ANNEX "A"

COVER SHEET
for
AUDITED FINANCIAL STATEMENTS

SEC Registration Number

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COMPANY NAME

MANILA JOCKEY CLUB, INC.

PRINCIPAL OFFICE *(No. / Street / Barangay / City / Town / Province)*

San Lazaro Leisure Park, Brgy. Lantic, Carmona, Cavite

Form Type	Department requiring the report	Secondary License Type, If Applicable
AAFS	SEC	N/A

COMPANY INFORMATION

Company's Email Address	Company's Telephone Number	Mobile Number
admin@manilajockey.com	(632) 914-4849	N/A

No. of Stockholders	Annual Meeting (Month / Day)	Fiscal Year (Month / Day)
973	06/30	12/31

CONTACT PERSON INFORMATION

The designated contact person ***MUST*** be an Officer of the Corporation

Name of Contact Person	Email Address	Telephone Number/s	Mobile Number
Nestor N. Ubalde	nestorubalde@yahoo.com	914-4758	09175576284

CONTACT PERSON's ADDRESS

14th Flr. Strata 100 Bldg., F. Ortigas Jr. Road, Ortigas Center, Pasig City

NOTE 1 : *In case of death, resignation or cessation of office of the officer designated as contact person, such incident shall be reported to the Commission within thirty (30) calendar days from the occurrence thereof with information and complete contact details of the new contact person designated.*

2 : *All Boxes must be properly and completely filled-up. Failure to do so shall cause the delay in updating the corporation's records with the Commission and/or non-receipt of Notice of Deficiencies. Further, non-receipt of Notice of Deficiencies shall not excuse the corporation from liability for its deficiencies.*

MANILA JOCKEY CLUB, INC.

RACING SINCE 1867

April 12, 2016

STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL STATEMENTS

The management of **MANILA JOCKEY CLUB, INC.** is responsible for the preparation and fair presentation of the financial statements as of and for the years ended **December 31, 2015 and 2014** in accordance with the prescribed financial reporting framework indicated therein. This responsibility includes designing and implementing internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, selecting and applying appropriate accounting policies, and making accounting estimates that are reasonable in the circumstances.

The Board of Directors reviews and approves the financial statements and submits the same to the stockholders or members.

Sycip Gorres Velayo & Co, the independent auditors appointed by the stockholders, has examined the financial statements of the Company in accordance with Philippine Standards on Auditing, and in its report to the stockholders or members, has expressed its opinion on the fairness of presentation upon completion of such examination.

Alfonso R. Reyno, Jr.
Chairman of the Board and Chief Executive Officer
Phil Passport No. EB8557161

Alfonso G. Reyno III
President and Chief Operating Officer
Phil Passport No. EB6074546

Nestor N. Ubalde
Chief Financial Officer
DL No. N04-89-406906

Signed this 14 APR 2016.

SUBSCRIBED AND SWORN TO before me 14 APR 2016 at PASIG CITY affiant exhibiting to me his/her Competent evidence of Identity.

DOC. NO. 20;
PAGE NO. 05;
BOOK NO. IV;
SERIES OF 2016;

CHINO PAOLO Z. ROXAS
NOTARY PUBLIC
APPOINTMENT NO. M-142(2015-2016)
UNTIL DECEMBER 31, 2016
PTR NO. 1418810/01-07-16/ PASIG CITY
IBP NO. 1022569/01-07-16/MAKATI CITY
CITIES OF PASIG, TAGUIG, SAN JUAN AND PATEROS
ROLL OF ATTORNEY NO. 57018

SGV
Building a better working world

SyCip Gorres Velayo & Co.
6760 Ayala Avenue
1226 Makati City
Philippines

Tel: (632) 891 0307
Fax: (632) 819 0872
ey.com/ph

BOA/PRC Reg. No. 0001,
December 14, 2015, valid until December 31, 2018
SEC Accreditation No. 0012-FR-4 (Group A),
November 10, 2015, valid until November 9, 2018

INDEPENDENT AUDITORS' REPORT

BUREAU OF INTERNAL REVENUE
LARGE TAXPAYERS SERVICE
LARGE TAXPAYERS ASSISTANCE DIVISION
Date APR 15 2016 TSIS
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MA. GRACIA AURORA L. CASTILLO

The Stockholders and the Board of Directors
Manila Jockey Club, Inc.
San Lazaro Leisure Park,
Brgy. Lantic, Carmona, Cavite

Report on the Parent Company Financial Statements

We have audited the accompanying parent company financial statements of Manila Jockey Club, Inc., which comprise the parent company statements of financial position as at December 31, 2015 and 2014, and the parent company statements of comprehensive income (loss), statements of changes in equity and statements of cash flows for the years then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Parent Company Financial Statements

Management is responsible for the preparation and fair presentation of these parent company financial statements in accordance with Philippine Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of parent company financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these parent company financial statements based on our audits. We conducted our audits in accordance with Philippine Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the parent company financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the parent company financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the parent company financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the parent company financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the parent company financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the parent company financial statements present fairly, in all material respects, the financial position of Manila Jockey Club, Inc. as at December 31, 2015 and 2014, and its financial performance and its cash flows for the years then ended in accordance with Philippine Financial Reporting Standards.

Report on the Supplementary Information Required Under Revenue Regulations 15-2010

Our audits were conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information required by Revenue Regulations 15-2010 in Note 35 to the parent company financial statements are presented for purposes of filing with the Bureau of Internal Revenue and are not a required part of the basic financial statements. Such information are the responsibility of the management of Manila Jockey Club, Inc. The information have been subjected to the auditing procedures applied in our audit of the basic financial statements. In our opinion, the information are fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

SYCIP GORRES VELAYO & CO.

Arnel F. De Jesus
Partner
CPA Certificate No. 43285
SEC Accreditation No. 0075-AR-3 (Group A),
February 14, 2013, valid until April 30, 2016
Tax Identification No. 152-884-385
BIR Accreditation No. 08-001998-15-2015,
June 26, 2015, valid until June 25, 2018
PTR No. 5321627, January 4, 2016, Makati City

April 11, 2016

BUREAU OF INTERNAL REVENUE
LARGE TAXPAYERS SERVICE
LARGE TAXPAYERS ASSISTANCE DIVISION
Date APR 15 2016
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MANILA JOCKEY CLUB, INC.

PARENT COMPANY STATEMENTS OF FINANCIAL POSITION

	December 31	
	2015	2014
ASSETS		
Current Assets		
Cash and cash equivalents (Note 6)	**₱126,888,546**	₱296,843,220
Receivables (Note 7)	**223,908,467**	183,988,349
Inventories (Note 8)	**94,257,252**	95,301,721
Other current assets (Note 9)	**9,688,603**	4,608,945
Total Current Assets	**454,742,868**	580,742,235
Noncurrent Assets		
Real estate receivables - net of current portion (Note 7)	**45,121,918**	128,751,041
Investments in subsidiaries, associates and joint ventures (Note 10)	**731,401,093**	731,316,637
Available-for-sale (AFS) financial assets (Note 11)	**31,942,805**	22,067,765
Property and equipment (Notes 12 and 29)	**932,576,207**	965,560,487
Investment properties (Notes 10, 13 and 15)	**998,356,015**	1,010,782,640
Other noncurrent assets (Note 14)	**30,959,981**	31,991,709
Total Noncurrent Assets	**2,770,358,019**	2,890,470,279
	₱3,225,100,887	₱3,471,212,514
LIABILITIES AND EQUITY		
Current Liabilities		
Short-term loans and borrowings (Note 15)	**₱39,000,000**	₱74,437,500
Accounts payable and other liabilities (Note 16)	**301,809,295**	351,814,449
Income tax payable	–	12,669,247
Current portion of long-term loans and borrowings (Note 15)	–	14,285,715
Due to related parties (Note 26)	**6,813,069**	6,730,741
Subscription payable	–	42,808,835
Total Current Liabilities	**347,622,364**	502,746,487
Noncurrent Liabilities		
Accrued retirement benefits (Note 21)	**38,982,230**	42,512,894
Deferred tax liabilities - net (Note 25)	**228,624,861**	246,103,418
Total Noncurrent Liabilities	**267,607,091**	288,616,312
	615,229,455	791,362,799
Equity		
Capital stock (Note 27)	**996,170,748**	996,170,748
Actuarial gains on accrued retirement benefits	**21,621,047**	21,144,472
Net cumulative changes in fair values of AFS financial assets (Note 11)	**3,923,214**	5,216,306
Retained earnings (Note 27)	**1,588,163,519**	1,657,325,285
Treasury shares (Note 27)	**(7,096)**	(7,096)
Total Equity	**2,609,871,432**	2,679,849,715
	₱3,225,100,887	₱3,471,212,514

See accompanying Notes to Parent Company Financial Statements.

MANILA JOCKEY CLUB, INC.

PARENT COMPANY STATEMENTS OF COMPREHENSIVE INCOME (LOSS)

	Years Ended December 31	
	2015	2014
REVENUES		
Club races	**₱199,811,373**	₱223,888,768
Rent (Notes 12, 13 and 29)	**87,163,618**	86,065,488
Real estate	**46,567,719**	35,388,928
Food and beverages	**18,972,040**	17,520,185
	352,514,750	362,863,369
COST OF SALES AND SERVICES (Note 17)		
Club races	**175,111,876**	168,656,048
Rent	**53,712,662**	49,782,540
Real estate (Note 8)	**1,008,078**	4,322,592
Food and beverages	**19,324,889**	16,667,638
	249,157,505	239,428,818
GROSS INCOME	**103,357,245**	123,434,551
General and administrative expenses (Note 18)	**(182,154,064)**	(168,027,409)
Other income - net (Note 24)	**47,951,988**	64,096,078
Interest income (Notes 6, 7, 11 and 22)	**4,981,246**	12,819,787
Selling expenses (Note 8)	**(4,446,269)**	(7,191,379)
Finance costs (Note 23)	**(2,377,980)**	(3,733,470)
INCOME (LOSS) BEFORE INCOME TAX	**(32,687,834)**	21,398,158
PROVISION FOR (BENEFIT FROM) INCOME TAX (Note 25)		
Current	**4,348,673**	19,546,558
Deferred	**(17,682,804)**	(17,089,383)
	(13,334,131)	2,457,175
NET INCOME (LOSS)	**(19,353,703)**	18,940,983
OTHER COMPREHENSIVE INCOME (LOSS)		
Items of other comprehensive loss to be reclassified to profit or loss in subsequent periods		
Net changes in fair values of AFS financial assets (Note 11)	**(1,293,092)**	(3,797,287)
Items of other comprehensive income (loss) that will not be reclassified to profit or loss in subsequent periods		
Actuarial gains (losses) on remeasurement of retirement benefits, net of tax (Note 21)	**476,575**	(3,730,876)
TOTAL COMPREHENSIVE INCOME (LOSS)	**(₱20,170,220)**	₱11,412,820
Basic/Diluted Earnings (Loss) Per Share (Note 33)	**(₱0.0194)**	₱0.0190

See accompanying Notes to Parent Company Financial Statements.

MANILA JOCKEY CLUB, INC.

PARENT COMPANY STATEMENTS OF CHANGES IN EQUITY

FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

	Capital Stock (Note 27)	Treasury Shares (Note 27)	Net Cumulative Changes in Fair Values of AFS Financial Assets (Note 11)	Actuarial Gains on Accrued Retirement Benefits (Note 21)	Retained Earnings (Note 27) Appropriated	Retained Earnings (Note 27) Unappropriated	Total
BALANCES AT DECEMBER 31, 2014	**₱996,170,748**	**(₱7,096)**	**₱5,216,306**	**₱21,144,472**	**₱–**	**₱1,657,325,285**	**₱2,679,849,715**
Total comprehensive loss for the year	–	–	**(1,293,092)**	**476,575**	–	**(19,353,703)**	**(20,170,220)**
Cash dividends declared	–	–	–	–	–	**(49,808,063)**	**(49,808,063)**
BALANCES AT DECEMBER 31, 2015	**₱996,170,748**	**(₱7,096)**	**₱3,923,214**	**₱21,621,047**	**₱–**	**₱1,588,163,519**	**₱2,609,871,432**
BALANCES AT DECEMBER 31, 2013	₱948,734,898	(₱7,096)	₱9,013,593	₱24,875,348	₱17,180,917	₱1,716,075,506	₱2,715,873,166
Total comprehensive income for the year	–	–	(3,797,287)	(3,730,876)	–	18,940,983	11,412,820
Stock dividend declared	47,435,850	–	–	–	–	(47,435,850)	–
Cash dividends declared	–	–	–	–	–	(47,436, 271)	(47,436,271)
Reversal of previous appropriation during the year	–	–	–	–	(17,180,917)	17,180,917	–
BALANCES AT DECEMBER 31, 2014	₱996,170,748	(₱7,096)	₱5,216,306	₱21,144,472	₱–	₱1,657,325,285	₱2,679,849,715

See accompanying Notes to Parent Company Financial Statements.

