



**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, 2016**

**PENSION PLAN**

PRE-NEED



**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2016 of  
CITYPLANS, INCORPORATED  
PENSION PLAN**

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<b>Date of Filing: April 25, 2017</b>		
<b>Company Representative: MR. RUDY GO, Chief Financial Officer</b>		
<b>Contact Number: 893-6060 local 231</b>		
<b>IC Representative/Examiner: _____</b>		
<b>Date Received: _____</b>		

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2016 of  
CITYPLANS, INCORPORATED**

**PENSION PLAN**

License Number PN-2017-16-R	Date of Issue December 29, 2016
SEC Registration Number 1556675	Date of Issue October 27, 1988
Date of Incorporation October 27, 1988	Commenced Business on September 17, 1990
Tax Identification Number 000-527-090-000	
Home Office Address 3/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

<b>MEMBERS OF THE BOARD, OFFICERS AND EMPLOYEES</b>				
<b>Position</b>	<b>Name</b>	<b>Nationality</b>	<b>Terms of Office</b>	
			<b>From</b>	<b>To</b>
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	) Ms. Evelyn P. Brimon	Filipino	1990	Present
Administration	)			
Claims	)			
Chief Accountant	Mr. Rudy Go	Filipino	2015	Present
Internal Auditor	Mrs. Dorothy U. 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	
<b>Branch Office Address:</b>	N/A	<b>Name of Manager:</b>	N/A	

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2016 of  
CITYPLANS, INCORPORATED  
(PENSION PLAN)**

**EXHIBIT 1 - BALANCE SHEET**

<b>ASSETS</b>	<b>Current Year</b>	<b>% to Total Equity</b>	<b>Previous Year</b>	<b>% to Total Equity</b>
1 Government Securities (Schedule 1)	22,052,193.54	65.26%	21,494,849.24	59.93%
2 Cash in Savings/Time Deposits (Schedule 2)	2,049,548.96	6.07%	3,048,944.11	8.50%
3 Mutual Funds/UITF (Schedule 3)	-	0.00%	-	-
4 Short Term Investments (Schedule 4)	2,190,643.77	6.48%	3,828,931.68	10.67%
5 Corporate Bonds (Schedule 5)	1,155,917.60	3.42%	1,178,188.06	3.28%
6 Mortgage Loans (Schedule 6)	-	0.00%	-	-
7 Planholders' Loans (Schedule 7)	178,068.82	0.53%	202,256.17	0.56%
8 Stocks (Schedule 8)	1,606,806.24	4.76%	1,451,664.47	4.05%
9 Real Estate (Schedule 9)	4,297,980.10	12.72%	4,297,980.10	11.98%
10 Other Investments (Schedule 10)	-	0.00%	-	0.00%
11 Accrued Investment Income (Schedule 11)	188,401.44	0.56%	189,445.64	0.53%
12 Other Assets (Schedule 12)	424,014.20	1.25%	448,435.19	1.25%
<b>13 Total Assets</b>	<b>34,143,574.67</b>	<b>101.05%</b>	<b>36,140,694.66</b>	<b>100.76%</b>
<b>LIABILITIES</b>				
14 Accrued Trust Fees (Schedule 13)	31,449.97	0.09%	12,068.49	0.03%
15 Accrued Taxes (Schedule 14)	40,112.37	0.12%	41,823.68	0.12%
16 Other Liabilities (Schedule 15)	283,097.07	0.84%	218,519.07	0.61%
<b>17 Total Liabilities</b>	<b>354,659.41</b>	<b>1.05%</b>	<b>272,411.24</b>	<b>0.76%</b>
<b>FUND EQUITY</b>				
18 Fund Balance (beginning)	35,379,146.92		35,496,766.46	
19 Additional Contribution (current year) (Exhibit 4)	2,684,897.23		3,062,709.92	
20 Withdrawals (current year) (Exhibit 5)	(7,090,313.26)		(3,673,351.25)	
21 Adjustments (prior periods) (Schedule 1-15)	-		-	
22 Fund Balance (ending)	30,973,730.89		34,886,125.13	
23 Retained Earnings (beginning)				
24 Net Income (Loss) - (current year) (Exhibit 2)	1,548,382.58		493,021.79	
25 Retained Earnings (end)				
26 Net Unrealized Income (Loss) (Schedule 1-10)	1,266,801.79		489,136.50	
<b>27 Total Fund Equity</b>	<b>33,788,915.26</b>	<b>100.00%</b>	<b>35,868,283.42</b>	<b>100.00%</b>
<b>28 Total Liabilities &amp; Fund Equity</b>	<b>34,143,574.67</b>		<b>36,140,694.66</b>	

