



**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, 2019

PENSION PLAN

PRE-NEED

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2019 of

CITYPLANS, INCORPORATED

PENSION PLAN

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23		CERTIFICATION, NOTARIZED AND SEALED
Date of Filing: July 13, 2020		
Company Representative: MR. RUDY GO, Chief Financial Officer		
Contact Number: 893-6060 local 231		
IC Representative/Examiner: _____		
Date Received: _____		

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2019 of
CITYPLANS, INCORPORATED
PENSION PLAN**

License Number PN-2020-05-R Line of Business Selling Pre-need Plans SEC Registration Number 1556675 Date of Incorporation October 27, 1988 Tax Identification Number 000-527-090-000 Home Office Address 3/F Cityland Condo.10 Tower 2, 154 H.V. Dela Costa St., Salcedo Village, Makati City Telephone Number 8819-1111 / 8893-6060 loc. 327 Email Address cityplans_inc@yahoo.com	Date of Issue January 1, 2020 Date of Issue October 27, 1988 Commenced Business on September 17,1990 FAX Number 8892-8656 / 8813-1832 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 C. Roxas	Filipino	1988	Present
Independent Directors:				
	Mr. Peter S. 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
Plan Type / Trust Account				
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, 2019 of

CITYPLANS, INCORPORATED

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EXHIBIT 1 - BALANCE SHEET

ASSETS	Current Year	% to Total Equity	Previous Year	% to Total Equity
1 Government Securities (Schedule 1)	24,776,965.48	65.6763%	19,951,757.08	64.9818%
2 Cash in Savings/Time Deposits (Schedule 2)	5,879,735.37	15.5854%	3,894,062.83	12.6827%
3 Mutual Funds/UITF (Schedule 3)	-	0.0000%	-	0.0000%
4 Short Term Investments (Schedule 4)	-	0.0000%	-	0.0000%
5 Corporate Bonds (Schedule 5)	-	0.0000%	1,116,003.29	3.6348%
6 Mortgage Loans (Schedule 6)	-	0.0000%	-	0.0000%
7 Planholders' Loans (Schedule 7)	82,080.90	0.2176%	72,581.85	0.2364%
8 Stocks (Schedule 8)	716,125.85	1.8982%	655,467.57	2.1348%
9 Real Estate (Schedule 9)	3,999,490.61	10.6014%	2,614,707.95	8.5160%
10 Other Investments (Schedule 10)	-	0.0000%	-	0.0000%
11 Accrued Investment Income (Schedule 11)	209,499.00	0.5553%	220,330.23	0.7176%
12 Other Assets (Schedule 12)	3,038,702.97	8.0547%	3,190,366.20	10.3908%
13 Total Assets	38,702,600.18	102.5889%	31,715,277.00	103.2949%
LIABILITIES				
14 Accrued Trust Fees (Schedule 13)	32,285.35	0.0856%	73,660.99	0.2399%
15 Accrued Taxes (Schedule 14)	177,120.44	0.4695%	203,480.10	0.6627%
16 Other Liabilities (Schedule 15)	767,285.22	2.0338%	734,505.27	2.3922%
17 Total Liabilities	976,691.01	2.5889%	1,011,646.36	3.2949%
FUND EQUITY				
18 Fund Balance (beginning)	33,005,094.20		33,338,327.46	
19 Additional Contribution (current year) (Exhibit 4)	3,419,653.79		2,247,053.38	
20 Withdrawals (current year) (Exhibit 5)	(4,546,272.18)		(3,582,813.37)	
21 Adjustments (prior periods) (Schedule 1-15)	824,686.19		-	
22 Fund Balance (ending)	32,703,162.00		32,002,567.47	
23 Retained Earnings (beginning)				
24 Net Income (Loss) - (current year) (Exhibit 2)	3,144,978.57		1,002,526.73	
25 Retained Earnings (end)	35,848,140.57		33,005,094.20	
26 Net Unrealized Income (Loss) (Schedule 1-10)	1,877,768.60		(2,301,463.56)	
27 Total Fund Equity	37,725,909.17	100.0000%	30,703,630.64	100.0000%
28 Total Liabilities & Fund Equity	38,702,600.18		31,715,277.00	

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2019 of
CITYPLANS, INCORPORATED
PENSION PLAN**