BUREAU OF INTERNAL REVENUE
LARGE TAXPAYERS SERVICE
LARGE TAXPAYERS ASSISTANCE DIVISION
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MANILA JOCKEY CLUB, INC.
PARENT COMPANY STATEMENTS OF CASH FLOWS

	Years Ended December 31	
	2015	2014
CASH FLOWS FROM OPERATING ACTIVITIES		
Income (loss) before income tax	(₱32,687,834)	₱21,398,158
Adjustments for:		
Depreciation (Note 19)	73,139,802	69,213,524
Dividend income (Note 24)	(21,714,486)	(22,221,236)
Interest income (Note 22)	(4,981,246)	(12,819,787)
Gain on reversal of liabilities (Note 24)	–	(8,004,970)
Finance costs (Note 23)	2,377,980	3,733,470
Gain on sale of AFS financial assets (Note 11)	(2,582,792)	(1,250,360)
Amortization of franchise fee (Notes 14 and 17)	1,794,000	1,794,000
Unrealized foreign exchange loss – net	95,562	105,077
Operating income before working capital changes	15,440,986	51,947,876
Decrease (increase) in:		
Receivables	18,101,004	74,486,449
Inventories	1,044,469	4,062,952
Other current assets	(186,576)	(1,696,759)
Increase (decrease) in:		
Accounts payable and other liabilities	(50,770,670)	46,621,487
Accrued retirement benefits (Note 21)	(2,849,842)	2,121,899
Cash generated from (used in) operations	(19,220,629)	177,543,904
Income taxes paid, including creditable withholding and final taxes	(21,911,002)	(9,699,049)
Net cash provided by (used in) operating activities	(41,131,631)	167,844,855
CASH FLOWS FROM INVESTING ACTIVITIES		
Dividends received (Notes 10 and 24)	47,515,655	9,517,045
Acquisitions of property and equipment (Note 12)	(27,728,897)	(75,054,968)
Acquisitions of AFS financial assets (Note 11)	(21,297,900)	(8,129,767)
Proceeds from sale of AFS financial assets	12,712,560	4,758,026
Interest received (Note 22)	4,788,078	12,695,077
Increase in other noncurrent assets	(762,272)	2,411,847
Additional investment in a subsidiary (Note 10)	(84,456)	–
Net cash provided by (used in) investing activities	15,142,768	(53,802,740)
CASH FLOWS FROM FINANCING ACTIVITIES		
Dividends paid (Note 27)	(49,042,547)	(45,829,488)
Interest paid	(2,377,980)	(3,733,470)
Increase in due to related parties	82,328	1,643,396
Payments of:		
Subscriptions	(42,808,835)	–
Short-term loans and borrowings (Note 15)	(35,437,500)	(12,000,000)
Long-term loans and borrowings (Note 15)	(14,285,715)	(14,285,714)
Net cash used in financing activities	(143,870,249)	(74,205,276)
EFFECT OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS	(95,562)	(105,077)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(169,954,674)	39,731,762
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	296,843,220	257,111,458
CASH AND CASH EQUIVALENTS AT END OF YEAR (Note 6)	₱126,888,546	₱296,843,220

See accompanying Notes to Parent Company Financial statements.

MANILA JOCKEY CLUB, INC.
NOTES TO PARENT COMPANY FINANCIAL STATEMENTS

1. Corporate Information

Manila Jockey Club, Inc. (the "Company") was incorporated in the Philippines on March 22, 1937 and was listed in the Philippine Stock Exchange (PSE) on October 11, 1963.

In 1987, the Philippine Securities and Exchange Commission (SEC) approved the extension of the Company's corporate life for another 50 years starting March 22, 1987.

The Company is presently engaged in the construction, operations and maintenance of a racetrack located in Cavite, Philippines, and in the holding or conducting of horse races therein with bettings both directly or indirectly by means of mechanical, electric and/or computerized totalizator. It has a congressional franchise granted on November 23, 1997 under Republic Act (R.A.) No. 8407 to hold such races and to maintain the race track, which will expire on November 23, 2022 (see Note 14). The Company is also engaged in the development and sale of condominium units and residential properties, and lease of an office building through joint venture (JV) arrangements with certain developers.

Under R.A. No. 8407, the Company shall pay annually to the National Treasury a franchise tax equivalent to 25% of its gross earnings from horse races in lieu of all taxes, except income tax, that are imposed by the national or local government on the activities covered by the franchise. Starting 2001, the Company pays value-added tax (VAT) in lieu of the franchise tax by virtue of the provision of R.A. No. 7716 or the Expanded VAT Law.

<u>Investment in Subsidiaries, Associates and Interest in Joint Ventures</u>

	Place of incorporation	Nature of business	Functional currency	Percentage of ownership 2015	2014
Subsidiaries					
Biohitech Philippines, Inc. (Biohitech) [(a)]	Philippines	Waste management	Philippine Peso	**50.00**	50.00
Gametime Sports and Technologies, Inc. (Gametime) [(a)]	Philippines	Gaming	Philippine Peso	**100.00**	100.00
Manilacockers Club, Inc. (MCI)	Philippines	Gaming	Philippine Peso	**100.00**	100.00
MJC Forex Corporation (MFC)	Philippines	Money changer	Philippine Peso	**100.00**	100.00
New Victor Technology, Ltd. (NVTL)	Hong Kong	Gaming	Philippine Peso	**100.00**	100.00
San Lazaro Resources and Development Corporation (SLRDC) [(a)]	Philippines	Real estate	Philippine Peso	**100.00**	100.00
SLLP Holdings, Inc. (SLLPHI) [(a)]	Philippines	Holdings	Philippine Peso	**100.00**	100.00
Hi-Tech Harvest Limited [(a)]	Hong Kong	Marketing	Philippine Peso	**100.00**	–
Associates					
MJC Investments Corporation Doing business under the name and style of Winford Leisure And Entertainment Complex and Winford Hotel and Casino (MIC) [(b)]	Philippines	Real estate and Gaming	Philippine Peso	**22.31**	28.32
Techsystems, Inc. (Techsystems) [(a)]	Philippines	Information Technology	Philippine Peso	**33.33**	33.00
Interest in Joint Ventures					
Gamespan, Inc. (Gamespan) [(a)]	Philippines	Gaming	Philippine Peso	**50.00**	50.00
San Lazaro BPO Complex (SLBPO)	Philippines	Real estate	Philippine Peso	**30.00**	30.00

[(a)] *Not yet started commercial operation as of December 31, 2015*
[(b)] *Formerly known as MJC Investments Corporation (MIC) and became an associate effective January 18, 2013*

The registered office address of the Company is San Lazaro Leisure Park, Brgy. Lantic, Carmona, Cavite.

The parent company financial statements as at and for the years ended December 31, 2015 and 2014 were authorized for issuance by the Board of Directors (BOD) on April 11, 2016.

2. Basis of Preparation and Statement of Compliance

Basis of Preparation
The parent company financial statements are prepared using the historical cost basis, except for AFS financial assets, which are carried at fair value. The parent company financial statements are presented in Philippine Peso (Peso or ₱), which is the Company's functional and presentation currency. All amounts are rounded off to the nearest Peso, except when otherwise indicated.

Statement of Compliance
The parent company financial statements have been prepared in compliance with Philippine Financial Reporting Standards (PFRS).

3. Summary of Significant Changes in Accounting Policies and Disclosures

New and Amended Standards and Interpretation
The Company applied for the first time certain amendments, which are effective for annual periods beginning on or after January 1, 2015. The adoption of these amendments did not have any significant impact on the financial statements.

- Amendments to Philippine Accounting Standards (PAS) 19, *Defined Benefit Plans: Employee Contributions*

Annual Improvements to PFRSs (2010-2012 Cycle)
- PFRS 2, *Share-based Payment - Definition of Vesting Condition*;
- PFRS 3, *Business Combinations - Accounting for Contingent Consideration in a Business Combination*;
- PFRS 8, *Operating Segments - Aggregation of Operating Segments and Reconciliation of the Total of the Reportable Segments' Assets to the Entity's Assets*;
- PAS 16, *Property, Plant and Equipment,* and PAS 38, *Intangible Assets - Revaluation Method - Proportionate Restatement of Accumulated Depreciation and Amortization*; and
- PAS 24, *Related Party Disclosures - Key Management Personnel.*

Annual Improvements to PFRSs (2011-2013 Cycle)
- PFRS 3, *Business Combinations - Scope Exceptions for Joint Arrangements*;
- PFRS 13, *Fair Value Measurement - Portfolio Exception*; and
- PAS 40, *Investment Property.*

Future Changes in Accounting Policies
The standards and interpretations that are issued, but not yet effective, up to the date of issuance of the parent company financial statements are listed below. The Company intends to adopt these standards when they become effective. Adoption of these standards and interpretations are not expected to have any significant impact on the parent company financial statements.

No definite adoption date prescribed by the SEC and FRSC

- Philippine Interpretation IFRIC 15, *Agreements for the Construction of Real Estate*

Effective January 1, 2016

- PFRS 10, *Consolidated Financial Statements* and PAS 28, *Investments in Associates and Joint Ventures - Investment Entities: Applying the Consolidation Exception* (Amendments);
- PAS 27, *Separate Financial Statements - Equity Method in Separate Financial Statements* (Amendments);
- PFRS 11, *Joint Arrangements - Accounting for Acquisitions of Interests* (Amendments);
- PAS 1, *Presentation of Financial Statements - Disclosure Initiative* (Amendments);
- PFRS 14, *Regulatory Deferral Accounts*;
- PAS 16, *Property, Plant and Equipment*, and PAS 41, *Agriculture - Bearer Plants* (Amendments); and
- PAS 16, *Property, Plant and Equipment*, and PAS 38, *Intangible Assets - Clarification of Acceptable Methods of Depreciation and Amortization* (Amendments).

Annual Improvements to PFRSs (2012-2014 Cycle)

- PFRS 5, *Non-current Assets Held for Sale and Discontinued Operations - Changes in Methods of Disposal*;
- PFRS 7, *Financial Instruments: Disclosures - Servicing Contracts*;
- PFRS 7, *Applicability of the Amendments to PFRS 7 to Condensed Interim Financial Statements*;
- PAS 19, *Employee Benefits - regional market issue regarding discount rate*; and
- PAS 34, *Interim Financial Reporting - disclosure of information 'elsewhere in the interim financial report'*.

Effective January 1, 2018

- PFRS 9, *Financial Instruments*

  In July 2014, the IASB issued the final version of PFRS 9, *Financial Instruments*. The new standard (renamed as PFRS 9) reflects all phases of the financial instruments project and replaces PAS 39, *Financial Instruments: Recognition and Measurement*, and all previous versions of PFRS 9. The standard introduces new requirements for classification and measurement, impairment, and hedge accounting. PFRS 9 is effective for annual periods beginning on or after January 1, 2018, with early application permitted. Retrospective application is required, but comparative information is not compulsory. Early application of previous versions of PFRS 9 (2009, 2010 and 2013) is permitted if the date of initial application is before February 1, 2015. The Company did not early adopt PFRS 9.

  The adoption of PFRS 9 will have an effect on the classification and measurement of the Company's financial assets and impairment methodology for financial assets, but will have no impact on the classification and measurement of the Company's financial liabilities.

- International Financial Reporting Standards (IFRS) 15, *Revenue from Contracts with Customers*

  IFRS 15 was issued in May 2014 and establishes a new five-step model that will apply to revenue arising from contracts with customers. Under IFRS 15 revenue is recognized at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer. The principles in IFRS 15 provide a more structured approach to measuring and recognizing revenue.

  The new revenue standard is applicable to all entities and will supersede all current revenue recognition requirements under IFRS. Either a full or modified retrospective application is required for annual periods beginning on or after January 1, 2018 with early adoption permitted. The Company is currently assessing the impact of IFRS 15 and plans to adopt the new standard on the required effective date once adopted locally.

Effective January 1, 2019

- IFRS 16, *Leases*

  On January 13, 2016, the IASB issued its new standard, IFRS 16, *Leases*, which replaces International Accounting Standards (IAS) 17, the current leases standard, and the related Interpretations.

  Under the new standard, lessees will no longer classify their leases as either operating or finance leases in accordance with IAS 17. Rather, lessees will apply the single-asset model. Under this model, lessees will recognize the assets and related liabilities for most leases on their balance sheets, and subsequently, will depreciate the lease assets and recognize interest on the lease liabilities in their profit or loss. Leases with a term of 12 months or less or for which the underlying asset is of low value are exempted from these requirements.

  The accounting by lessors is substantially unchanged as the new standard carries forward the principles of lessor accounting under IAS 17. Lessors, however, will be required to disclose more information in their financial statements, particularly on the risk exposure to residual value.

  The new standard is effective for annual periods beginning on or after January 1, 2019. Entities may early adopt IFRS 16 but only if they have also adopted IFRS 15, *Revenue from Contracts with Customers*. When adopting IFRS 16, an entity is permitted to use either a full retrospective or a modified retrospective approach, with options to use certain transition reliefs. The Company is currently assessing the impact of IFRS 16 and plans to adopt the new standard on the required effective date once adopted locally.