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2016 of  
CITYPLANS, INCORPORATED  
(PENSION PLAN)**

**EXHIBIT 2 - INCOME STATEMENT**

<b>INCOME</b>	<b>Current Year</b>	<b>Previous Year</b>
1 Interest Income		
<i>Special Deposit Account / Deposit in Bank</i>	132,779.39	109,963.08
<i>Government Securities</i>	1,265,625.02	1,265,625.01
<i>Other Securities and Debt Instruments</i>	66,690.50	66,690.51
<i>Others (Specify)</i>		
<i>Loans and Receivables</i>	26,980.13	27,399.88
2 Gain on Sale of Securities		
<i>Government Securities</i>	-	-
<i>Other Securities and Debt Instruments</i>	-	-
<i>Stocks</i>	2,679.16	2,262.30
<i>Preferred Shares</i>	-	-
<i>Others (Specify)</i>		
<i>Gain (Loss) on Sale of Real Estate</i>	-	-
3 Dividend Income		
<i>Preferred Shares</i>	-	-
<i>Stocks</i>	60,583.46	47,885.88
4 Other Income		
<i>Impairment Loss - Equity - AFS</i>	-	(398,847.76)
<i>Unrealized Gain (Loss) on MTM-Debt</i>	159,985.50	(401,273.89)
<i>Unrealized Gain (Loss) on MTM-Equity</i>	91,162.50	-
<i>Amortized Premium / Discount Income</i>	(92,076.84)	(98,744.68)
<i>Other Income</i>	133.00	-
<i>Rental Income</i>	424,282.99	451,222.79
<b>5 Total Income before Expenses</b>	<b><u>2,138,824.81</u></b>	<b><u>1,072,183.12</u></b>
<b>EXPENSES</b>		
6 Trust and Management Fee	(131,777.54)	(131,478.90)
7 Other Expenses (Specify)		
<i>Custody Fees</i>	-	-
<i>Provision for Losses - Loans &amp; Receivable</i>	244.31	(356.14)
<i>Other Expenses</i>	(124,553.19)	(119,209.47)
<b>8 Total Expenses</b>	<b><u>(256,086.42)</u></b>	<b><u>(251,044.51)</u></b>
<b>NET INCOME BEFORE TAX</b>	<b>1,882,738.39</b>	<b>821,138.61</b>
9 Taxes (Specify)		
<i>Tax Expense</i>	(309,934.52)	(299,173.98)
<i>Provision for Final Tax</i>	-	(5,479.98)
<i>Provision for Income Tax</i>	(24,421.29)	(23,462.86)
<b>NET INCOME AFTER TAXES</b>	<b><u>1,548,382.58</u></b>	<b><u>493,021.79</u></b>
<b>RETURN ON INVESTMENTS</b>	<b><u>5.467%</u></b>	<b><u>5.448%</u></b>

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2016 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	28,567,946.09
2	Philippine National Bank (PNB) formerly Allied Banking Corp.	TA# 00754188TA01 (formerly TA# 690932)	5,220,969.17
3			
4			
5			
6			
7			
8			
9			
10			
		<b>TOTALS</b>	33,788,915.26

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2016 of  
CITYPLANS, INCORPORATED**

**(PENSION PLAN)**

**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)	
<b>Union Bank of the Philippines (UBP)</b>				
	January	8,898.68	8,898.68	
	February	3,248.66	3,248.66	
	March	19,187.98	19,187.98	
	April	4,629.94	2,593,687.47	
	May	44,346.58	44,346.58	
	June	5,035.96	5,035.96	
	July	2,632.66	2,632.66	
	August	1,187.32	1,187.32	
	September	2,748.62	2,748.62	
	October	1,548.66	1,548.66	
	November	1,187.32	1,187.32	
	December	1,187.32	1,187.32	
	<b>TOTALS</b>	<b>95,839.70</b>	<b>2,684,897.23</b>	