EXHIBIT 2 - INCOME STATEMENT

INCOME	Current Year	Previous Year
1 Interest Income		
<i>Special Deposit Account / Deposits in Bank</i>	326,750.99	204,682.60
<i>Government Securities</i>	1,364,316.91	1,312,375.00
<i>Other Securities and Debt Instruments</i>	25,741.35	66,840.52
<i>Others (Specify)</i>		
<i>Loans and Receivables</i>	12,436.50	10,997.25
<i>Sale of Investment Property</i>	324,760.61	309,328.48
2 Gain on Sale of Securities		
<i>Government Securities</i>	-	
<i>Stocks</i>	-	-
<i>Preferred Shares</i>	-	-
<i>Others (Specify)</i>	-	-
3 Dividend Income		
<i>Preferred Shares</i>	-	-
<i>Stocks</i>	36,107.24	22,677.67
4 Other Income		
<i>Unrealized Gain (Loss) on MTM-Debt</i>	-	(708,215.66)
<i>Unrealized Gain (Loss) on MTM-Investment Property</i>	1,384,782.66	-
<i>Amortized Premium / Discount Income</i>	(113,015.08)	(82,017.86)
<i>Other Income</i>	3,326.70	4,990.00
<i>Rental Income</i>	279,679.73	359,649.28
<i>Realized Gain from Sale of Investment Property</i>	20,862.05	24,068.28
5 Total Income before Expenses	<u>3,665,749.66</u>	<u>1,525,375.56</u>
EXPENSES		
6 Trust and Management Fee	(120,878.97)	(116,906.07)
7 Other Expenses (Specify)		
<i>Provision for Losses - Loans & Receivable</i>	(2,192.98)	36,245.75
<i>Other Expenses</i>	(64,255.00)	(92,595.94)
8 Total Expenses	(187,326.95)	(173,256.26)
NET INCOME BEFORE TAX	<u>3,478,422.71</u>	<u>1,352,119.30</u>
9 Taxes (Specify)		
<i>Tax Expense</i>	(333,444.14)	(349,592.57)
<i>Provision for Final Tax</i>	-	-
<i>Provision for Income Tax</i>	-	-
NET INCOME AFTER TAXES	<u>3,144,978.57</u>	<u>1,002,526.73</u>
RETURN ON INVESTMENTS	3.580%	4.790%

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2019 of
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EXHIBIT 3 - LIST OF TRUSTEES

	Name of Trustee (1)	Account Number (2)	Trust Fund Equity (3)
1	Union Bank of the Philippines (UBP)	PH 1C021 026	31,560,712.70
2	Philippine National Bank (PNB) formerly Allied Banking Corp.	TA# 00754188TA01 (formerly TA# 690932)	6,165,196.47
3			
4			
5			
		TOTALS	37,725,909.17

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2019 of
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EXHIBIT 4 - SUMMARY OF MONTHLY DEPOSITS TO THE TRUST FUND (Per Trustee)

Name of Trustee Bank	Month (1)	Amount of	Amount of	Remarks (4)
		Required Deposit (2)	Actual Deposit (3)	
Union Bank of the Philippines (UBP)				
	January	0.00	0.00	
	February	0.00	0.00	
	March	0.00	0.00	
	April	3,419,653.79	3,419,653.79	Additional Contribution for 2018
	May	0.00	0.00	
	June	0.00	0.00	
	July	0.00	0.00	
	August	0.00	0.00	
	September	0.00	0.00	
	October	0.00	0.00	
	November	0.00	0.00	
	December	0.00	0.00	
	TOTALS	3,419,653.79	3,419,653.79	

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2019 of
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EXHIBIT 5 - SUMMARY OF MONTHLY WITHDRAWALS FROM THE TRUST FUNDS (Per Trustee)

