716.68	0.73%	283,097.07	0.84%
17 Total Liabilities	481,310.69	1.42%	354,659.41	1.05%
FUND EQUITY				
18 Fund Balance (beginning)	32,522,113.47		35,379,146.92	
19 Additional Contribution (current year) (Exhibit 4)	2,567,482.34		2,684,897.23	
20 Withdrawals (current year) (Exhibit 5)	(4,036,309.90)		(7,090,313.26)	
21 Adjustments (prior periods) (Schedule 1-15)	-		-	
22 Fund Balance (ending)	31,053,285.91		30,973,730.89	
23 Retained Earnings (beginning)				
24 Net Income (Loss) - (current year) (Exhibit 2)	2,285,041.55		1,548,382.58	
25 Retained Earnings (end)	33,338,327.46		32,522,113.47	
26 Net Unrealized Income (Loss) (Schedule 1-10)	672,576.56		1,266,801.79	
Deferred Items - Real Estate Revaluation	-		-	
27 Total Fund Equity	34,010,904.02	100.00%	33,788,915.26	100.00%
28 Total Liabilities & Fund Equity	34,492,214.71		34,143,574.67	

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2017 of CITYPLANS,
INCORPORATED
(PENSION PLAN)**

EXHIBIT 2 - INCOME STATEMENT

INCOME	Current Year	Previous Year
1 Interest Income		
<i>Special Deposit Account / Deposit in Bank</i>	95,808.60	132,779.39
<i>Government Securities</i>	1,299,388.82	1,265,625.02
<i>Other Securities and Debt Instruments</i>	66,690.50	66,690.50
<i>Others (Specify)</i>		
<i>Loans and Receivables</i>	19,923.38	26,980.13
<i>Sale of Investment Property</i>	148,761.20	-
2 Gain on Sale of Securities		
<i>Government Securities</i>	-	-
<i>Other Securities and Debt Instruments</i>	-	-
<i>Stocks</i>	(48,439.86)	2,679.16
<i>Preferred Shares</i>		
<i>Others (Specify)</i>		
<i>Gain (Loss) on Sale of Real Estate</i>	-	-
3 Dividend Income		
<i>Preferred Shares</i>	-	-
<i>Stocks</i>	39,541.82	60,583.46
4 Other Income		
<i>Unrealized Gain (Loss) on MTM-Debt</i>	(80,326.42)	159,985.50
<i>Unrealized Gain (Loss) on MTM-Equity</i>	307,685.25	91,162.50
<i>Amortized Premium / Discount Income</i>	(100,261.52)	(92,076.84)
<i>Other Income</i>	891.22	133.00
<i>Rental Income</i>	307,695.87	424,282.99
<i>Realized Gain from Sale of Investment Property</i>	1,137,332.62	-
5 Total Income before Expenses	<u>3,194,691.48</u>	<u>2,138,824.81</u>
EXPENSES		
6 Trust and Management Fee	(116,068.56)	(131,777.54)
7 Other Expenses (Specify)		
<i>Provision for Losses - Loans & Receivable</i>	(16,945.42)	244.31
<i>Other Expenses</i>	(178,275.15)	(124,553.19)
8 Total Expenses	<u>(311,289.13)</u>	<u>(256,086.42)</u>
NET INCOME BEFORE TAX		
	2,883,402.35	1,882,738.39
9 Taxes (Specify)		
<i>Tax Expense</i>	(317,772.09)	(309,934.52)
<i>Provision for Final Tax</i>	-	-
<i>Provision for Income Tax</i>	(280,588.71)	(24,421.29)
NET INCOME AFTER TAXES		
	<u>2,285,041.55</u>	<u>1,548,382.58</u>
RETURN ON INVESTMENTS		
	<u>5.470%</u>	<u>5.467%</u>

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2017 of CITYPLANS,
INCORPORATED**

(PENSION PLAN)

EXHIBIT 3 - LIST OF TRUSTEES

	Name of Trustee (1)	Account Number (2)	Trust Fund Equity (3)
1	Union Bank of the Philippines (UBP)	PH 1C021 026	28,047,329.81
2	Philippine National Bank (PNB) formerly Allied Banking Corp.	TA# 00754188TA01 (formerly TA# 690932)	5,963,574.21
3			
4			
5			
6			
7			
8			
9			
10			
		TOTALS	34,010,904.02

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2017 of CITYPLANS,
INCORPORATED**

(PENSION PLAN)