4. Summary of Accounting and Financial Reporting Policies

Current versus Noncurrent Classification
The Company presents assets and liabilities in the Company's statements of financial position based on current or noncurrent classification.

An asset is current when it is:

- expected to be realized or intended to sold or consumed in the normal operating cycle;
- held primarily for the purpose of trading;
- expected to be realized within twelve months after the reporting period; or
- cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as noncurrent.

A liability is current when:

- it is expected to be settled in the normal operating cycle;
- it is held primarily for the purpose of trading;
- it is due to be settled within twelve months after the reporting period; or
- there is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Company classifies all other liabilities as noncurrent.

Deferred income tax assets and liabilities are classified as noncurrent assets and liabilities.

Fair Value Measurement
The Company measures financial instruments at each reporting date. Additional fair value related disclosures including fair values of financial instruments measured at amortized cost are disclosed in Note 30.

Fair value is the estimated price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- in the principal market for the asset or liability, or
- in the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a nonfinancial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

Cash and Cash Equivalents
Cash includes cash on hand and in banks. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash with original maturities of three months or less and are subject to an insignificant risk of change in value.

Financial Assets and Financial Liabilities
The Company recognizes a financial asset or a financial liability in the statements of financial position when it becomes a party to the contractual provisions of the instrument.

All regular way purchases and sales of financial assets are recognized on the trade date, which is the date that the Company commits to purchase the asset. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the market place.

Financial assets and financial liabilities are recognized initially at fair value. Transaction costs are included in the initial measurement of all financial assets and financial liabilities, except for financial instruments measured at Fair Value through Profit or Loss (FVPL). Fair value is determined by reference to the transaction price or other market prices. If such market prices are not readily determinable, the fair value of the consideration is estimated as the sum of all future cash payments or receipts, discounted using the prevailing market rates of interest for similar instruments with similar maturities.

Financial assets are classified into the following categories:
a. Financial assets at FVPL
b. Loans and receivables
c. Held-to-maturity (HTM) investments
d. AFS financial assets

Financial liabilities, on the other hand, are classified into the following categories:
a. Financial liabilities at FVPL
b. Other financial liabilities

As of December 31, 2015 and 2014, the Company has no financial assets or financial liabilities at FVPL and HTM investments.

The Company determines the classification at initial recognition and, where allowed and appropriate, re-evaluates this classification at every reporting date.

a. *Loans and receivables*
This category is the most relevant to the Company. Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method, less impairment. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the statement of comprehensive income (loss). The losses arising from impairment are recognized in the statement of comprehensive income (loss) in finance costs for loans and in cost of sales or other operating expenses for receivables.

Included in this category are the Company's cash in banks and cash equivalents, receivables and deposits (presented as part of "Other noncurrent assets" in the parent company statements of financial position) as of December 31, 2015 and 2014.

b. *AFS financial assets*
AFS financial assets include equity investments and debt securities. Equity investments classified as AFS are those that are neither classified as held for trading nor designated at fair value through profit or loss. Debt securities in this category are those that are intended to be held for an indefinite period of time and that may be sold in response to needs for liquidity or in response to changes in the market conditions.

After initial measurement, AFS financial assets are subsequently measured at fair value with unrealized gains or losses recognized in the Other Comprehensive Income (OCI) and credited in the AFS reserve until the investment is derecognized, at which time the cumulative gain or loss is recognized in other operating income, or the investment is determined to be impaired, when the cumulative loss is reclassified from the AFS reserve to the statements of comprehensive income (loss) in finance costs. Interest earned whilst holding AFS financial assets is reported as interest income using the EIR method.

The Company evaluates whether the ability and intention to sell its AFS financial assets in the near term is still appropriate. When, in rare circumstances, the Company is unable to trade these financial assets due to inactive markets, the Company may elect to reclassify these financial assets if the management has the ability and intention to hold the assets for foreseeable future or until maturity.

For a financial asset reclassified from the AFS category, the fair value carrying amount at the date of reclassification becomes its new amortized cost and any previous gain or loss on the asset that has been recognized in equity is amortized to profit or loss over the remaining life of the investment using the EIR. Any difference between the new amortized cost and the maturity amount is also amortized over the remaining life of the asset using the EIR. If the asset is subsequently determined to be impaired, then the amount recorded in equity is reclassified to the statement of income.

Unquoted AFS financial assets that do not have ready market prices are measured at cost, less allowance for impairment, if any, since their fair market value cannot be reliably measured.

The Company's AFS financial assets consist of investments in quoted and unquoted equity securities, quoted debt securities, preferred shares and club membership shares as of December 31, 2015 and 2014.

c. *Other financial liabilities*
This category pertains to financial liabilities that are not held for trading or not designated at FVPL upon the inception of the liability. These include liabilities arising from operations (e.g., payables and accruals) or borrowings (e.g., loans and obligations arising from finance lease). The liabilities are recognized initially at fair value and are subsequently carried at amortized cost, taking into account the impact of applying the EIR method of amortization (or accretion) for any related premium (or discount) and any directly attributable transaction costs. Gains and losses on amortization and accretion are recognized in profit or loss.

Included in this category are the Company's short-term and long-term loans and borrowings, accounts payable and other liabilities, due to related parties and subscription payable as of December 31, 2015 and 2014.

Derecognition of Financial Assets and Financial Liabilities
Financial assets
A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognized when:

- the rights to receive cash flows from the asset have expired; or
- the Company has transferred its rights to receive cash flows from the asset or assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognize the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Financial liabilities
A financial liability is derecognized when the obligation under the liability is discharged or cancelled or has expired.

Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in profit or loss.

<u>Impairment of Financial Assets</u>
The Company assesses, at each reporting date, whether there is objective evidence that a financial asset or a group of financial assets is impaired. An impairment exists if one or more events that has occurred since the initial recognition of the asset (an incurred 'loss event'), has an impact on the estimated future cash flows of the financial asset or the group of financial assets that can be reliably estimated. Evidence of impairment may include indications that the debtors or a group of

debtors is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganization and observable data indicating that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults. The Company assesses at each reporting date whether a financial asset or group of financial assets is impaired.

Assets carried at amortized cost
For financial assets carried at amortized cost, the Company first assesses whether impairment exists individually for financial assets that are individually significant, or collectively for financial assets that are not individually significant. If the Company determines that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, it includes the asset in a group of financial assets with similar credit risk characteristics and collectively assesses them for impairment. Assets that are individually assessed for impairment and for which an impairment loss is, or continues to be, recognized are not included in a collective assessment of impairment.

The amount of any impairment loss identified is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future expected credit losses that have not yet been incurred). The present value of the estimated future cash flows is discounted at the financial asset's original effective interest rate.

The carrying amount of the asset is reduced through the use of an allowance account and the loss is recognized in the statement of income. Interest income (recorded as finance income in the statement of income) continues to be accrued on the reduced carrying amount and is accrued using the rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss. Loans together with the associated allowance are written off when there is no realistic prospect of future recovery and all collateral has been realized or has been transferred to the Company. If, in a subsequent year, the amount of the estimated impairment loss increases or decreases because of an event occurring after the impairment was recognized, the previously recognized impairment loss is increased or reduced by adjusting the allowance account. If a write-off is later recovered, the recovery is credited to finance costs in the statements of income.

Assets carried at cost
If there is objective evidence that an impairment loss on an unquoted equity instrument that is not carried at fair value or on a derivative asset that is linked to and must be settled by delivery of such unquoted equity instrument has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated cash flows discounted at the current market rate of return for a similar financial asset.

AFS financial assets
For AFS financial assets, the Company assesses at each reporting date whether there is objective evidence that an investment or a group of investments is impaired.

In the case of equity investments classified as AFS, objective evidence would include a significant or prolonged decline in the fair value of the investment below its cost. 'Significant' is evaluated against the original cost of the investment and 'prolonged' against the period in which the fair value has been below its original cost. When there is evidence of impairment, the cumulative loss - measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that investment previously recognized in the statements of income - is removed from OCI and recognized in the statement of income. Impairment losses on equity investments are not reversed through profit or loss; increases in their fair value after impairment are recognized in OCI.

The determination of what is 'significant' or 'prolonged' requires judgment. In making this judgment, the Company evaluates, among other factors, the duration or extent to which the fair value of an investment is less than its cost.

In the case of debt instruments classified as AFS, the impairment is assessed based on the same criteria as financial assets carried at amortized cost. However, the amount recorded for impairment is the cumulative loss measured as the difference between the amortized cost and the current fair value, less any impairment loss on that investment previously recognized in the statement of income.

Future interest income continues to be accrued based on the reduced carrying amount of the asset, using the rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss. The interest income is recorded as part of finance income. If in a subsequent year, the fair value of a debt instrument increases and the increase can be objectively related to an event occurring after the impairment loss was recognized in the statement of income, the impairment loss is reversed through the statements of income.

Offsetting Financial Instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statement of financial position if there is a currently enforceable legal right to set off the recognized amounts and there is intention to settle on a net basis, or to realize the asset and settle the liability simultaneously. The Company assesses that it has a currently enforceable right of offset if the right is not contingent on a future event, and is legally enforceable in the normal course of business, event of default, and event of insolvency or bankruptcy of the Company and all of the counterparties.

Inventories

Inventories include real estate inventories and food and beverages inventory which are valued at the lower of cost and net realizable value (NRV).

Real Estate Inventories

Real estate inventories include completed and on-going projects of the Company, and are stated at the lower of cost and net realizable value. Real estate inventories include properties held for future development and properties being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation.

The carrying values of revalued real estate properties as of January 1, 2004 transferred to real estate inventories in 2005 were considered as the assets' deemed cost as of the said date in accordance with PFRS 1, *First-time Adoption of Philippine Financial Reporting Standards.*

Investments in Associates and Joint Ventures

Investment in an associate in which the Company exercises significant influence and which is neither a subsidiary nor a joint venture of the Company is accounted for under the equity method of accounting.

A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture. The Company's investment in a joint venture is accounted for using the equity method.

Under the equity method, the cost of investment in associate and joint venture is carried in the statements of financial position at cost plus post acquisition changes in the Company's share of net assets of the associate and the joint venture. Goodwill, if any, relating to an associate or a joint venture is included in the carrying amount of the investment and is not amortized or separately tested for impairment. The statements of comprehensive income reflect the share of the results of operations of the associate and joint venture. Where there has been a change recognized directly in the equity of the associate and the joint venture, the Company recognizes its share of any changes and discloses this, when applicable, in the statement of changes in equity. Unrealized profits or losses resulting from transactions between the Company and the associate and joint venture are eliminated to the extent of the interest in the associate and joint venture.

The reporting dates of the associate, the joint venture and the Company are identical and the accounting policies of the associate and joint venture conform to those used by the Company for like transactions and events in similar circumstances.

Upon loss of joint control over the joint venture and loss of significant influence over the associate, the Company measures and recognizes any retained investment at its fair value. Any difference between the carrying amount of the joint venture and the associate upon loss of joint control and significant influence, respectively, and the fair value of the retained investment and proceeds from disposal is recognized in profit or loss.

For interest in joint operation, the Company accounts for each assets, liabilities, revenue, share in revenue and expense separately. The Company would recognize in relation to its interest its:
- Assets, including its share in any assets jointly held
- Liabilities, including its share of any liabilities jointly incurred
- Revenue from the sale of its share of the real estate inventories
- Share of the revenue from services rendered jointly
- Expenses, including its share of expenses incurred jointly

Property and Equipment

Property and equipment, except for land, is stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The initial cost of property and equipment comprises its purchase price, nonrefundable taxes, any related capitalizable borrowing costs, and other directly attributable costs of bringing the property and equipment to its working condition and location for its intended use. Land is stated at cost.

Expenditures incurred after the property and equipment have been put into operation, such as repairs and maintenance costs, are normally charged to income in the period in which the costs are incurred. In situations where it can be clearly demonstrated that the expenditures have resulted in an increase in the future economic benefits expected to be obtained from the use of an item of property and equipment beyond its originally assessed standard of performance, the expenditures are capitalized as an additional cost of property and equipment.

Depreciation commences when an asset is in its location and condition capable of being operated in the manner intended by the management. Depreciation ceases at the earlier of the date that the asset is classified as held for sale in accordance with PFRS 5, *Non-current Asset Held for Sale and Discontinued Operations,* and the date the asset is derecognized.

Depreciation is computed on a straight-line basis over the estimated useful lives of the assets as follows:

	No. of Years
Land improvements	5 to 25
Building and improvements	5 to 25
Machinery and equipment	3 to 10
Transportation equipment	5 to 10
Furniture and fixtures	5

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognized.

The residual values and useful lives of property and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Construction in progress is stated at cost. This includes cost of construction, borrowing costs incurred during the development or construction phase and other direct costs. Borrowing costs are capitalized until the property is completed and becomes available for use. Construction in progress is not depreciated until such time as the relevant assets are completed and are available for use. The capitalized interest is amortized over the estimated useful life of the related assets.