Name of Trustee Bank (1)	Month (2)	Total Amount of Withdrawal (3)	Breakdown / Purpose of Withdrawal				Description for "Others" (8)
			Planholders' Benefits (4)	Trustee's Fees (5)	Taxes (6)	Others (7)	
Union Bank of the Philippines (UBP)							
	January	29,804.64	-	5,512.05	23,874.95	417.64	BIR Registration Fee / Provision for Losses - Loans & Receivables
	February	29,156.65	-	5,590.78	23,649.33	(83.46)	Provision for Losses - Loans & Receivables
	March	29,138.18	-	5,313.93	23,908.82	(84.57)	Provision for Losses - Loans & Receivables
	April	36,128.21	-	11,334.81	24,879.10	(85.70)	Provision for Losses - Loans & Receivables
	May	280,276.30	230,190.61	891.95	27,831.08	21,362.66	and Provision for Losses - Loans & Receivables
	June	33,108.70	-	6,787.07	27,142.78	(821.15)	Provision for Losses - Loans & Receivables
	July	37,072.69	-	6,657.73	29,675.03	739.93	Provision for Losses - Loans & Receivables
	August	32,108.62	-	6,906.17	25,292.81	(90.36)	Provision for Losses - Loans & Receivables
	September	1,998,137.83	1,961,104.02	7,096.31	23,939.76	5,997.74	Loans & Receivables
	October	30,659.56	-	6,924.36	23,827.98	(92.78)	Provision for Losses - Loans & Receivables
	November	30,674.86	-	6,970.17	23,798.71	(94.02)	Provision for Losses - Loans & Receivables
	December	2,412,749.41	2,354,977.55	6,982.64	23,703.63	27,085.59	Restoration of GET 1502, Real Estate Tax and Provision for Losses - Loans & Receivables
	Sub-total	4,979,015.65	4,546,272.18	76,967.97	301,523.98	54,251.52	
Philippine National Bank formerly Allied Banking Corporation (PNB)							
	January	7,240.29	-	3,583.93	3,156.36	500.00	BIR Registration Fee
	February	6,446.53	-	3,263.42	3,183.11	-	
	March	12,423.96	-	3,643.02	8,780.94	-	

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2019 of
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EXHIBIT 5 - SUMMARY OF MONTHLY WITHDRAWALS FROM THE TRUST FUNDS (Per Trustee)

Name of Trustee Bank (1)	Month (2)	Total Amount of Withdrawal (3)	Breakdown / Purpose of Withdrawal				Description for "Others" (8)
			Planholders' Benefits (4)	Trustee's Fees (5)	Taxes (6)	Others (7)	
	April	(6,180.23)	-	3,552.42	(12,588.08)	2,855.43	Fire Insurance
	May	8,022.10	-	3,684.60	4,337.50	-	
	June	7,736.32	-	3,584.75	4,151.57	-	
	July	7,749.82	-	3,732.81	4,017.01	-	
	August	7,377.95	-	3,777.56	3,600.39	-	
	September	7,842.85	-	3,680.31	3,182.06	980.48	Provision for Credit and Losses
	October	7,755.81	-	3,825.66	3,351.59	578.56	Provision for Credit and Losses
	November	7,567.45	-	3,726.41	3,315.66	525.38	Provision for Credit and Losses
	December	14,044.77	-	3,856.11	3,432.05	6,756.61	BIR Registration Fee, Postage Meter Stamp, Building Improvement and Provision for Credit and Losses
	Sub-total	88,027.62	-	43,911.00	31,920.16	12,196.46	
	TOTALS	5,067,043.27	4,546,272.18	120,878.97	333,444.14	66,447.98	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

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SCHEDULE 1- Government Securities

NAME OF TRUSTEE BANK	SECURITY		DATE				INITIAL ACQUISITION/BOOKING VALUE			PRICE		Unrealized Gain (Loss)	Annual Coupon Rate	How Paid*	INTEREST			Earned During the Year 19 = (16+17-18)	
	Description	Serial No.	Acquired	Issued	Maturity	Face Value	Underwriting Discount/Premium	Acquisition Cost	At Acquisition Date	At Closing/Balance Sheet Date	Book Value				Market Value	Collected During the Year	Accrued Previous Year		Accrued Current Year
1	2	3	4	5	6	7	8	9	10	11	12	13= (12-11)	14	15	16	17	18		
Union Bank of the Philippines																			
DOMESTIC ISSUES:																			
FXTN:																			
1																			
2	FXTN 20-19 5.750	PIBD2032195	09/27/2012	09/27/2032	10,000,000.00		10,004,156.31	5.7460	5.7010	10,003,008.74	11,079,851.16	1,076,842.42	5.75% semi-annual		1,265,625.00	178,914.93	178,914.93	1,265,625.00	
3	FXTN 25-08 8.125	PIBD25351086	02/05/2013	12/16/2035	3,500,000.00		4,782,257.57	5.1000	5.7027	4,540,559.91	4,743,464.99	202,905.08	8.13% semi-annual						
4	FXTN 25-08 8.125	PIBD25351086	02/25/2013	12/16/2035	5,000,000.00		7,024,541.56	4.8610	5.7027	6,486,494.28	6,776,378.55	289,884.27	8.13% semi-annual						
	Sub-total				18,500,000.00		21,810,955.44			21,030,062.93	22,599,694.70	1,569,631.77			1,265,625.00	178,914.93	178,914.93	1,265,625.00	
Philippine National Bank																			
DOMESTIC ISSUES:																			
FXTN:																			
1																			
2	GV0180 RTB3-8 4.25	THY6972FXU7	04/11/2017	04/11/2020	1,100,000.00		1,100,000.00	4.25	4.25	1,100,000.00	1,101,529.85	1,529.85	4.25% semi-annual		95,393.32	10,388.80	13,687.39	98,691.91	
3	GV0180 RTB3-8 4.25	AX4115884	03/12/2019	03/12/2024	1,000,000.00		1,000,000.00	6.25	6.25	1,000,000.00	1,075,740.93	75,740.93	6.25% semi-annual						
	Sub-total				2,100,000.00		2,100,000.00			2,100,000.00	2,177,270.78	77,270.78			95,393.32	10,388.80	13,687.39	98,691.91	
TREASURY BILLS																			
1																			
	Sub-total																		
FOREIGN ISSUES:																			
1																			
	Sub-total																		
TOTALS											23,130,062.93	24,776,965.48	1,646,902.55			1,361,018.32	189,303.73	192,602.32	1,364,316.91