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2016 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)	
<b>Union Bank of the Philippines (UBP)</b>							
	January	29,634.17	-	6,617.02	22,517.15	500.00	Others - BIR Registration Fee
	February	28,372.10	-	6,665.11	22,485.65	(778.66)	Provision for Losses - Loans & Receivables
	March	32,419.97	-	6,349.08	26,070.89	-	
	April	29,325.34	-	6,767.77	22,557.57	-	
	May	36,681.35	-	7,147.82	27,677.04	1,856.49	SCCP* / Commission / Provision for Losses - Loans & Receivables
	June	36,412.47	-	7,498.30	28,914.17	-	
	July	3,165,151.92	3,096,967.66	7,842.93	24,003.79	36,337.54	Others / Association dues
	August	31,048.32	-	7,625.10	23,404.72	18.50	Provision for Losses - Loans & Receivables
	September	23,366.72	-	7,580.11	23,366.72	-	
	October	29,832.84	-	7,020.95	23,504.61	(692.72)	Provision for Losses - Loans & Receivables
	November	3,653,035.72	3,612,672.71	7,163.11	25,543.49	14,819.52	Others / Association dues
	December	444,201.12	380,672.89	5,899.51	31,016.88	26,611.84	Others / Association dues
	<b>Sub-total</b>	<b>7,539,482.04</b>	<b>7,090,313.26</b>	<b>84,176.81</b>	<b>301,062.68</b>	<b>78,672.51</b>	
	* Securities Clearing Corporation of the Philippines						

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2016 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)	
<b>Philippine National Bank formerly Allied Banking Corporation (PNB)</b>							
	January	14,027.20	-	4,074.18	6,944.18	3,008.84	Association dues / Annual registration fee
	February	6,141.42	-	3,818.61	2,322.81	-	
	March	6,552.42	-	4,089.17	2,463.25	-	
	April	8,316.47	-	3,957.99	1,931.83	2,426.65	Fire insurance
	May	6,565.77	-	4,095.75	2,470.02	-	
	June	6,382.76	-	3,970.23	2,412.53	-	
	July	7,067.66	-	4,115.70	2,951.96	-	
	August	6,143.57	-	4,116.38	2,027.19	-	
	September	6,888.13	-	3,996.31	2,891.82	-	
	October	6,178.87	-	4,130.36	2,048.51	-	
	November	6,122.72	-	4,009.60	2,113.12	-	
	December	46,143.23	-	3,226.44	2,715.91	40,200.88	Association dues / Commission / Electric bill / Others
	<b>Sub-total</b>	126,530.22	-	47,600.73	33,293.13	45,636.37	
	<b>TOTALS</b>	7,666,012.26	7,090,313.26	131,777.54	334,355.81	124,308.88	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 1- Government Securities

NAME OF TRUSTEE BANK	SECURITY		DATE			INITIAL ACQUISITION/BOOKING VALUE			PRICE			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	Unrealized Gain (Loss)	Annual Coupon Rate	How Paid*	Collected During the Year	Accrued Previous Year	Accrued Current Year	Earned During the Year
1	2		3	4	5	6	7	8	9	10	11	12	13= (12-11)	14	15	16	17	18	19= (16+17-18)
<b>Union Bank of the Philippines</b>																			
<b>DOMESTIC ISSUES:</b>																			
<b>FXTN:</b>																			
1																			
2	FXTN 20-19 5.750	P/BD2032195	09/27/2012		09/27/2032	10,000,000.00		10,004,156.31	5.75	5.06	10,003,091.12	11,010,489.19	1,007,398.07	5.75%	Semi-annual	1,265,625.02	178,914.93	178,914.93	1,265,625.02
3	FXTN 25-08 8.125	P/BD2535L086	02/05/2013		12/15/2035	3,500,000.00		4,782,257.57	5.10	5.52	4,776,784.30	4,558,707.20	(218,077.10)	8.13%	Semi-annual				
4	FXTN 25-08 8.125	P/BD2535L086	02/25/2013		12/15/2035	5,000,000.00		7,024,541.56	4.86	5.52	7,006,474.26	6,482,997.15	(523,477.11)	8.13%	Semi-annual				
5																			
<b>TREASURY BILLS</b>																			
1																			
2																			
3																			
	Sub-total					18,500,000.00		21,810,955.44			21,786,349.68	22,052,193.54	265,843.86			1,265,625.02	178,914.93	178,914.93	1,265,625.02
<b>FOREIGN ISSUES:</b>																			
1																			
2																			
3																			
4																			
5																			
	Sub-total																		
<b>TOTALS</b>						18,500,000.00		21,810,955.44			21,786,349.68	22,052,193.54	265,843.86			1,265,625.02	178,914.93	178,914.93	1,265,625.02