Investment Properties
The Company's investment properties consist of land that is not used in operations and land and building held for lease. Investment properties are measured initially at cost, including transaction costs. The revalued amount of the land is taken as its deemed cost in accordance with PFRS 1 as of the date of adoption.

Investment properties, except land, are subsequently measured at cost less accumulated depreciation and any accumulated impairment in value. Land is subsequently carried at cost less any impairment in value.

Depreciation of investment properties commences once they become available for use and is calculated on a straight-line basis over the estimated useful life of 25 years.

Depreciation ceases at the earlier of the date that the asset is classified as held for sale in accordance with PFRS 5 and the date the asset is derecognized. The estimated useful life and depreciation method are reviewed periodically to ensure that the period and method of depreciation are consistent with the expected pattern of economic benefits from the items of investment properties.

Investment properties are derecognized when either they have been disposed of or when the investment properties are permanently withdrawn from use or no future economic benefit is expected from its disposal. Any gain or loss on the retirement or disposal of investment properties is recognized in profit or loss in the year of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by the end of owner occupation or commencement of an operating lease to another party.

Transfers are made from investment properties when and only when, there is a change in use, evidenced by commencement of owner occupation or commencement of development with a view to sell. When an entity decides to dispose of an investment property without development, it continues to treat the property as an investment property until it is derecognized (eliminated from the Company's statements of financial position) and does not treat it as inventory. Similarly, if an entity begins to redevelop an existing investment property for continued future use as investment property, the property remains as investment property and is not reclassified as owner-occupied property during the redevelopment.

Transfers between investment property, owner-occupied property and inventories do not change the carrying amount of the property transferred and they do not change the cost of that property for measurement or disclosure purposes.

Franchise Fee

The franchise fee, presented as part of "Other noncurrent assets" in the parent company statement of financial position, is accounted for at cost less accumulated amortization and any accumulated impairment in value. Costs incurred for the renewal of the Company's franchise for another 25 years starting November 23, 1997 have been capitalized and are amortized over the period covered by the new franchise. The carrying value of the franchise is reviewed for impairment when there are indicators of impairment and any impairment loss is recognized in the profit or loss.

Impairment of Nonfinancial Assets

The Company assesses at each reporting date whether there is an indication that its investment in subsidiaries and associates, interest in joint ventures, property and equipment, investment properties and franchise fee may be impaired. If such indication exists, or when annual impairment testing for an asset is required, the Company makes an estimate of the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or CGU's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Impairment losses are recognized in profit or loss in those expense categories consistent with the function of the impaired asset.

An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the recoverable amount is estimated. A previously recognized impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognized. If that is the case, the carrying value of the asset is increased to its recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation and amortization, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the profit or loss. After such a reversal, the depreciation and amortization charge is adjusted in future periods to allocate the asset's revised carrying amount, less any residual value, on a systematic basis over its remaining useful life.

Capital Stock
Capital stock represents the portion of the paid in capital representing the total par value of the shares issued. When the Company issues more than one class of stock, a separate account is maintained for each class of stock and the number of shares issued. Incremental costs incurred directly attributable to the issuance of new shares are shown in equity as a deduction from proceeds, net of tax.

Retained Earnings
Retained earnings represent the cumulative balance of net income or loss, dividend distributions and effects of changes in accounting policy.

Unappropriated retained earnings represent that portion which is free and can be declared as dividends to stockholders, after adjustments for any unrealized items, which are considered not available for dividend declaration.

Appropriated retained earnings represent that portion which has been restricted and therefore is not available for any dividend declaration.

Dividend Distribution
Dividends are recognized as a liability and deducted from equity when declared by the BOD of the Company. Dividends for the year that are declared after the reporting date are dealt with as a non-adjusting event after the reporting date.

Earnings Per Share (EPS)
Basic EPS is computed by dividing the net income attributable to equity holders of the Company for the year by the weighted average number of common shares outstanding during the year after giving retroactive effect to stock dividends declared and stock rights exercised during the year, if any.

Diluted EPS is calculated by dividing the net income attributable to equity holders of the Company for the year by the weighted average number of common shares outstanding during the year plus the weighted average number of common shares that would be issued on conversion of all the dilutive potential common shares into common shares.

The Company currently does not have potential dilutive common shares.

Revenue Recognition
Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received, excluding discounts and sales taxes. The Company assesses its revenue arrangements against specific criteria in order to determine if it is acting as principal or agent.

The Company has concluded that it is acting as an agent in its club racing operations and as principal in all other arrangements (i.e., real estate sales and rental services).

The following specific recognition criteria must also be met before revenue is recognized:

Commission income from club races
Revenue is recognized as earned based on a percentage of gross receipts from ticket sales from horse racing operations in accordance with the Company's franchise agreement.

Real estate sales
The Parent Company assesses whether it is probable that the contract price (which embodies economic benefits) will flow to the Company. Collectability of the contract price is demonstrated by the buyer's commitment to pay, which is supported by the buyer's initial and continuous investments that motivates the buyer to honor its obligation. Collectability is also assessed by considering factors such as collections and credit standing of the buyer.

Revenue from sales of completed real estate projects from the joint venture is accounted for using the full accrual method. In accordance with Philippine Interpretations Committee Q&A No. 2006-01, the percentage-of-completion method is used to recognize income from sales of projects where the Company has material obligations under the sales contract to complete the project after the property is sold, the equitable interest has been transferred to the buyer, construction is beyond preliminary stage (i.e., engineering, design work, construction contracts execution, site clearance and preparation, excavation and the building foundation are finished), and the costs incurred or to be incurred can be measured reliably. Under this method, revenue is recognized as the related obligations are fulfilled, measured principally on the basis of the estimated completion of a physical proportion of the contract work.

Any excess of collections over the recognized revenue are included in the "Trade payable and buyers' deposits" under the "Accounts payable and other liabilities" account in the statement of financial position. If any of the criteria under the full accrual or percentage-of-completion method is not met, the deposit method is applied until all the conditions for recording a sale are met. Pending recognition of sale, cash received from buyers are presented under the "Trade payable and buyers' deposits" under the "Accounts payable and other liabilities" account in the statement of financial position.

Cost of real estate sales pertains to the cost of the land and is recognized under the percentage-of-completion method, if the criteria of the full accrual method are not satisfied.

The cost of inventory recognized in the statement of comprehensive income (loss) upon sale is determined with reference to the costs of the land contributed for the property, allocated to saleable area based on relative size and takes into account the percentage of completion used for revenue recognition purposes.

For income tax purposes, full recognition is applied when more than 25% of the selling price has been collected in the year of sale. Otherwise, the installment method is applied.

Rental income from stables, building and other facilities
Revenue from the lease of stables, building and other facilities is recognized in the parent company statements of comprehensive income (loss) on a straight-line basis over the lease term.

Interest income
Revenue is recognized as the interest accrues taking into account the effective yield on the asset.

Dividend income
Revenue is recognized when the Company's right to receive the payment is established.

Cost of Sales and Services and Expenses
Cost of club races and cost of rental services and expenses are recognized in the parent company statements of comprehensive income (loss) at the date they are incurred.

General and administrative expenses constitute cost of administering the business. Selling expense pertains to the marketing fees related to the real estate sales.

Other Comprehensive Income (OCI)
Items of income and expense (including items previously presented under the parent company statements of changes in equity) that are not recognized in the profit or loss for the year are recognized as OCI and are presented as OCI in the parent statements of comprehensive income (loss).

OCI of the Company pertains to gains and losses on remeasuring AFS financial assets and actuarial gains and losses on remeasurement of retirement plan.

Retirement Benefits Cost
The Company has noncontributory funded defined benefit plans, administered by trustees, covering substantially all of its regular employees.

The cost of providing benefits under the defined benefit plans is determined separately for each plan using the projected unit credit actuarial valuation method. Projected unit credit method reflects services rendered by employees to the date of valuation and incorporates assumptions concerning employees' projected salaries.

Defined benefit costs comprise service cost, net interest on the net defined benefit liability or asset and remeasurements of net defined benefit liability or asset.

Service costs which include current service costs, past service costs and gains or losses on non-routine settlements are recognized as expense in profit or loss. Past service costs are recognized when plan amendment or curtailment occurs. These amounts are calculated periodically by independent qualified actuaries.

Net interest on the net defined benefit liability or asset is the change during the period in the net defined benefit liability or asset that arises from the passage of time which is determined by applying the discount rate based on government bonds to the net defined benefit liability or asset. Net interest on the net defined benefit liability or asset is recognized as expense or income in profit or loss.

Remeasurements comprising actuarial gains and losses, return on plan assets and any change in the effect of the asset ceiling (excluding net interest on defined benefit liability) are recognized immediately in OCI in the period in which they arise. Remeasurements are not reclassified to profit or loss in subsequent periods.

Plan assets are assets that are held by a long-term employee benefit fund or qualifying insurance policies. Plan assets are not available to the creditors of the Company, nor can they be paid directly to the Company. Fair value of plan assets is based on market price information. When no market price is available, the fair value of plan assets is estimated by discounting expected future cash flows using a discount rate that reflects both the risk associated with the plan assets and the maturity or expected disposal date of those assets (or, if they have no maturity, the expected period until the settlement of the related obligations). If the fair value of the plan assets is higher than the present value of the defined benefit obligation, the measurement of the resulting defined benefit asset is limited to the present value of economic benefits available in the form of refunds from the plan or reductions in future contributions to the plan.

Leases

The determination of whether the arrangement is, or contains, a lease is based on the substance of the arrangement at inception date of whether the fulfillment of the arrangement is dependent on the use of a specific asset or assets or the arrangement conveys a right to use the asset.

A reassessment is made after inception of the lease only if one of the following applies:

a. there is a change in contractual terms, other than a renewal or extension of the arrangement;
b. a renewal option is exercised or extension is granted, unless the term of the renewal or extension was initially included in the lease term;
c. there is a change in the determination of whether fulfillment is dependent on a specified asset; or
d. there is substantial change to the asset.

Where a reassessment is made, lease accounting shall commence or cease from the date when the change in circumstances gives rise to reassessment for scenario (a), (c) or (d) and at the date of renewal or extension period for scenario (b).

The Company as a lessee

Leases where the lessor retains substantially all the risks and benefits of ownership of the asset, are classified as operating leases. Operating lease payments are recognized as an expense in profit or loss on a straight-line basis over the lease term.

The Company as a lessor

Leases where the Company does not transfer substantially all the risks and benefits of ownership of the asset are classified as operating leases. Rental income is recognized in profit or loss on a straight-line basis over the lease term. Initial direct costs incurred in negotiating an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents are recognized as revenue in the period in which these are earned.

Borrowing Costs

Borrowing costs are capitalized if these are directly attributable to the acquisition or construction of a qualifying asset. Capitalization of borrowing costs commences when the activities to prepare the asset are in progress and expenditures and borrowing costs are being incurred. Borrowing costs are capitalized until the assets are substantially ready for their intended use. All other borrowing costs are expensed as incurred.

Taxes

Current tax

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the reporting date.

For income tax purposes, full revenue recognition on real estate sales is applied when more than 25% of the contract price has been collected in the year of sale; otherwise, the installment method is applied, where real estate sales are recognized based on collection multiplied by the gross profit rates of the individual sales contracts.

Deferred tax

Deferred tax is recognized using the liability method, on all temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, including asset revaluations. Deferred tax assets are recognized for all deductible temporary differences, carryforward benefits of unused tax credits from excess minimum corporate income tax (MCIT) over the regular corporate income tax (RCIT) and unused net operating loss carryover (NOLCO), to the extent that it is probable that sufficient future taxable income will be available against which the deductible temporary differences and carryforward benefits of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient future taxable income will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are reassessed at each reporting date and are recognized to the extent that it has become probable that sufficient future taxable income will allow the deferred tax assets to be recovered.

Deferred tax assets and deferred tax liabilities are measured at the tax rates that are expected to apply to the year when the assets are realized or the liabilities are settled, based on tax rates (and tax laws) that have been enacted or substantially enacted at the reporting date.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to offset current tax assets against current tax liabilities and the related deferred taxes relate to the same taxable entity and the same taxation authority.

Income tax relating to items recognized directly in equity is recognized in equity and not in profit or loss.

VAT
Revenue, expenses and assets are recognized net of the amount of VAT except where the VAT incurred on a purchase of assets or services are not recoverable from the taxation authority, in which case the VAT is recognized as part of the cost of acquisition of the asset or as part of the expense item as applicable.

Foreign Currency Denominated Transactions and Translations
Transactions denominated in foreign currency are recorded using the exchange rate at the date of the transaction. Outstanding monetary assets and liabilities denominated in foreign currencies are translated using the closing exchange rate at reporting date. All foreign exchange gains and losses are recognized in profit or loss.

Provisions
Provisions are recognized when: (1) the Company has a present obligation (legal or constructive) as a result of a past event; (2) it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and (3) a reliable estimate of the amount of the obligation can be made. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessment of the time value of money and, where appropriate, the risks specific to the liability.

When discounting is used, the increase in the provision due to the passage of time is recognized as an interest expense. When the Company expects a provision or loss to be reimbursed, the reimbursement is recognized as a separate asset but only when the reimbursement is virtually certain and its amount is estimable.