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 2 - Cash on hand and in banks

Name of Trustee Bank	Description	Account/Certificate Number	DATE		Annual Rate/Interest	Term/Period	BALANCE			INTEREST		
			Acquisition/Placement	Maturity			At Acquisition/Placement Date	At Closing/ Balance Sheet Date	Collected During the Year	Accrued Previous Year	Accrued Current Year	Earned During the Year
1	2	3	4	5	6	7	8	9	10	11	12	13
	Deposit in Own Bank											
	Current Accounts:											
	1											
	2											
	Sub-total											
	Savings Accounts:											
UBP	1 111430500						25,440.15	25,440.15	-	-	-	-
PNB	2 CA0001						12,745.11	12,745.11	-	-	-	-
	3											
	Sub-total						38,185.26	38,185.26	-	-	-	-
	Time Deposit Accounts:											
UBP	1 TD UBP		11/29/2019	1/29/2020	3.550%	61 days	224,026.55	224,026.55	-	-	-	-
UBP	2 TD UBP		12/19/2019	1/23/2020	4.000%	35 days	1,085,628.99	1,085,628.99	-	-	-	-
PNB	3 TD PNB		10/22/2019	1/8/2020	3.500%	78 days	1,320,000.00	1,320,000.00	-	-	-	-
	Sub-total											
	Total Deposits in Own Bank						2,629,655.54	2,629,655.54	-	-	-	-
	Deposit in Other Banks						2,667,840.80	2,667,840.80	-	-	-	-
	Current Accounts:											
	1											
	2											
	Sub-total											
	Savings Accounts:											
	1											
	2											
	Sub-total											
	Time Deposit Accounts:											
UBP	1 TD China Banking Corp.		12/03/2019	01/09/2020	3.650%	37 days	806,337.38	806,337.38	-	-	-	-
UBP	2 TD China Banking Corp.		12/19/2019	01/21/2020	4.000%	33 days	464,412.73	464,412.73	-	-	-	-
UBP	3 TD China Banking Corp.		12/27/2019	02/05/2020	3.500%	40 days	671,319.69	671,319.69	-	-	-	-
	Sub-total											
PNB	3 TD PNBSS		12/17/2019	01/21/2020	4.000%	35 days	1,280,000.00	1,280,000.00	-	-	-	-

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

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SCHEDULE 3 - Mutual Funds/ UJTF

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

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED												
PENSION PLAN												
SCHEDULE 4 - Short Term Investments												
Name of Trustee Bank	Investment Type/Description	Account/Certificate Number	DATE		Annual Rate/Interest	Term/Period	BALANCE		INTEREST			
			Acquisition/ Placement	Maturity			At Acquisition/ Placement Date	At Closing/ Balance Sheet Date	Collected During the Year	Accrued Previous Year	Accrued Current Year	Earned During the Year
1	2	3	4	5	6	7	8	9	10	11	12	13
	Special Deposit Accounts (BSP)											
2												
3												
4				N	O	N	E					
5												
6												
7												
	TOTAL											