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



ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

(PENSION PLAN)

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
	<b>Mutual Funds</b>								
	1								
	2								
	3			N	O	N	E		
	4								
	5								
	Sub-total								
	<b>Unit Investment Trust Funds</b>								
	1								
	2								
	3								
	4								
	5								
	Sub-total								
	<b>Others</b>								
	1								
	2								
	3								
	4								
	5								
	Sub-total								
	<b>GRAND TOTALS</b>								



ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 5 - Corporate Bonds

NAME OF TRUSTEE BANK	SECURITY Description	Serial No.	DATE		Maturity	INITIAL ACQUISITION/BOOKING VALUE			PRICE	CURRENT/CLOSING VALUE		Unrealized Gain (Loss)	Annual Coupon Rate	How Paid*	INTEREST				
			Acquired	Issued		Face Value	Underswriting 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	19 = (16+17-18)	
	Union Bank of the Philippines																		
	CORP BOND PHP - GLOPM 5.000 06/01/2019	06/01/2012		06/01/2016	120,000.00		120,000.00	6,000,000	102.8423	119,987.02	123,411.82	3,414.79	6.00000	Quarterly	66,690.50	7,603.91	7,603.91		
	CORP BOND PHP - FLIPM 5.2731 08/08/2019	06/08/2012		06/08/2016	500,000.00		500,000.00	6,273,000	104.1120	500,000.00	520,560.18	20,560.18	6.27310	Quarterly					
	CORP BOND PHP - ALIPM 5.625 04/27/2019	07/19/2013		04/27/2016	500,000.00		523,612.08	5,625,000	102.7576	508,750.55	511,945.61	2,195.06	5.62500	Quarterly					
	<b>TOTALS</b>				1,120,000.00	-	1,143,612.08			1,125,747.57	1,155,917.60	26,170.03			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, 2016 of CITYPLANS, INCORPORATED**

**SCHEDULE 7 - Planholders' Loans**

Name of Trustee Bank	Policyholder / Borrower (1)	Term of Loan		Contract Number (4)	Amount of Insurance (5)	Amount of Original Loan (6)	PRINCIPAL					INTEREST					
		Date of Loan (2)	Date of Maturity (3)				Amount Unpaid Dec.31 Prev Yr (7)	Loaned During the Year (8)	Paid During the Year (9)	Amount Unpaid Dec.31 Current Yr (10)	Annual Rate (11)	Collected During the Year (12)	Accrued Previous Year (13)	Accrued Current Year (14)	Earned During the Year (15)		
	<b>Union Bank of the Philippines (UBP)</b>						2015					2016					
	1 Dorcas F. Castro	06/26/2015	06/25/2016	20619	0.00	14,290.00	0.00	14,290.00	14,290.00	0.00	0.00	15%					
	2 Dorcas F. Castro	06/26/2015	06/25/2016	20620	0.00	14,290.00	0.00	14,290.00	14,290.00	0.00	0.00	15%					
	3 Dorcas F. Castro	06/26/2015	06/25/2016	20621	0.00	14,290.00	0.00	14,290.00	14,290.00	0.00	0.00	15%					
	4 Dorcas F. Castro	06/26/2015	06/25/2016	20622	0.00	14,290.00	0.00	14,290.00	14,290.00	0.00	0.00	15%					
	5 Lourdes R. Perea	10/08/2015	10/07/2016	20482	0.00	69,272.50	69,272.50	0.00	69,272.50	0.00	0.00	15%					
	6 Dennis F. Williams	03/08/2016	03/07/2017	17359	0.00	62,982.50	56,233.33	62,982.50	56,233.33	62,982.50	62,982.50	15%					
	7 Rosemarie L. Legaspi	05/06/2016	05/05/2017	20562	0.00	57,875.00	0.00	57,875.00	0.00	57,875.00	57,875.00	15%					
	8 Jocelyn G. Falculan	07/25/2016	07/24/2017	20572	0.00	59,010.00	0.00	59,010.00	0.00	59,010.00	59,010.00	15%					
	Allowance for Probable Loss (Loans to Planholders)						(1,686.85)			(1,798.68)							
<b>TOTAL</b>							123,818.98	237,027.50	182,665.83	178,068.82			26,980.13	0.00	0.00	26,980.13	26,980.13

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED

(PENSION PLAN)