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

Name of Trustee Bank	Month	Amount of	Amount of	Remarks
		Required Deposit	Actual Deposit	
	(1)	(2)	(3)	(4)
Union Bank of the Philippines (UBP)				
	January	1,187.32	1,187.32	
	February	0.00	0.00	
	March	1,381.28	1,381.28	
	April	0.00	2,522,259.98	
	May	0.00	0.00	
	June	690.64	690.64	
	July	39,891.20	39,891.20	
	August	690.64	690.64	
	September	690.64	690.64	
	October	0.00	0.00	
	November	0.00	0.00	
	December	690.64	690.64	
	TOTALS	45,222.36	2,567,482.34	

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2017 of CITYPLANS, INCORPORATED

(PENSION PLAN)

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

Name of Trustee Bank (1)	Month (2)	Total Amount of Withdrawal (3)	Breakdown / Purpose of Withdrawal				Description for "Others" (8)
			Planholders' Benefits (4)	Trustee's Fees (5)	Taxes (6)	Others (7)	
Union Bank of the Philippines (UBP)							
	January	29,070.87	-	6,150.04	22,420.83	500.00	Others - BIR Registration Fee
	February	28,786.79	-	6,322.22	22,464.57	-	
	March	17,925.96	-	5,729.37	12,826.42	(629.83)	Provision for Losses - Loans & Receivables
	April	28,880.86	-	6,324.31	22,556.55	-	
	May	36,736.66	-	7,153.64	27,847.24	1,735.78	SCCP / Commission / Provision for Losses - Loans & Receivables
	June	351,471.36	-	7,119.55	326,602.72	17,749.09	Provision for Losses - Loans & Receivables
	July	2,857,613.19	2,715,428.13	7,200.74	32,588.08	102,396.24	Others / Association dues
	August	28,756.04	-	6,049.08	22,706.96	-	
	September	(8,901.52)	-	6,446.25	(15,282.02)	(65.75)	Provision for Losses - Loans & Receivables
	October	29,337.16	-	6,478.77	22,925.02	(66.63)	Provision for Losses - Loans & Receivables
	November	1,337,225.72	1,307,881.71	6,440.77	22,970.76	(67.52)	Provision for Losses - Loans & Receivables
	December	116,485.97	13,000.06	6,149.42	38,232.30	59,104.19	Others / Commission / Association dues
	Sub-total	4,853,389.06	4,036,309.90	77,564.16	558,859.43	180,655.57	

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2017 of CITYPLANS, INCORPORATED

(PENSION PLAN)

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

Name of Trustee Bank (1)	Month (2)	Total Amount of Withdrawal (3)	Breakdown / Purpose of Withdrawal				Description for "Others" (8)
			Planholders' Benefits (4)	Trustee's Fees (5)	Taxes (6)	Others (7)	
Philippine National Bank formerly Allied Banking Corporation (PNB)							
	January	10,091.95	-	3,222.86	6,869.09	-	
	February	4,204.65	-	2,915.86	1,288.79	-	
	March	5,373.59	-	3,231.63	2,141.96	-	
	April	8,154.60	-	3,136.48	2,162.69	2,855.43	Association dues
	May	5,874.19	-	3,250.14	2,624.05	-	
	June	1,046.28	-	3,155.56	2,149.42	(4,258.70)	Reclassification of restoration cost of unit
	July	15,177.36	-	3,262.98	2,304.55	9,609.83	Association dues / Labor cost / Bulletin ad
	August	5,497.53	-	3,260.26	2,237.27	-	
	September	5,363.03	-	3,165.24	2,197.79	-	
	October	5,544.12	-	3,275.83	2,268.29	-	
	November	5,514.29	-	3,208.98	2,305.31	-	
	December	20,729.18	-	3,418.58	10,952.16	6,358.44	Association dues / Bulletin ad
	Sub-total	92,570.77	-	38,504.40	39,501.37	14,565.00	
	TOTALS	4,945,959.83	4,036,309.90	116,068.56	598,360.80	195,220.57	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2017 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 1- Government Securities