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

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SCHEDULE 8 - Stocks

Name of Trustee Bank	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)	DIVIDEND			Earned During the Year (16)			
						At Acquisition Date	At Closing/ Balance Sheet Date					Rate for the last 3 years preceeding Current Year	Collected During the Year (13)	Accrued Previous Year (14)		Accrued Current Year (15)		
1	2	3	4	5	6	7	8	9	10	11	12 = (11-10)	2016 (10)	2017 (11)	2018 (12)	2019 (13)	2019 (14)	2019 (15)	2019 (16)
Union Bank of the Philippines																		
Common Shares:																		
1	CE CORP PHP - CDC	N/A	09/25/2013	Purchased	842,501	0.5793084	0.850000	488,067.93	488,067.93	716,125.85	228,057.92	0.066	0.036	0.0301	36,107.24	-	-	36,107.24
2																		
3																		
						TOTALS		488,067.93	488,067.93	716,125.85	228,057.92	0.0660	0.0360	0.0301	36,107.24	-	-	36,107.24

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

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

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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														
	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	25 years	930,848.85	-	930,848.85	2,081,840.00	1,621,443.54					
	CCT#011-2013000266 / Pasig City Unit 2102	21.20 sq.m./Grand Emerald Tower Condo.	City & Land	11/14/2011	25 years	924,860.05	-	924,860.05	2,081,840.00	1,619,048.02	144,983.25	-	-	144,983.25	
	Sub-total					1,855,708.90		1,855,708.90	4,163,680.00	3,240,491.56	144,983.25	-	-	144,983.25	
PNB	CCT#31862 / Makati City Unit 2317	18.99 sq.m./Cityland Condo. 10 Tower II	Cityland	7/21/1994	25 years	758,999.05	-	758,999.05	1,424,000.00	758,999.05	134,696.48	-	-	134,696.48	
	Sub-total					758,999.05		758,999.05	1,424,000.00	758,999.05	134,696.48	-	-	134,696.48	
	GRAND TOTALS					2,614,707.95		2,614,707.95	5,587,680.00	3,999,490.61	279,679.73	-	-	279,679.73	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2019 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)	INTEREST					
							At Acquisition Date	At Closing/Balance Sheet Date					Annual Rate	How Paid *	Collected During the Year	Accrued Previous Year	Accrued Current Year	Earned During the Year
							8	9	10	11	12	13 = (12-11)	14	15	16	17	18	19
	Preferred Shares:																	
1	1																	
	2																	
	3																	
	Real Estate Investment Trust:																	
	1																	
	2				N	O												
	3																	
	Tier 2 Notes:																	
	1																	
	.2																	
	3																	
	Service Assets:																	
	1																	
	2																	
	3																	
	TOTAL																	

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

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2019 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 (3+4-5+6-7)
			Current Year	Previous Year	Current Year	Previous Year	
1	2	3	4	5	6	7	8
UBP/PNB	1 Interest on Government Securities	1,361,018.32	192,602.32	189,303.73	-	-	1,364,316.91
UBP	2 Income on Corporate Bonds	7,603.91	-	7,603.91	-	-	-
UBP	3 Dividends on Stocks	36,107.24	-	-	-	-	36,107.24
UBP/PNB	4 Income on Real Estate - Rental	279,679.73	-	-	-	-	279,679.73
	5 Interest on Mortgage Loans	-	-	-	-	-	-
UBP	6 Interest on Planholders' Loans	12,436.50	-	-	-	-	12,436.50
	7 Income on Short Term Investments	-	-	-	-	-	-
	8 Income on Other Investments	-	-	-	-	-	-
UBP/PNB	9 Interest on Bank Deposits	333,263.68	16,909.90	23,422.59	-	-	326,750.99
PNB	10 Allowance for Credit & Losses	-	(13.22)	-	-	-	(13.22)
	TOTAL	2,030,109.38	209,499.00	220,330.23	-	-	2,019,278.15

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 12 - OTHER ASSETS

Name of Trustee Bank	Particulars (1)	Nature of Account (2)	Balance	Balance of	Remarks
			Previous Year (3)	Current Year (4)	
UBP	1	Other Miscellaneous Asset	20,556.00	20,556.00	
	2	Dividend Receivable	0.30	-	
	3	Prepaid Tax	150,682.10	150,682.10	
	4	Accounts Receivable	1,643,879.91	1,537,468.17	
	5	Allowance for Credit Losses	(16,438.79)	(15,374.68)	
		Sub-total	1,798,679.52	1,693,331.59	
PNB	6	Accounts Receivable	1,301,402.19	1,248,352.20	
	7	Prepaid Tax	79,439.13	86,173.82	
	8	Miscellaneous Assets	10,843.36	10,843.36	
	9	Custodianship / Safekeeping	2.00	2.00	
		Sub-total	1,391,686.68	1,345,371.38	
		TOTAL	3,190,366.20	3,038,702.97	