SCHEDULE 8 - Stocks

Name of Trustee Bank	1	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						
						At Acquisition Date	At Closing/ Balance Sheet Date					Rate for the last 3 years preceding Current Year			Collected During the Year	Accrued Previous Year	Accrued Current Year	Earned During the Year
												7	8	2010 (10)				
<b>Union Bank of the Philippines</b>																		
<b>Common Shares:</b>																		
	1	CE CORP PHP - UBP	05/30/2013	Purchased	4,950	87.63723	74.600000	433,804.29	433,804.29	369,270.00	(64,534.29)							
	2	CE CORP PHP - RCBC	03/12/2013	Purchased	7,800	64.7232	33.550000	504,840.96	504,840.96	261,690.00	(243,150.96)							
	3	CE CORP PHP - CDC	09/25/2013	Purchased	717,534	0.680202	1.360000	488,067.99	488,067.99	975,846.24	487,778.25							
<b>TOTALS</b>									1,426,713.24	1,426,713.24	1,606,806.24	180,083.00						
*Indicate how stocks were acquired, i.e., whether purchased or as dividend																		
									60,583.46	0.00	0.00	60,583.46						
									60,583.46			60,583.46						

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2016 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
<b>Occupied by the Company:</b>															
	Lot														
	Building														
	Sub-total														
<b>Investment Properties</b>															
	Lot														
	Building														
	Condominium Unit:														
UBP	CCT#011-2013000265 / Pasig City Unit 1502	21 20 sq.m./Grand City & Land	Grand City & Land	11/14/2011		930,848.85	-	930,848.85	1,590,000.00	930,848.85					
	CCT#011-2013000267 / Pasig City Unit 1902	21 20 sq.m./Grand City & Land	Grand City & Land	11/14/2011		924,273.10	-	924,273.10	1,590,000.00	924,273.10					
	CCT#011-2013000266 / Pasig City Unit 2102	21 20 sq.m./Grand City & Land	Grand City & Land	11/14/2011		924,860.05	-	924,860.05	1,590,000.00	924,860.05					
	Sub-total					2,779,982.00		2,779,982.00	4,770,000.00	2,779,982.00	282,695.00	0.00	0.00	282,695.00	
PNB	CCT#31862 / Makati City Unit 2317	18 99 sq.m./Citylar Cityland	Citylar Cityland	7/21/1994		758,999.05	-	758,999.05	1,006,000.00	758,999.05					
	CCT#31864 / Makati City Unit 2415	18 99 sq.m./Citylar Cityland	Citylar Cityland	7/21/1994		758,999.05	-	758,999.05	1,006,000.00	758,999.05	141,587.99	0.00	0.00	141,587.99	
	Sub-total					1,517,998.10		1,517,998.10	2,012,000.00	1,517,998.10	141,587.99	-	-	141,587.99	
	<b>GRAND TOTALS</b>					4,297,980.10		4,297,980.10	6,782,000.00	4,297,980.10	424,282.99	-	-	424,282.99	

ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2016 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
	<b>Preferred Shares:</b>																	
1																		
2						N	O	N	E									
3																		
	<b>Real Estate Investment Trust:</b>																	
1																		
2																		
3																		
	<b>Tier 2 Notes:</b>																	
1																		
2																		
3																		
	<b>Service Assets:</b>																	
1																		
2																		
3																		
	<b>TOTAL</b>																	

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

**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2016 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	1 Interest on Government Securities	1,265,625.02	178,914.93	178,914.93	-	-	1,265,625.02
UBP	2 Income on Corporate Bonds	66,690.50	7,603.91	7,603.91	-	-	66,690.50
UBP	3 Dividends on Stocks	60,583.46	-	-	-	-	60,583.46
UBP/PNB	4 Income on Real Estate	424,282.99	-	-	-	-	424,282.99
	5 Interest on Mortgage Loans	-	-	-	-	-	-
UBP	6 Interest on Planholders' Loans	26,980.13	-	-	-	-	26,980.13
UBP/PNB	7 Income on Short Term Investments	102,141.65	1,882.60	2,831.86	-	-	101,192.39
	8 Income on Other Investments	-	-	-	-	-	-
UBP/PNB	9 Interest on Bank Deposits	31,587.00	0.00	0.00	-	-	31,587.00
UBP	10 Others: Trading Gain (Loss) Equity - AFS	2,679.16	-	-	-	-	2,679.16
	<b>TOTAL</b>	<b>1,980,569.91</b>	<b>188,401.44</b>	<b>189,350.70</b>	<b>-</b>	<b>-</b>	<b>1,979,620.65</b>