NAME OF TRUSTEE BANK	SECURITY		DATE			INITIAL ACQUISITION/BOOKING VALUE			PRICE			Unrealized Gain (Loss)	INTEREST							
	Description	Serial No.	Acquired	Issued	Maturity	Face Value	Underwriting Discount/Premium	Acquisition Cost	At Acquisition Date	At Closing/Balance Sheet Date	Book Value		Market Value	Annual	How	Collected	Accrued	Accrued	Earned	
														Coupon Rate	Paid*	During the Year	Previous Year	Current Year	During the Year	
1	2		3	4	5	6	7	8	9	10	11	12	13= (12-11)	14	15	16	17	18	19 = (16+17-18)	
Union Bank of the Philippines																				
	DOMESTIC ISSUES:																			
	FXTN:																			
	1															1,265,625.02	178,914.93	178,914.93	1,265,625.02	
	2	FXTN 20-19 5.750	PIBD20321195	09/27/2012	09/27/2032	10,000,000.00		10,004,156.31	5.7460	5.7010	10,003,091.12	10,047,417.68	44,326.56	5.75%	Semi-annual					
	3	FXTN 25-08 8.125	PIBD2535L086	02/05/2013	12/16/2035	3,500,000.00		4,782,257.57	5.1000	5.7027	4,570,772.89	4,445,115.71	(125,657.18)	8.13%	Semi-annual					
	4	FXTN 25-08 8.125	PIBD2535L086	02/25/2013	12/16/2035	5,000,000.00		7,024,541.56	4.8610	5.7027	6,675,451.10	6,350,165.30	(325,285.80)	8.13%	Semi-annual					
		Sub-total				18,500,000.00		21,810,955.44			21,249,315.11	20,842,698.69	(406,616.42)			1,265,625.02	178,914.93	178,914.93	1,265,625.02	
Philippine National Bank																				
	DOMESTIC ISSUES:																			
	FXTN:																			
	1															23,375.00	-	10,388.80	33,763.80	
	2	GV0180 RTB3-8 4.25	THY6972FXU75	04/11/2017	04/11/2020	1,100,000.00		1,100,000.00	4.25	4.25	1,100,000.00	1,103,880.43	3,880.43	4.25%	Semi-annual					
		Sub-total				1,100,000.00		1,100,000.00			1,100,000.00	1,103,880.43	3,880.43			23,375.00	-	10,388.80	33,763.80	
	TREASURY BILLS																			
	1																			
	2																			
	3																			
	FOREIGN ISSUES:																			
	1																			
	2																			
	3																			
		Sub-total				-														
	TOTALS							19,600,000.00			22,910,955.44									
*Indicate whether annually, semi-monthly, quarterly or monthly.																				

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2017 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 2 - Cash on hand and in banks

Name of Trustee Bank	Description	Account/Certificate Number	DATE		Annual Rate/Interest	Term/Period	BALANCE		INTEREST			
			Acquisition/Placement	Maturity			At Acquisition/Placement Date	At Closing/ Balance Sheet Date	Collected	Accrued	Accrued	Earned
									During the Year	Previous Year	Current Year	During the Year
1	2	3	4	5	6	7	8	9	10	11	12	13
	Deposit in Own Bank											
	Current Accounts:											
	1											
	2											
	Sub-total											
	Savings Accounts:											
PNB	1 CA0001						87,593.48	87,593.48	0.00	0.00	0.00	0.00
	2											
	3											
	Sub-total						87,593.48	87,593.48	0.00	0.00	0.00	0.00
	Time Deposit Accounts:											
UBP	1 TD UCPB		12/5/2017	1/4/2018	2.100%	30 days	385,083.43	385,083.43	0.00	0.00	606.51	606.51
PNB	2 TD PNB	TD1987	12/12/2017	1/9/2018	3.000%	33 days	1,000,000.00	1,000,000.00	0.00	0.00	2,083.25	2,083.25
	Sub-total						1,385,083.43	1,385,083.43	0.00	0.00	2,689.76	2,689.76
	Total Deposits in Own Bank						1,472,676.91	1,472,676.91	0.00	0.00	2,689.76	2,689.76
	Deposit in Other Banks											
	Current Accounts:											
	1											
	2											
	Sub-total						0.00	0.00	0.00	0.00	0.00	0.00
	Savings Accounts:											
	1											
	2											
	Sub-total						0.00	0.00	0.00	0.00	0.00	0.00
	Time Deposit Accounts:											
UBP	1 TD Metro Bank & Trust Company		12/29/2017	01/03/2018	3.325%	5 days	956,644.08	956,644.08	0.00	0.00	265.07	265.07
PNB	2 TD China Bank Savings	B55413	12/12/2017	01/11/2018	2.500%	30 days	1,007,586.79	1,007,586.79	0.00	0.00	1,399.40	1,399.40
	3 TD UCPB	B55475	12/28/2017	01/29/2018	3.600%	32 days	900,000.00	900,000.00	0.00	0.00	360.00	360.00
	Sub-total						2,864,230.87	2,864,230.87	0.00	0.00	2,024.47	2,024.47