Contingencies
Contingent liabilities are not recognized in the parent company financial statements but are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote.

Contingent assets are not recognized in the parent company financial statements but are disclosed when an inflow of economic benefits is probable. Contingent assets are assessed continually to ensure that developments are appropriately reflected in the parent company financial statements. If it has become virtually certain that an inflow of economic benefits will arise, the asset and the related income are recognized in the parent company financial statements.

Segment Reporting
The Company's operating businesses are organized and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets. Financial information on the Company's operating segments is presented in Note 28 to the notes to parent company financial statements.

Events After the Reporting Date
Events after the reporting date that provide additional information about the Company's financial position at the reporting date (adjusting events), if any, are reflected in the parent company financial statements. Events after the reporting date that are not adjusting events are disclosed in the notes to the parent company financial statements when material.

5. Significant Accounting Judgments, Estimates and Assumptions

The preparation of the parent company financial statements in accordance with PFRS requires the Company to make judgments, estimates and assumptions that affect the amounts reported in the parent company financial statements and accompanying notes. The judgments, estimates and assumptions used are based on management's evaluation of relevant facts and circumstances as of the date of the parent company financial statements. Actual results could differ from the estimates and assumptions used. The effects of any change in estimates or assumptions are reflected in the parent company financial statements when these become reasonably determinable.

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Judgments
In the process of applying the Company's accounting policies, management has made the following judgments, apart from those involving estimations, which have the most significant effect on amounts recognized in the parent company financial statements.

Determination if control exists in an investee company
Control is presumed to exist when an investor is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. On the other hand, joint control is presumed to exist when the investors contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control. Management has determined that it has control by virtue of its power to cast the majority votes at meetings of the BOD in all of its subsidiaries (see Note 1).

Determination if joint control exists in a joint venture
Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control. Management has determined that it has joint control in San Lazaro BPO Complex Joint Venture and Gamespan since the strategic financial and operating decisions of the entity are made jointly by the venturers through its BOD (see Note 1).

Determination of joint venture or joint operation
A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement (i.e. joint operators) have rights to the assets, and obligations for the liabilities, relating to the arrangement. A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement (i.e. joint venturers) have rights to the net assets of the arrangement.

Management has determined that arrangement for ventures with Avida, Alveo and CCC are classified as joint operations (see Note 9).

Classification of leases
Management exercises judgment in determining whether substantially all the significant risks and rewards of ownership of the leased assets are transferred to the Company. Lease agreements which transfer to the Company substantially all the risks and rewards incidental to ownership of the leased items are accounted for as finance leases. Otherwise, these are considered as operating leases.

a. *Operating lease commitments - the Company as lessor*
The Company has entered into lease agreements on certain items of its property and equipment and investment properties. The Company has determined that it retains all the significant risks and rewards of ownership of these properties. Accordingly, the lease agreements are accounted for as operating leases (see Notes 12, 13 and 29)

b. *Operating lease commitments - the Company as lessee*
The Company has entered into a lease agreement for the lease of office and parking lots where it has determined that the risks and rewards related to the leased assets are retained by the lessor. As such, the lease agreement was accounted for as an operating lease (see Note 29).

Impairment of noncurrent nonfinancial assets
The Company assesses at each reporting date whether there is any indication that its investments in subsidiaries, an associates and interest in joint ventures, property and equipment, investment properties and franchise fee may be impaired. Indication of impairment includes: (a) decline in the asset's market value that is significantly higher than would be expected from normal use; (b) evidence of obsolescence or physical damage; (c) internal reports indicate that the economic performance of the asset will be worse than expected; etc. If such indication exists, the entity shall estimate the recoverable amount of the asset, which is the higher of an asset's or CGU's fair value less costs to sell and its value in use.

There were no indicators of impairment present on movement of financial assets, as such, there were no impairment losses recognized in 2015 and 2014. Total carrying value of the Company's investment in subsidiaries, an associates and interest in joint venture, property and equipment, investment properties, and franchise fee of December 31, 2015 and 2014 are disclosed in Notes 10, 12, 13 and 14 to the parent company financial statements, respectively.

Recognition of deferred tax assets
The Company reviews the carrying amount of the deferred tax assets at each reporting date and adjusts to the extent that it is no longer probable that sufficient future taxable profit will be available to allow all or part of the deferred tax assets to be utilized.

As of December 31, 2015 and 2014, recognized deferred tax assets are disclosed in Note 25 to the parent company financial statements.

Estimates and Assumptions
The key assumptions concerning the future and other key sources of estimation and uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Estimation of allowance for doubtful accounts
The allowance for doubtful accounts relating to receivables is estimated based on two methods. The amounts calculated using each of these methods are combined to determine the total allowance to be provided. First, specific accounts are evaluated based on information that certain customers may be unable to meet their financial obligations. In these cases, judgment is used based on the best available facts and circumstances, including but not limited to, the length of relationship with the customer and the customer's current credit status based on third party credit reports and known market factors, to record specific reserves against amounts due to reduce receivable amounts expected to be collected. These specific reserves are re-evaluated and adjusted as additional information received impacts the amounts estimated. Second, a collective assessment of historical collection, write-off, experience and customer payment terms is made.

The amount and timing of recorded expenses for any period could therefore differ based on the judgments or estimates made. An increase in the Company's allowance for doubtful accounts will increase its recorded operating expenses and decrease its current assets.

As of December 31, 2015 and 2014, the carrying value of receivables (including noncurrent portion of real estate receivables), net and allowance for doubtful accounts, are disclosed in Note 7 to the parent company financial statements.

In 2015 and 2014, provision for doubtful accounts are disclosed in Note 7 and 18 to the parent company financial statements, and written off receivable accounts without previous impairment allowance are disclosed in Notes 7 and 24 to the parent company financial statements.

Determination of NRV of inventories
The Company's estimates of the NRV of real estate inventories are based on the most reliable evidence available at the time the estimates are made of the amount that the inventories are expected to be realized. These estimates consider the fluctuations of price or cost directly relating to events occurring after the end of the period to the extent that such events confirm conditions existing at the end of the period. A new assessment is made of the NRV in each subsequent period. When the circumstances that previously caused inventories to be written down below cost no longer exist or when there is a clear evidence of an increase in NRV because of change in economic circumstances, the amount of the write-down is reversed so that the new carrying amount is the lower of the cost and the revised NRV.

As of December 31, 2015 and 2014, the cost of the real estate inventories, the amount written down to the cost and carrying value of the real estate inventories are disclosed in Note 8 to the parent company financial statements.

Estimation of impairment of AFS financial assets
The Company treats AFS financial assets as impaired when there has been a significant or prolonged decline in the fair value below their cost or where other objective evidence of impairment exists. The determination of what is 'significant' or 'prolonged' requires judgment.

The Company treats 'significant' generally as 20% or more of original cost and 'prolonged' as greater than 12 months. In addition, the Company evaluates other factors, including normal volatility in share price for quoted equity securities and the future cash flows and the discount factors for unquoted equity securities.

As of December 31, 2015 and 2014, the carrying value of the Company's AFS financial assets are disclosed in Note 11 to the parent company financial statements. No impairment loss was recognized in 2015 and 2014.

Estimation of the useful lives of property and equipment and investment properties (excluding Land)
The Company estimates the useful lives of property and equipment and investment property based on the internal technical evaluation and experience with similar assets. Estimated useful lives of property and equipment and investment property (the period over which the assets are expected to be available for its intended use) are reviewed periodically and are updated if expectations differ from previous estimates due to physical wear and tear, technical and commercial obsolescence and other limits on the use of the assets.

There were no changes in the useful lives of property, plant and equipment and investment properties in 2015 and 2014. As of December 31, 2015 and 2014, the carrying amount of depreciable property and equipment are disclosed in Note 12 to the parent company financial statements. The carrying amount of depreciable investment property as of December 31, 2015 and 2014 are disclosed in Note 13 to the parent company financial statements.

Provisions
The Company provides for present obligations (legal or constructive) where it is probable that there will be an outflow of resources embodying economic benefits that will be required to settle said obligations. An estimate of the provision is based on known information at the reporting date, net of any estimated amount that may be reimbursed to the Company. No provisions were recognized as of December 31, 2015 and 2014.

Estimation of retirement benefits cost and obligations
The determination of the obligation and retirement benefits cost is dependent on management's selection of certain assumptions used by the actuary in calculating such amounts. Those assumptions are described in Note 21 and include, among others, discount rates, expected rate of return on plan assets and expected rate of salary increases. Actual results that differ from the Company's assumptions are accumulated and amortized over the future periods and therefore, generally affect the recognized expense and recorded obligation in such future periods. While the Company believes that the assumptions are reasonable and appropriate, significant differences in the actual experience or significant changes in the assumptions may materially affect the retirement obligations.

As of December 31, 2015 and 2014, carrying value of accrued retirement benefits are disclosed in Note 21 to the parent company financial statement. Retirement benefits cost in 2015 and 2014 are disclosed in Note 21 to the parent company financial statements.

6. Cash and Cash Equivalents

This account consists of:

	2015	2014
Cash on hand	**₱8,125,270**	₱10,339,056
Cash in banks	**89,944,040**	238,958,445
Cash equivalents	**28,819,236**	47,545,719
	₱126,888,546	₱296,843,220

Cash in banks generally earns interest at the respective bank deposit rates. Cash equivalents are short-term deposits made for varying periods of up to three months and earn interest at the respective short-term deposit rates. Interest income earned amounted to ₱2.0 million and ₱1.8 million in 2015 and 2014, respectively (see Note 22).

7. Receivables

This account consists of:

	2015	2014
Trade		
Real estate receivables - current portion	**₱168,468,704**	₱100,213,730
Rent receivables (see Notes 12 and 13)	**9,253,915**	10,596,918
Receivable from Philippine Amusement and Gaming Corporation (PAGCOR) (see Note 29)	**8,061,391**	6,995,045
Receivables from off-track betting (OTB) operators	**1,015,825**	1,965,943
Non-trade		
Due from related parties (see Note 26)	**31,956,232**	5,979,717
Advances and loans to officers and employees	**6,167,803**	7,795,769
Receivable from third parties	**4,123,951**	2,199,951
Dividends receivable (see Note 10)	**3,640,837**	29,792,491
Advances to suppliers	**2,296,102**	–
Claims for tax credit certificates (TCC)	**2,252,054**	2,252,054
Deposits and advances to contractors	**1,778,413**	1,778,413
Receivable from Metro Manila Turf Club (MMTC) (see Note 29)	**653,863**	16,360,723
Others	**8,635,730**	9,722,211
	248,304,820	195,652,965
Less: Allowance for doubtful accounts	**24,396,353**	11,664,616
	₱223,908,467	₱183,988,349

Real Estate Receivables

The real estate receivables of the Company are as follows:

	2015	2014
Current	**₱168,468,704**	₱100,213,730
Noncurrent	**45,121,918**	128,751,041
	₱213,590,622	₱228,964,771

Real estate receivables, which are collectible in monthly installments, represent noninterest-bearing receivables with average term ranging from two to three years. Titles to condominium properties are not transferred to the buyers until full payment is made.

Interest income from accretion of real estate receivables amounted to ₱2.6 million and ₱10.4 million in 2015 and 2014, respectively (see Note 22).

Advances and Loans to Officers and Employees
The Company grants salary loans and advances to its officers payable through salary deductions. The loans bear an average interest rate of 9% per annum. Interest income on advances and loans to officers and employees amounted to ₱0.2 million in 2015 and 2014 (see Note 22).

Advances to Suppliers
Advances to suppliers are non-interest bearing payments and are capitalized to property, plant and equipment upon actual receipt of property and equipment, which is normally within twelve months or within the normal operating cycle.

Receivable from Third Parties
Receivable from third parties are non-interest bearing and are generally settled within 30-90 day term.

Claims for TCC
The Company accrued ₱2.3 million for its claim against the City of Manila for a tax refund for undue payment of franchise tax on race tracks, amusement taxes on admission and real property taxes levied against the Company for the years 1994 and 1995 pursuant to Manila Revenue Code of 1993 (Ordinance No. 7794).

The Trial Court rendered a decision in favor of the Company on March 7, 1997 ordering the City of Manila to grant the Company a tax refund of ₱2.3 million and for which a *writ of execution* was already issued on May 12, 2003 by the Trial Court. Prior to the implementation of the *writ of execution*, the Company entered into a compromise agreement with the City of Manila for an out-of-court settlement. The *writ of execution* issued by the Trial Court has not been implemented as of April 11, 2016.

Other Receivables
Other receivables include accrued interest and other various individually insignificant items.

Allowance for Doubtful Accounts
The following table shows the rollforward of the allowance for doubtful accounts as of December 31, 2015 and 2014:

	2015	2014
Balance at beginning of year	**₱11,664,616**	₱8,696,776
Provision during the year (see Note 18)	**13,093,137**	3,278,413
Amounts written off during the year	**(324,890)**	(310,573)
Recovery of doubtful accounts	**(36,510)**	–
Balance at end of year	**₱24,396,353**	₱11,664,616

Allowance for doubtful accounts per class of receivable follows:

	2015	2014
Trade	**₱8,805,762**	₱1,197,798
Non-trade	**15,590,591**	10,466,818
Balance at end of year	**₱24,396,353**	₱11,664,616

Allowance for doubtful accounts as of December 31, 2015 and 2014 were based on specific and collective assessment made by the management.