**To be itemized in detail.*

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 13 - Accrued Trust Fees

Name of Trustee Bank	Particulars	Nature of Account	Balance		Remarks
			Previous Year	Current Year	
	2	3	4	5	6
UBP	1 Trustee Fee Payable	Pension	22,876.02	20,877.17	
PNB	2 Trustee Fee Payable	Pension	50,784.97	11,408.18	
	TOTAL		73,660.99	32,285.35	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 14 - Accrued Taxes

Name of Trustee Bank	Particulars	Nature of Account	Balance		Balance of		Remarks
			Previous Year	4	Current Year	5	
1	2	3	4	4	5	5	6
UBP	1 Withholding Tax Payable		38,521.33		36,916.01		
PNB	2 VAT Payable		3,100.72		1,465.71		
	3 Taxes Payable		22,422.08		4,986.69		
	4 Deferred VAT		139,435.97		133,752.03		
	TOTAL		203,480.10		177,120.44		

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED

PENSION PLAN

SCHEDULE 15 - Other Liabilities

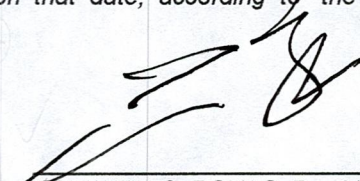
Name of Trustee Bank	Particulars	Nature of Account	Balance		Remarks
			Previous Year	Current Year	
1	2	3	4	5	6
UBP	1 Custody Fee		537.10	537.10	
	2 Various Clients	Rental Deposit	116,417.90	167,399.90	
PNB	3 Various Clients	Rental Deposit	83,790.30	86,450.30	
	4 Omega Contreras	Meter Deposit - Sale of Unit 1902	21,980.00	21,980.00	
	5 Unrealized Gain	Sale of Investment Property - Unit 1902	511,779.97	490,917.92	
	TOTAL		734,505.27	767,285.22	

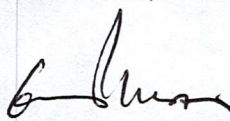
ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2019 of CITYPLANS, INCORPORATED						
PENSION PLAN						
SCHEDULE 16 Retained Earnings						
Name of Trustee Bank	Retained Earnings, Beginning	Realized Income	Unrealized Income	Prior Period Adjustments	Retained Earnings, End	
1	2	3	4	5	6	
UBP	27,294,267.48	2,767,879.60	(1,126,618.39)	824,686.19	29,760,214.88	
PNB	5,710,826.72	377,098.97	0.00	0.00	6,087,925.69	
TOTAL	33,005,094.20	3,144,978.57	(1,126,618.39)	824,686.19	35,848,140.57	


**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2019 of
CITYPLANS, INCORPORATED
PENSION PLAN**

REPUBLIC OF THE PHILIPPINES } S.S.
MANILA

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 2019, 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 31st day of December 2019 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

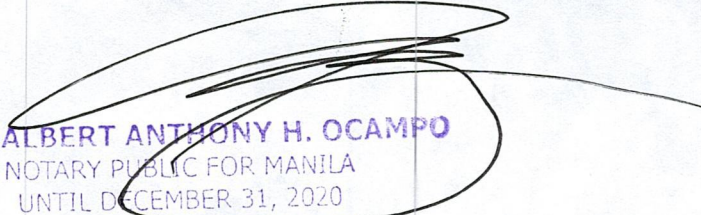
Corporate Residence Certificate No. 00142324
Issued at Makati City
on January 11, 2020



Subscribed and sworn to before me in Makati City on MANILA JUL 14 2020 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. 129 ;
Page No. 27 ;
Book No. IV ;
Series of 2020.


ATTY ALBERT ANTHONY H. OCAMPO
NOTARY PUBLIC FOR MANILA
UNTIL DECEMBER 31, 2020
APPOINTMENT NO. 2019-031
IBP ROLL NO 44239
IBP NO 07884/Lifetime/Laguna
PTR No 9065466/12-06-2019/Manila
581 Quintin Paredes St. Binondo, Manila