	Interest Income Collected on Time Deposit:												
UBP	1							0.00	0.00	33,497.25	0.00	0.00	33,497.25
PNB	2							0.00	0.00	57,597.12	0.00	0.00	57,597.12
								0.00	0.00	91,094.37	0.00	0.00	91,094.37
	Total Deposits in Other Banks												
								2,864,230.87	2,864,230.87	91,094.37	0.00	2,024.47	93,118.84
GRAND TOTAL													
								4,336,907.78	4,336,907.78	91,094.37	0.00	4,714.23	95,808.60

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2017 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 3 - Mutual Funds/ UITF

Name of Trustee Bank	Description	Account /Certificate Number	Acquisition Date	Number of Units/Shares Held	Net Asset Value per Unit/Share		Acquisition Cost	Market Value	Unrealized Gain (Loss)
					At Acquisition Date	At Closing/ Balance Sheet Date			
1	2	3	4	5	6	7	8	9	10
	<u>Mutual Funds</u>								
	1								
	2								
	3			N	O	N	E		
	4								
	5								
	Sub-total								
	<u>Unit Investment Trust Funds</u>								
	1								
	2								
	3								
	4								
	5								
	Sub-total								
	<u>Others</u>								
	1								
	2								
	3								
	4								
	5								
	Sub-total								
	GRAND TOTALS								

ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2017 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 4 - Short Term Investments

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

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2017 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 5 - Corporate Bonds

NAME OF TRUSTEE BANK	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	How	Collected	Accrued	Accrued	Earned	
														Coupon Rate	Paid*	During the Year	Previous Year	Current Year	During the Year	
1	2		3	4	5	6	7	8	9	10	11	12	13= (12-11)	14	15	16	17	18	19 = (16+17-18)	
Union Bank of the Philippines																				
	CORP BOND PHP - ALIPM 5.625 04/27/2019		07/19/2013		04/27/2019	500,000.00		523,612.08	5.625000	101.7132	504,580.69	508,565.89	3,985.20	5.62500	Quarterly		66,690.50	7,603.91	7,603.91	66,690.50
	CORP BOND PHP - FLIPM 6.2731 06/08/2019		06/08/2012		06/08/2019	500,000.00		500,000.00	6.273100	102.9223	500,000.00	514,611.25	14,611.25	6.27310	Quarterly					
	CORP BOND PHP - GLOPM 6.000 06/01/2019		06/01/2012		06/01/2019	120,000.00		120,000.00	6.000000	101.7074	120,000.00	122,048.85	2,048.84	6.00000	Quarterly					
	TOTALS					1,120,000.00	-	1,143,612.08			1,124,580.69	1,145,225.99	20,645.29				66,690.50	7,603.91	7,603.91	66,690.50

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

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2017 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 6 - 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	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
						(6)	(7)		(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 of Trust Funds for the Year Ended December 31, 2017 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 9 - Real Estate

Name of Trustee Bank	TCT/CCT Number.; City/Province	Area & Description of Lot / Building	Name of Vendor	Date Acquired	Estimated Life of Building	Actual Cost	Accumulated Depreciation Building	Net Book Value	Market Value per Appraisal	Recorded Value	RENTAL INCOME				Encumbrance (if Any)
											Collected 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
	Occupied by the Company:														
	Lot														
	Building														
	Sub-total														
	Investment Properties														
	Lot														
	Building														
	Condominium Unit:														
UBP	CCT#011-2013000265 / Pasig City Unit 1502	21.20 sq.m./Grand Emerald Tower Condo.	City & Land	11/14/2011		930,848.85	-	930,848.85	1,590,000.00	930,848.85					
	CCT#011-2013000266 / Pasig City Unit 2102	21.20 sq.m./Grand Emerald Tower Condo.	City & Land	11/14/2011		924,860.05	-	924,860.05	1,590,000.00	924,860.05					
											179,905.00	-	-	179,905.00	
	Sub-total														
						1,855,708.90		1,855,708.90	3,180,000.00	1,855,708.90	179,905.00	-	-	179,905.00	
PNB	CCT#31862 / Makati City Unit 2317														
		18.99 sq.m./Cityland Condo. 10 Tower II	Cityland	7/21/1994		758,999.05	-	758,999.05	1,006,000.00	758,999.05					
											127,790.87	-	-	127,790.87	
	Sub-total														
						758,999.05	-	758,999.05	1,006,000.00	758,999.05	127,790.87	-	-	127,790.87	
	GRAND TOTALS														
						2,614,707.95	-	2,614,707.95	4,186,000.00	2,614,707.95	307,695.87	-	-	307,695.87	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2017 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 10 - Other Investments

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

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2017 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 11- Accrued Investment Income