The Company directly wrote-off receivables amounting to ₱1.4 million and ₱5.0 million in 2015 and 2014, respectively (see Note 24).

8. Inventories

This account consists of:

	2015	2014
Real estate:		
Condominium units for sale - at cost	**₱42,771,653**	₱42,928,254
Land held for development - at cost	**38,189,898**	38,189,898
Memorial lots for sale - at net realizable value	**8,449,965**	8,870,166
Residential units for sale - at cost	**4,318,107**	4,749,383
	93,729,623	94,737,701
Food and beverages - at cost	**527,629**	564,020
	₱94,257,252	₱95,301,721

Condominium units for sale and residential units for sale pertain to the completed condominium and residential projects of the Company.

The movements in the real estate inventories account are as follows:

	2015	2014
Balance at beginning of year	**₱94,737,701**	₱99,060,293
Cost of real estate sold (see Note 17)	**1,008,078**	4,322,592
Balance at end of year	**₱93,729,623**	₱94,737,701

In 2015 and 2014, no impairment loss was recognized. The cost of memorial lots for sale as at December 31, 2015 and 2014 amounted to ₱9.8 million and ₱10.9 million, respectively.

The Company entered into agreements with certain real estate developers to develop their properties located in Sta. Cruz, Manila and Carmona, Cavite into condominium units and residential complexes. Significant provisions of the agreements are discussed below.

<u>Condominium units for sale</u>
On February 26, 2005, the Company entered into Joint Development Agreements (JDAs) with Avida Land Corporation (Avida) and Alveo Land Corporation (Alveo) for the development of 5.2 hectares and 1.3 hectares (the "Project Areas"), respectively, of the Company's 11.6-hectare property located in Sta. Cruz, Manila, into a primary residential complex consisting of condominium buildings and townhouses (the "Project"). Under the JDAs, the Company agreed and contributed its rights, title and interest in the Project and the Project Areas, while Avida and

Alveo agreed and provided the necessary capital to finance the Project and expertise to develop the Project Areas. In return for their respective contributions to the Project, the Company, Avida and Alveo received their respective allocation as described in the JDAs.

Towers 1 to 5 of AVIDA and Towers 1 and 2 of Alveo are fully completed as of December 31, 2015 and 2014. The construction of Tower 3 of Alveo is 63.00% and 39.82% complete as of December 31, 2015 and 2014, respectively.

Residential units for sale
On February 24, 2004, the Company entered into a Joint Venture Agreement (JVA) with Century Communities Corporation (CCC) for the development of 17.09 hectares of the Company's 33-hectare property in Carmona, Cavite into an exclusive residential subdivision with some commercial areas. As of December 31, 2015, the project is completed.

Marketing expense, presented as "Selling expense" in the parent company statement of comprehensive income, is the share of the Company in the marketing cost pertaining to real estate operations. The amount of marketing cost in 2015 and 2014 amounted to ₱4.4 million and ₱7.2 million, respectively.

9. Other Current Assets

This account consists of:

	2015	2014
Prepaid income tax	**₱4,893,082**	₱–
Prepaid expenses	**4,684,000**	1,983,650
Tickets and chemical supplies	**–**	2,456,455
Others	**111,521**	168,840
	₱9,688,603	₱4,608,945

Others include prepaid insurance.

10. Investments in Subsidiaries, Associates and Interest in Joint Ventures

This account consists of:

	2015		2014	
	% of Ownership	**Cost**	% of Ownership	Cost
Subsidiaries (see Note 1):				
SLLPHI	**100.00%**	**₱6,250,000**	100.00%	₱6,250,000
MFC	**100.00%**	**4,000,000**	100.00%	4,000,000
Biohitech	**50.00%**	**1,500,000**	50.00%	1,500,000
Gametime	**100.00%**	**625,000**	100.00%	625,000
MCI	**100.00%**	**625,000**	100.00%	625,000
SLRDC	**100.00%**	**156,500**	100.00%	156,500
Hi-tech Harvest	**100.00%**	**84,456**	–	–
		13,240,956		13,156,500

(Forward)

	2015		2014	
	% of Ownership	**Cost**	% of Ownership	Cost
Associates:				
MIC	**22.31%**	**₱708,160,137**	28.32%	₱708,160,137
Techsystems	**33.33%**	**1,000,000**	33.00%	1,000,000
		709,160,137		709,160,137
Investment in joint ventures:				
Gamespan, Inc.	**50.00%**	**10,000,000**	50.00%	10,000,000
		732,401,093		732,316,637
Less allowance for impairment of investment in associate		**1,000,000**		1,000,000
		₱731,401,093		₱731,316,637

Hi-Tech Harvest Limited
The investment in subsidiary, Hi-Tech Harvest, pertains to the acquisition cost of ₱0.1 million representing 100% ownership by the Company. Hi-tech Harvest Limited was incorporated in 2015 under the laws of Hong Kong for the purpose of marketing and advertising the cockfighting activities of MCC and the services provided by Gametime to the international setting and possible customers. As of December 31, 2015, Hi-tech Harvest has not yet started commercial operations.

Investment in associates

MIC. Investment in MIC pertains to the Company's 22.31% and 28.32% interest in MIC as of December 31, 2015 and 2014, respectively (see Note 1).

The summarized financial information of MIC are as follows:

	2015	2014
Current assets	**₱2,212,327,114**	₱745,912,332
Non-current assets	**3,854,328,316**	1,746,676,279
Current liabilities	**625,230,122**	209,906,893
Non-current liabilities	**2,475,451,860**	–
Equity	**2,965,973,448**	2,282,681,718
Income	**4,793,659**	10,178,114
Expenses	**58,733,468**	34,397,147
Net loss	**53,939,809**	24,219,033

Movement in equity pertains to subscription of MIC shares by the Strategic Investors amounting to ₱673.8 million with related transaction costs of ₱3.4 million and collection of subscription receivable from the Company and MIC's affiliate amounting to ₱42.8 million and ₱24.0 million, respectively in 2015 and 2014.

Techsystems. The investment in associate, Techsystems, pertains to the acquisition cost of ₱1.0 million representing 33% ownership by the Company. Techsystems undertakes to facilitate the short message service betting or online betting for the races conducted by the Company. As of December 31, 2015 and 2014, investment in Techsystems is fully provided with allowance. As of December 31, 2015, Techsystems has not yet started commercial operations.

The summarized financial information of Techsystems are as follows:

	2015	2014
Total current liabilities	**₱5,167,650**	₱5,167,650
Capital deficiency	**(5,167,650)**	(5,167,650)

Investment in Joint Ventures

Gamespan. Gamespan was incorporated on June 20, 2012 to operate and manage the totalizator hardware and software owned by the Company, set-up new media infrastructure for offering and taking bets in horse racing and other sports. It shall also have the exclusive broadcast rights to all the races and other games operated by the Company which it may distribute to different broadcasters to maximize viewership and participation. As of December 31, 2015, Gamespan has not yet started its commercial operations.

The summarized financial information of the Gamespan is as follows:

	2015	2014
Current assets	**₱20,184,979**	₱20,184,979
Noncurrent assets	**29,167**	29,167
Current liabilities	**629,824**	629,824
Equity	**19,584,322**	19,584,322

SLBPO. On December 12, 2008, the Company entered into a JVA with Ayala Land, Inc. (ALI) to create SLBPO, an unincorporated taxable joint venture (JV) and a joint venture, for the purpose of leasing, managing and administering the developed office units and retail development area in the building complex at the Sta. Cruz property (the Building Complex). The Building Complex was also constructed and developed under a JDA with ALI.

Dividend income from the JV amounted to ₱21.4 million in 2015 and 2014 and dividend receivable from the JV amounted to ₱3.6 million and ₱29.8 million, respectively (see Notes 7 and 24).

The summarized financial information of the San Lazaro JV is as follows:

	2015	2014
Current assets	**₱170,004,540**	₱226,959,095
Noncurrent assets	**15,837,279**	6,916,636
Current liabilities	**107,827,582**	160,372,515
Noncurrent liabilities	**33,444,496**	39,426,738
Equity	**44,569,741**	34,076,478
Dividends	**71,213,336**	71,410,744
Income	**145,007,981**	90,205,228
Expenses	**63,301,382**	10,354,776
Net income	**81,706,599**	79,850,452

The Company has no share in any contingent liabilities or capital commitments of the JV as of December 31, 2015 and 2014. There are also no accumulated earnings that are restricted as of December 31, 2015 and 2014.

11. AFS Financial Assets

This account consists of:

	2015	2014
At fair value:		
Debt securities	**₱16,536,916**	₱8,621,690
Equity securities	**14,772,592**	12,812,778
At cost:		
Equity securities	**633,297**	633,297
	₱31,942,805	₱22,067,765

The reconciliation of the carrying amounts of AFS financial assets is as follows:

	2015	2014
Balance at beginning of year	**₱22,067,765**	₱21,242,951
Additions during the year	**21,297,900**	8,129,767
Disposal during the year	**(11,713,950)**	(8,987,827)
Unrealized mark-to-market gains during the year	**291,090**	1,682,874
Balance at end of year	**₱31,942,805**	₱22,067,765

The movements in net cumulative changes in fair values of AFS financial assets are as follows:

	2015	2014
Balance at beginning of year	**₱5,216,306**	₱9,013,593
Unrealized mark-to-market gains during the year	**1,289,700**	(2,546,927)
Realized mark-to-market gains during the year	**(2,582,792)**	(1,250,360)
Balance at end of year	**₱3,923,214**	₱5,216,306

The fair values of quoted AFS financial assets are determined based on published quotations in an active market. AFS financial assets that are unquoted and do not have ready market prices are measured at cost, less allowance for impairment, if any, since their fair value cannot be reliably measured.

Gain on sale of AFS financial assets amounted to ₱2.6 million in 2015 and ₱1.3 million in 2014 (see Note 24).

Dividend income from these investments amounted ₱0.4 million in 2015 and ₱0.8 million in 2014 (see Note 24).

Interest income on quoted debt securities amounted to ₱0.2 million and ₱0.4 million in 2015 and 2014, respectively (see Note 22).

12. Property and Equipment

Movements in this account are as follows:

	2015				
	January 1	Additions	Disposals	Reclassifications and adjustments	December 31
Cost					
Land	₱304,869,383	₱–	₱–	₱–	₱304,869,383
Land improvements	337,492,757	1,237,262	–	8,607,209	347,337,228
Building and improvements	655,548,788	1,407,286	–	–	656,956,074
Machinery and equipment	333,880,165	4,559,444	–	–	338,439,609
Transportation equipment	29,804,488	4,985,823	–	–	34,790,311
Furniture and fixtures	12,570,843	655,750	–	–	13,226,593
	1,674,166,424	12,845,565	–	8,607,209	1,695,619,198
Accumulated depreciation					
Land improvements	152,708,178	13,952,674	–	–	166,660,852
Building and improvements	284,140,795	27,538,184	–	–	311,678,979
Machinery and equipment	248,800,658	16,898,717	–	–	265,699,375
Transportation equipment	25,064,785	1,811,356	–	–	26,876,141
Furniture and fixtures	11,456,612	512,246	–	–	11,968,858
	722,171,028	60,713,177	–	–	782,884,205
Net book value	951,995,396	(47,867,612)	–	8,607,209	912,734,993
Construction in progress	13,565,091	14,883,332	–	(8,607,209)	19,841,214
	₱965,560,487	(₱32,984,280)	₱–	₱–	₱932,576,207

	2014				
	January 1	Additions	Disposals	Reclassifications and adjustments	December 31
Cost					
Land	₱304,869,383	₱–	₱–	₱–	₱304,869,383
Land improvements	337,492,757	–	–	–	337,492,757
Building and improvements	647,281,808	740,992	–	7,525,988	655,548,788
Machinery and equipment	264,507,908	69,499,228	(126,971)	–	333,880,165
Transportation equipment	28,974,488	830,000	–	–	29,804,488
Furniture and fixtures	12,114,721	456,122	–	–	12,570,843
	1,595,241,065	71,526,342	(126,971)	7,525,988	1,674,166,424
Accumulated depreciation					
Land improvements	139,302,268	13,405,910	–	–	152,708,178
Building and improvements	256,332,182	27,808,613	–	–	284,140,795
Machinery and equipment	235,979,794	12,820,864	–	–	248,800,658
Transportation equipment	22,844,590	2,220,195	–	–	25,064,785
Furniture and fixtures	10,925,295	531,317	–	–	11,456,612
	665,384,129	56,786,899	–	–	722,171,028
Net book value	929,856,936	14,739,443	(126,971)	7,525,988	951,995,396
Construction in progress	17,435,483	3,655,596	–	(7,525,988)	13,565,091
	₱947,292,419	₱18,395,039	(₱126,971)	₱–	₱965,560,487

<u>Depreciation Charges</u>
The amount of depreciation is allocated as follows:

	2015	2014
Cost of club races (see Notes 17 and 19)	**₱38,200,787**	₱38,249,637
General and administrative expenses (see Notes 18 and 19)	**14,215,090**	14,850,958
Cost of rental services (see Notes 17 and 19)	**7,842,509**	3,221,974
Cost of food and beverages (see Notes 17 and 19)	**454,791**	464,330
	₱60,713,177	₱56,786,899

Capitalized Borrowing Costs
No interest on loans was capitalized in 2015 and 2014. Undepreciated capitalized interest relating to land improvements, building and improvements and machinery and equipment as of December 31, 2015 and 2014 amounted to ₱38.3 million and ₱41.1 million, respectively.