**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED**

**(PENSION PLAN)**

**SCHEDULE 12 - OTHER ASSETS**

Name of Trustee Bank	Particulars (1)	Nature of Account (2)	Balance		Remarks
			Previous Year (3)	Balance of Current Year (4)	
					(2)
UBP	1 Other Miscellaneous Asset		20,556.00	20,556.00	
	2 Dividend Receivable		-	0.30	
	3 Prepaid Tax		417,033.83	392,612.54	
	Sub-total		437,589.83	413,168.84	
PNB	4 Miscellaneous Assets	Pension	10,843.36	10,843.36	
	5 Custodianship / Safekeeping		2.00	2.00	
	Sub-total		10,845.36	10,845.36	
	<b>TOTAL</b>		<b>448,435.19</b>	<b>424,014.20</b>	

\*To be itemized in detail.

**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED**

**(PENSION PLAN)**

**SCHEDULE 13 - Accrued Trust Fees**

Name of Trustee Bank	Particulars	Nature of Account	Balance		Balance of Current Year	Remarks
			Previous Year			
			4	5		6
1	2	3				
UBP	1 Trustee Fee Payable	PENSION	-	20,083.57		
PNB	2 Trustee Fee Payable	PENSION	12,068.49	11,366.40		
	<b>TOTAL</b>		<b>12,068.49</b>	<b>31,449.97</b>		

**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED**

**(PENSION PLAN)**

**SCHEDULE 14 - Accrued Taxes**

Name of Trustee Bank	Particulars	Nature of Account	Balance		Remarks
			Previous Year	Current Year	
1	2	3	4	5	6
UBP	1 Withholding Tax Payable		37,333.39	37,320.55	
	2 Due to BIR - Others		3,795.64	4.20	
PNB	3 VAT Payable		-	2,340.48	
	4 Taxes Payable		694.65	447.14	
	<b>TOTAL</b>		<b>41,823.68</b>	<b>40,112.37</b>	

**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED**

**(PENSION PLAN)**

**SCHEDULE 15 - Other Liabilities**

Name of Trustee Bank	Particulars	Nature of Account	Balance		Balance of Current Year	Remarks
			Previous Year			
1	2	3	4	5	6	
UBP	1 Custody Fee		537.10	537.10		
	2 Various Clients	Rental Deposit	175,521.97	175,521.97		
PNB	3 Various Clients	Rental Deposit	42,460.00	107,038.00		
	<b>TOTAL</b>		218,519.07	283,097.07		

**ANNUAL STATEMENT of Trust Funds for the Year Ended December 31, 2016 of CITYPLANS, INCORPORATED**

**(PENSION PLAN)**

**SCHEDULE 16 Retained Earnings**

Name of Trustee Bank	1	2	Retained Earnings, Beginning	Realized Income	Contribution		Prior Period Adjustments	Retained Earnings, End	6
					3	4			
UBP			30,263,951.55	1,442,608.78	(4,405,416.03)		0.00	27,301,144.30	
PNB			5,115,195.37	105,773.80	0.00		0.00	5,220,969.17	
<b>TOTAL</b>			<b>35,379,146.92</b>	<b>1,548,382.58</b>	<b>(4,405,416.03)</b>		<b>0.00</b>	<b>32,522,113.47</b>	

**ANNUAL STATEMENT of Trust Fund for the Year Ended December 31, 2016 of  
CITYPLANS, INCORPORATED  
(PENSION PLAN)**

REPUBLIC OF THE PHILIPPINES }  
MAKATI 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 2016, 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 2016 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. 0092799  
Issued at Makati City  
on January 11, 2017*

Subscribed and sworn to before me in Makati City on APR 22 2017 affiants 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. 515;  
Page No. 104;  
Book No. IX;  
Series of 2017.

  
**ATTY. EMMA G. JULARBAL**  
NOTARY PUBLIC FOR MAKATI CITY  
UNTIL DECEMBER 31, 2018  
APPOINTMENT NO.: M-322  
IBP ROLL NO.: 33152  
IBP NO.: 06547/Lifetime/PPLM  
PTR No.: 5941142/1-20-2017/Makati  
156 H.V. Dula Costa St., Makati City