Name of Trustee Bank	Kind of Investment	Collected During the Year	Accrued Investment Income		Unearned Investment Income		Earned During the Year (2-3+4+5-6)
			Current Year	Previous Year	Current Year	Previous Year	
1	2	3	4	5	6	7	8
UBP/PNB	1 Interest on Government Securities	1,289,000.02	189,303.73	178,914.93	-	-	1,299,388.82
UBP	2 Income on Corporate Bonds	66,690.50	7,603.91	7,603.91	-	-	66,690.50
UBP	3 Dividends on Stocks	39,541.82	-	-	-	-	39,541.82
UBP/PNB	4 Income on Real Estate - Rental	307,695.87	-	-	-	-	307,695.87
	5 Interest on Mortgage Loans	-	-	-	-	-	-
UBP	6 Interest on Planholders' Loans	19,923.38	-	-	-	-	19,923.38
PNB	7 Income on Short Term Investments	-	-	1,882.60	-	-	(1,882.60)
	8 Income on Other Investments	-	-	-	-	-	-
UBP/PNB	9 Interest on Bank Deposits	91,094.37	4,714.23	0.00	-	-	95,808.60
UBP	10 Others: Trading Gain (Loss) Equity	(48,439.86)	-	-	-	-	(48,439.86)
	TOTAL	1,765,506.10	201,621.87	188,401.44	-	-	1,778,726.53

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2017 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 13 - Accrued Trust Fees

Name of Trustee Bank	Particulars		Nature	Balance	Balance of	Remarks
			of Account	Previous Year	Current Year	
1	2		3	4	5	6
UBP	1	Trustee Fee Payable	Pension	20,083.57	19,068.96	
PNB	2	Trustee Fee Payable	Pension	11,366.40	9,903.39	
		TOTAL		31,449.97	28,972.35	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2017 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 14 - Accrued Taxes

Name of Trustee Bank	Particulars	Nature	Balance	Balance of	Remarks
		of Account	Previous Year	Current Year	
1	2	3	4	5	6
UBP	1 Withholding Tax Payable		37,320.55	37,478.08	
	2 Due to BIR - Others		4.20	-	
PNB	3 VAT Payable		2,340.48	19,304.00	
	4 Taxes Payable		447.14	2,846.15	
	5 Deferred VAT		-	145,993.43	
	TOTAL		40,112.37	205,621.66	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2017 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 15 - Other Liabilities

Name of Trustee Bank	Particulars	Nature	Balance	Balance of	Remarks
		of Account	Previous Year	Current Year	
1	2	3	4	5	6
UBP	1 Custody Fee		537.10	537.10	
	2 Various Clients	Rental Deposit	175,521.97	142,058.85	
			.		
PNB	3 Various Clients	Rental Deposit	107,038.00	104,120.73	
	TOTAL		283,097.07	246,716.68	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2017 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 16 Retained Earnings

Name of Trustee Bank		Retained Earnings, Beginning	Realized Income	Contribution	Prior Period Adjustments	Retained Earnings, End
				(Withdrawal)		
1		2	3	4	5	6
UBP	1	27,301,144.30	2,082,165.19	(1,468,827.56)	0.00	27,914,481.93
PNB	2	5,220,969.17	202,876.36	0.00	0.00	5,423,845.53
TOTAL		32,522,113.47	2,285,041.55	(1,468,827.56)	0.00	33,338,327.46


**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2017 of CITYPLANS,
INCORPORATED
(PENSION PLAN)**

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


MR. STEPHEN C. ROXAS, President; MRS. GRACE C. LIUSON, Executive Vice President and Treasurer; and MR. RUDY GO, Chief Accountant of the company, being duly sworn, each for himself deposes and says, that they are the herein described officers of the said company, and that on the 31st day of December 2017, 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 2017 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

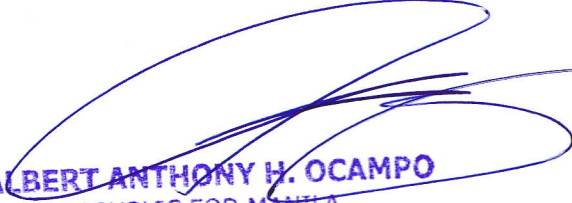
Corporate Residence Certificate No. 00202933
 Issued at Makati City
 on January 12, 2018

APR 26 2018

Subscribed and sworn to before me in MANILA City on _____ 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

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 Book No. IV
 Series of 2018.


ATTY. ALBERT ANTHONY H. OCAMPO
 NOTARY PUBLIC FOR MANILA
 UNTIL DECEMBER 31, 2018
 APPOINTMENT NO.: 2017-044
 IBP ROLL NO.: 44239
 IBP NO.: 07884/Lifetime/Laguna
 PTR No.: 6960550/01-03-2018/Manila