Carmona Property
In 2001, the Company acquired a parcel of land located in Carmona, Cavite, from Royal Asia Land, Inc. (RALI), formerly known as KPPI Land Corporation, valued at ₱523.6 million payable in 12 equal quarterly installments from 2001 to 2004. The remaining installment payments due in 2004 were rescheduled as part of the requirements of the term loan obtained from a local bank. Total payments made by the Company amounted to ₱433.7 million. No payments were made in 2015 and 2014. The outstanding payable amounting to ₱89.9 million as of December 31, 2015 and 2014 is included under "Accounts payable and other liabilities" in the parent company statements of financial position (see Note 16).

Assets Under Operating Lease
The Company has various operating lease agreements for its building improvements, specifically, cluster stables, with horse owners. The lease agreements provide for fixed monthly payments which are subject to rental escalations and renewal options. The carrying value of the cluster stables that are leased out on these operating leases amounted to ₱28.3 million and ₱30.0 million as of December 31, 2015 and 2014, respectively. Rent income from stable rentals in 2015 and 2014 amounted to ₱44.3 million and ₱43.5 million, respectively.

The Company has various operating lease agreements with concessionaires to lease certain areas within the Turf Club. The lease shall be for a period of two to five years. Rent income from concessionaires amounted to ₱0.5 million and ₱0.6 million in 2015 and 2014, respectively.

Operating Lease Commitment with PAGCOR - the Company as Lessor
In 2013, the Company entered a lease contract for three years commencing July 10, 2013 with PAGCOR to lease an area of 189.231 square meters for a monthly fixed rental of ₱510.51 per square meter for its casino and related activities.

Rent income from PAGCOR amounted to ₱1.2 million in 2015 and 2014 (see Note 29).

Lease of Equipment with PAGCOR
In October 2013, the Company entered into a lease agreement with PAGCOR to lease one thousand four hundred twenty seven (1,427) sqm. property, with modern slot machines, including the rights to a proprietary system of linking and networking the said slot machines in Turf Club Bldg., San Lazaro Leisure Park, Carmona, Cavite. The Company shall receive monthly variable rent equivalent to thirty-five percent (35%) of revenues less winnings/prizes and five (5%) franchise tax. The agreement shall be effective until June 30, 2016. In 2015 and 2014, income from the lease agreement with PAGCOR amounted to ₱28.1 million and ₱26.1 million, respectively.

13. Investment Properties

This account consists of:

	2015	2014
Land:		
Sta. Cruz property held for capital appreciation (see Note 15)	**₱359,631,580**	₱359,631,580
Sta. Cruz property held for lease	**238,168,692**	238,168,692
Carmona property (see Note 15)	**109,750,785**	109,750,785
Undivided interest in a parcel of land in Carmona	**56,723,976**	56,723,976
	764,275,033	764,275,033
Building:		
Developed office units (see Note 10)	**198,076,593**	208,501,675
Retail development area	**36,004,389**	38,005,932
	234,080,982	246,507,607
	₱998,356,015	₱1,010,782,640

The movements in the carrying amount of investment properties are shown below:

		2015	
	Land	**Building**	**Total**
Cost	**₱764,275,033**	**₱310,665,629**	**₱1,074,940,662**
Accumulated Depreciation			
Balance at beginning of year	–	64,158,022	64,158,022
Depreciation (see Notes 17 and 19)	–	12,426,625	12,426,625
Balance at end of year	–	76,584,647	76,584,647
Net Book Value	**₱764,275,033**	**₱234,080,982**	**₱998,356,015**

		2014	
	Land	Building	Total
Cost	₱764,275,033	₱310,665,629	₱1,074,940,662
Accumulated Depreciation			
Balance at beginning of year	–	51,731,397	51,731,397
Depreciation (see Notes 17 and 19)	–	12,426,625	12,426,625
Balance at end of year	–	64,158,022	64,158,022
Net Book Value	₱764,275,033	₱246,507,607	₱1,010,782,640

The Carmona property with carrying value of ₱109.8 million and the 5.1 hectare property in Sta. Cruz with carrying value of ₱359.6 million as of December 31, 2015 and 2014 are used by the Company as collateral for its long-term loans obtained from a bank. These long term loans have already been paid in November 2015, thereby releasing the liens related to the properties (see Note 15).

Depreciation amounting to ₱12.4 million for the period ended December 31, 2015 and 2014, are included as part of "Cost of rental services" (see Note 17). Direct operating expenses related to the investment properties amounted to ₱0.1 million in 2015 and 2014.

Philippine Economic Zone Authority (PEZA) zones

Carmona Property. Presidential Proclamation No. 1517, signed on May 26, 2008, created and designated several parcels of land of the private domain situated at Barangay Lantic, Municipality of Carmona, Province of Cavite as Tourism Economic Zone pursuant to R.A. No. 7916 as amended by R.A. No. 8748.

The registration as an Econozone Developer/Operator shall entitle the Company to establish, develop, construct, administer, manage and operate a Special Economic Zone to be known as San Lazaro Leisure and Business Park (SLLBP) with an area of 542,294 square meters.

Sta. Cruz Property. Presidential Proclamation No. 1727, dated February 13, 2009, created and designated several parcels of land owned by the Company at the site of the former San Lazaro race track in Sta. Cruz, Manila consisting of 74,244 square meters, as a tourism economic zone with information technology component and to be known as the San Lazaro Tourism and Business Park.

Pursuant to the proclamation, the Company and the PEZA signed the Registration Agreement to entitle the Company to develop and operate the aforementioned special economic zone on February 29, 2009. A certificate of registration was thereafter issued.

Sta. Cruz Property - Held for Lease

On March 26, 2007, the Company entered into a JDA with ALI (amended and supplemented on July 18, 2007) for the construction, financing, development and operation of a building complex on the parcel of land located at Sta. Cruz, Manila. The Building Complex shall consist of two office buildings with a retail development area to primarily cater business process outsourcing companies.

Under the JDA, the Company agreed to contribute the necessary cash to fully finance the construction and development of the retail development area and its corresponding share (30%) of the development of the office units. In return for their respective contributions, the parties will distribute and allocate the developed units among themselves. As of December 31, 2015 and 2014, the Company's contribution to the JDA amounting to ₱310.7 million is presented as the cost of "Building" under "Investment properties" account in the Company statements of financial position.

On December 12, 2008, the Company and ALI executed a Deed of Partition for the distribution and allocation of the developed units. The entire retail development area and the appurtenant parking lots were allocated to the Company in return for its contribution for the construction and development of the said area. For the Company's contribution in the construction and development of the office building, the Company was allocated with developed office building with gross leasable area of 5,793 square meters located at various floors and the appurtenant parking lots. In 2015 and 2014, rental income amounted to ₱13.1 million and ₱14.7 million, respectively.

Undepreciated capitalized interest relating to the Building Complex as of December 31, 2015 and 2014 amounted to ₱6.1 million and ₱6.4 million, respectively.

Fair Market Values

As of December 31, 2015, the aggregate fair value of the Company's investment properties amounted to ₱3.3 billion. Fair values of the Carmona property and Sta. Cruz property have been determined based on valuation performed by independent professional appraisers using the sales comparison approach and income approach by land residual technique with reports dated January 18, 2012 and May 5, 2010, respectively. Management believes that there are no material changes in fair value on these investment properties as of December 31, 2015 from the most recent revaluations performed by independent appraisers.

Investment property was classified as Level 2 in 2015 and 2014 as to the qualification of fair value hierarchy.

14. Other Noncurrent Assets

This account consists of:

	2015	2014
Franchise fee (see Note 1)	**₱12,590,839**	₱14,384,839
Deferred input VAT	**9,512,949**	8,884,652
Deposits	**8,619,765**	8,485,789
Others	**236,428**	236,429
	₱30,959,981	₱31,991,709

Franchise Fee

Movements in the carrying amounts of franchise fee are shown below:

	2015	2014
Acquisition cost	**₱44,850,000**	₱44,850,000
Accumulated amortization:		
Balance at beginning of year	**30,465,161**	28,671,161
Amortization for the year (see Note 17)	**1,794,000**	1,794,000
Balance at end of year	**32,259,161**	30,465,161
	₱12,590,839	₱14,384,839

Franchise fee has remaining amortization period of 7 years as of December 31, 2015.

15. Short-term and Long-term Loans and Borrowings

Short-term Loans

As of December 30, 2015 and 2014, outstanding balance of short-term loans and borrowings amounted to ₱39.0 million and ₱74.4 million, respectively. These loans were obtained for working capital requirements and bear average interest of 3.5% and 3.25% in 2015 and 2014, respectively. The promissory notes covering these loans have terms of one year or less and are renewed upon maturity.

Interest expense on short-term loans amounted to ₱1.9 million and ₱2.7 million in 2015 and 2014, respectively (see Note 23).

Short-term loans amounting to ₱35.4 million and ₱12.0 million were paid in 2015 and 2014, respectively.

Long-term Loans

	2015	2014
Bank loans	**₱–**	₱14,285,715
Less current portion	**–**	14,285,715
Noncurrent portion	**₱–**	₱–

These loans bear interest of 4.25% with maturity date of November 2015 and were settled accordingly. These loans were payable in equal quarterly installments and interest rates were subject to quarterly repricing. Loans amounting to ₱14.3 million were paid in 2015 and 2014.

The loans were secured by real estate mortgages on Carmona property and Sta. Cruz property with carrying values of ₱109.8 million as of December 31, 2015 and 2014 and ₱359.6 million as of December 31, 2015 and 2014, respectively.

Interest expense on bank loans amounted to ₱0.4 million and ₱0.9 million in 2015 and 2014, respectively (see Note 23).

16. Accounts Payable and Other Liabilities

This account consists of:

	2015	2014
Due to RALI (see Note 12)	**₱89,900,000**	₱89,900,000
Accounts payable	**76,665,700**	83,218,206
Cash bond on OTB operators	**30,398,961**	32,094,081
Documentary stamps payable	**22,354,124**	28,888,879
Provision for probable losses (see Note 29)	**13,135,947**	13,135,947
Accrued expenses	**11,150,044**	9,150,467
Due to concessionaires	**8,619,334**	7,961,441
Due to contractors	**7,083,538**	27,558,182
Taxes on winnings	**6,576,083**	8,458,554
Trade payable and buyers' deposits	**5,888,432**	5,687,887
Unclaimed winnings	**5,621,469**	3,340,275
Dividends payable (see Note 27)	**3,590,898**	2,825,382
Withholding taxes payable	**2,223,929**	1,523,730
Retention payable	**2,211,943**	1,775,464
Due to OTB operators	**1,983,749**	2,528,019
Due to horse owners	**1,238,769**	3,345,922
VAT payable	**1,095,862**	6,643,393
Due to Philracom	**963,909**	2,352,250
Due to MMTC	**–**	12,006,725
Others	**11,106,604**	9,419,645
	₱301,809,295	₱351,814,449

Accounts payable are noninterest-bearing and are normally settled within the next financial year.

Trade payable and buyers' deposits represent cash received by the Company from real estate sales where the criterion of full accrual method on revenue recognition is not satisfied.

Accrued expenses include normal and recurring expenses incurred by the Company and will be utilized in the next financial year.

17. Cost of Sales and Services

Cost of club races consists of:

	2015	2014
Personnel costs (see Note 20)	**₱52,318,151**	₱50,120,651
Depreciation (see Notes 12 and 19)	**38,200,787**	38,249,637
Utilities	**21,127,337**	21,008,302
Commission	**21,043,268**	23,750,220
Transportation and travel	**7,308,208**	7,318,151
Contracted services	**4,703,036**	4,841,069
Rent	**4,142,214**	3,358,549
Supplies	**3,918,577**	3,145,157
Software license	**3,178,613**	2,640,815
Meetings and conferences	**2,953,576**	2,596,248
Repairs and maintenance	**2,446,007**	2,458,525
Amortization of franchise fee (see Note 14)	**1,794,000**	1,794,000
Security services	**1,790,698**	2,206,574
Taxes and licenses	**1,293,589**	789,978
Gas, fuel and oil	**1,286,808**	1,679,311
Others	**7,607,007**	2,698,861
	₱175,111,876	₱168,656,048

Cost of real estate sold amounted to ₱1.0 million and ₱4.3 million in 2015 and 2014, respectively (Note 8).

Cost of rental services consists of:

	2015	2014
Depreciation (see Notes 12, 13 and 19)	**₱20,269,134**	₱15,648,599
Utilities	**11,878,061**	13,390,309
Meetings and conferences	**6,129,034**	4,936,448
Contracted services	**4,181,523**	4,859,511
Personnel costs (see Note 20)	**2,923,951**	3,173,929
Repairs and maintenance	**2,183,892**	2,025,954
Security services	**1,714,771**	1,862,542
Franchise tax – gaming	**1,404,724**	1,302,495
Fuel and oil	**186,213**	145,101
Management fee	**85,352**	85,352
Travel and transportation	**54,141**	69,888
Semi-expendable equipment	**39,331**	57,073
Others	**2,662,535**	2,225,339
	₱53,712,662	₱49,782,540

Cost of food and beverages consists of:

	2015	2014
Purchased stocks	**₱6,561,429**	₱7,423,966
Contracted services	**4,048,458**	2,924,445
Utilities	**2,405,963**	1,460,291
Personnel cost (see Note 20)	**1,988,168**	2,288,610
Repairs	**1,119,074**	35,165
Meetings and conferences	**1,060,192**	517,763
Depreciation (see Notes 12 and 19)	**454,791**	464,330
Rent	**307,164**	108,443
Semi-expendable equipment	**256,241**	39,053
Communication	**172,190**	172,028
Supplies	**124,080**	140,853
Gas, fuel and oil	**49,129**	51,850
Transportation and travel	**1,763**	7,926
Others	**776,247**	1,032,915
	₱19,324,889	₱16,667,638

Others include individually insignificant items.

18. General and Administrative Expenses

This account consists of:

	2015	2014
Personnel costs (see Note 20)	**₱63,599,216**	₱63,215,631
Depreciation (see Notes 12 and 19)	**14,215,090**	14,850,958
Provision for doubtful accounts (see Note 7)	**13,093,137**	3,278,413
Professional fees	**12,637,684**	5,864,221
Contracted services	**12,399,938**	12,540,743
Utilities	**11,190,906**	12,523,289
Rent (see Note 29)	**7,910,445**	5,430,755
Gas, fuel and oil	**7,304,995**	8,479,734
Repairs and maintenance	**6,985,461**	6,835,805
Meetings and conferences	**6,861,926**	6,709,823
Security services	**4,099,370**	4,460,809
Transportation and travel	**3,421,543**	3,988,885
Entertainment, amusement and recreation	**1,976,390**	1,799,150
Taxes and licenses	**1,786,431**	1,378,359
Supplies	**1,529,603**	1,151,199
Advertising	**1,484,720**	1,901,184
Insurance	**1,326,651**	1,213,578
Membership dues	**1,058,473**	1,326,341
Directors' fee	**1,044,000**	965,500
Others	**8,228,085**	10,113,032
	₱182,154,064	₱168,027,409

19. Depreciation

This account consists of:

	2015	2014
Cost of club races (see Notes 12 and 17)	**₱38,200,787**	₱38,249,637
Cost of rental services (see Notes 12, 13 and 17)	**20,269,134**	15,648,599
General and administrative expenses (see Notes 12 and 18)	**14,215,090**	14,850,958
Cost of food and beverages (see Notes 12 and 17)	**454,791**	464,330
	₱73,139,802	₱69,213,524

20. Personnel Costs

This account consists of:

	2015	2014
Salaries and wages	**₱100,650,927**	₱99,106,227
Retirement benefits costs (see Note 21)	**8,646,931**	7,578,888
Other employee benefits	**11,531,628**	12,113,706
	₱120,829,486	₱118,798,821

21. Retirement Benefits Costs

The Company has four tax-qualified, funded, noncontributory retirement plans covering both regular permanent and race day operation employees. The retirement plans provide for benefits on retirement, death and disability equivalent to a certain percentage of salary for every year of service based on the final monthly salary of the employee at the time of retirement, death or disability. An independent actuary, using the projected unit credit method, conducted the actuarial valuation of the fund. The latest actuarial valuation reports are as of December 31, 2015.

The details of the retirement benefits costs are as follows:

	2015	2014
Current service costs	**₱6,189,686**	₱5,762,681
Interest costs – net of interest income	**2,457,245**	1,816,207
	₱8,646,931	₱7,578,888

The components of remeasurements, before tax effect, in the statements of comprehensive income are as follows:

	2015	2014
Actuarial loss (gain) in defined benefit obligation	**(₱2,190,324)**	₱7,799,913
Remeasurement loss (gain) in plan assets	**1,509,502**	(2,470,090)
	(680,822)	5,329,823
Less tax effect	**(204,247)**	1,598,947
	(₱476,575)	₱3,730,876

The details of accrued retirement benefits as of are as follows:

	2015	2014
Defined benefit obligation	**₱77,267,484**	₱75,474,088
Fair value of plan assets	**(38,285,254)**	(32,961,194)
	₱38,982,230	₱42,512,894

Movements in the accrued retirement benefits are as follows:

	2015	2014
Balance at beginning of year	**₱42,512,894**	₱35,061,172
Net retirement benefits costs for the year	**8,646,931**	7,578,888
Contributions for the year	**(11,496,773)**	(5,456,989)
Defined benefit cost (income) recognized in OCI	**(680,822)**	5,329,823
Balance at end of year	**₱38,982,230**	₱42,512,894

Changes in present value of defined benefit obligation are as follows:

	2015	2014
Defined benefit obligation at beginning of year	**₱75,474,088**	₱65,147,410
Current service costs	**6,189,686**	5,762,681
Interest costs	**4,362,402**	3,322,518
Actuarial loss (gain) due to:		
Change in financial assumptions	**(1,253,639)**	(1,726,512)
Experience adjustments	**(935,617)**	8,248,874
Change in demographic assumptions	**(1,068)**	1,277,551
Benefits paid	**(6,568,368)**	(6,558,434)
Defined benefit obligation at end of year	**₱77,267,484**	₱75,474,088

The movements in fair value of plan assets are as follows:

	2015	2014
Fair value of plan assets at beginning of year	**₱32,961,194**	₱30,086,238
Interest income	**1,905,157**	1,506,311
Contributions	**11,496,773**	5,456,989
Actuarial gain (loss)	**(1,509,502)**	2,470,090
Benefits paid	**(6,568,368)**	(6,558,434)
Fair value of plan assets at end of year	**₱38,285,254**	₱32,961,194
Actual return on plan assets	**₱395,655**	₱3,976,401

The plan assets of the Company are being held by its trustee banks. The investing decisions of the plan are made by the authorized officers of the Company.

The following table presents the carrying amounts and fair values of the combined assets of the plan less liabilities:

	2015	2014
Cash and cash equivalents	**₱4,025,980**	₱8,573,943
Investment in unit investment trust fund	**7,840,192**	11,627,783
Investment in government securities	**21,967,957**	12,981,968
Others	**4,932,186**	239,936
	38,766,315	33,423,630
Liabilities	**(481,061)**	(462,436)
	₱38,285,254	₱32,961,194

The plan assets' carrying amount approximates its fair value since these are either short-term in nature or mark-to-market. The plan assets consist of the following:

- Cash and cash equivalents, which includes regular savings and time deposits;
- Investments in corporate debt instruments, consisting of both short-term and long-term corporate loans, notes and bonds, which bears interest rates ranging from 2.5% to 8.5% and have maturities from 2016 to 2031; and
- Investments in government securities consist of AFS financial assets.

The carrying amounts of investments in government securities also approximate their fair values since they are mark-to-market.

- Other financial assets held by the plan are primarily accrued interest income on cash deposits and debt securities held by the plan; and
- Liabilities of the plan pertain to trust fee payable and retirement benefits payable.

The principal assumptions used in determining retirement benefits costs of the Company as of December 31 are as follows:

	2015	2014
Discount rates	**6.25%**	5.78%
Expected rate of salary increase	**4.00%**	4.00%

The sensitivity analysis below has been determined based on reasonably possible changes of each significant assumption on the defined benefit obligation as of the end of the reporting period, assuming all other assumptions were held constant. Established on historical data, the behavior in error of the standard deviation is within the range:

	Effect on Net Retirement Liability		
	Increase (decrease)	2015	2014
Discount rate	+1.00%	**(₱2,467,679)**	(₱2,312,290)
	-1.00%	**2,745,803**	2,586,080
Salary increase rate	+1.00%	**2,444,585**	2,310,352
	-1.00%	**(2,249,893)**	(2,116,805)

The weighted average duration of the defined benefit obligation as of December 31, 2015 and 2014 are 5.7 and 4.5 years, respectively.

Shown below are the expected future benefit payments as of December 31, 2015 and 2014, respectively:

	2015	2014
Less than 1 year	**₱13,813,061**	₱13,859,679
More than 1 year to 5 years	**15,807,390**	15,112,834
More than 5 years to 10 years	**38,862,367**	34,765,812
Over 10 years	**114,269,065**	46,287,107

22. Interest Income

Interest income related to:

	2015	2014
Real estate receivables (see Note 7)	**₱2,598,375**	₱10,444,722
Cash and cash equivalents (see Note 6)	**1,989,376**	1,751,342
Loans and advances to officers and employees (see Note 7)	**211,148**	194,973
AFS financial assets (see Note 11)	**182,347**	428,750
	₱4,981,246	₱12,819,787

23. Finance Costs

Interest expense related to:

	2015	2014
Short-term loans (see Note 15)	**₱1,940,073**	₱2,679,558
Long-term loans (see Note 15)	**385,494**	928,296
Bank charges and others	**52,413**	125,616
	₱2,377,980	₱3,733,470

24. Other Income - net

	2015	2014
Dividend income from ALI (see Note 10)	**₱21,364,001**	₱21,423,223
Service income	**13,876,881**	18,018,089
Tenant's reimbursements	**2,788,823**	4,673,359
Gain on sale of AFS (see Note 11)	**2,582,792**	1,250,360
Income from advertisement campaign	**2,409,600**	1,937,560
Loss on receivable write-off (see Note 7)	**(1,436,242)**	(4,976,169)
Dividend income from AFS financial assets (see Note 11)	**350,485**	798,013
Foreign exchange loss - net	**(95,562)**	–

(Forward)

	2015	2014
Gain on reversal of liabilities	₱–	₱8,004,970
Gain on use of usufruct rights	–	14,196,429
Others - net	6,111,210	(1,229,756)
	₱47,951,988	₱64,096,078

Service income pertains to technical services rendered by the Company to MMTC.

Tenant's reimbursements refer to the payment of utility charges by tenants of the Building Complex at Sta. Cruz, Manila which the Company records as income when collected, net of remittances to SLBPO.

Income from advertising campaign pertains to advertising placement rights granted by the Company to third parties.

Gain on use of usufruct rights in 2014 pertain to payments for the use of the roads within the property of the Company in Carmona, Cavite.

Others include various individually insignificant items of income and expenses.

25. Income Tax

a. The components of the Company's net deferred tax liabilities are as follows:

	2015	2014
Deferred tax assets on:		
Accrued retirement benefits	₱11,694,669	₱12,753,868
Allowance for doubtful accounts	7,318,906	3,499,385
Unrecognized MCIT	3,952,823	–
Unrecognized NOLCO	3,506,815	–
Unamortized past service cost	2,288,622	1,023,556
Unearned income	635,233	198,159
Provision for inventory write-down	435,841	619,218
Allowance for impairment on investment in associate	300,000	300,000
Rent receivable	187,179	415,034
Unrealized foreign exchange loss (gain) - net	25,636	(392)
	30,345,724	18,808,828
Deferred tax assets on:		
Unrealized gain from real estate transactions	(51,845,496)	(55,086,817)
Undepreciated capitalized borrowing costs	(13,297,122)	(14,232,588)
Rent receivable	(1,037,494)	(2,767,672)
Deferred tax liabilities on (recognized directly in other comprehensive income):		
Unrealized deemed cost adjustment on real estate properties*	(192,790,473)	(192,825,169)
	(258,970,585)	(264,912,246)
Net deferred tax liabilities	(₱228,624,861)	(₱246,103,418)

** Reversal of deferred tax liabilities is through profit or loss, except for investment properties (see Note 27).*

b. The provision for current tax consists of the following:

	2015	2014
MCIT	**₱3,952,823**	₱–
Final tax on interest income	**395,850**	430,303
RCIT	**–**	19,116,255
	₱4,348,673	₱19,546,558

c. The Company's NOLCO which is available for deduction against future taxable income are as follows:

Year Incurred	Beginning Balance	Incurred	Expired	Ending Balance	Available Until
2015	**₱–**	**₱11,689,383**	**₱–**	**₱11,689,383**	**2018**

d. The Company's MCIT which can be applied against future income tax due are as follows:

Year Incurred	Beginning Balance	Incurred	Expired	Ending Balance	Available Until
2015	**₱–**	**₱3,952,823**	**₱–**	**₱3,952,823**	**2018**

e. The reconciliation of the Company's provision for (benefit from) income tax at statutory tax rate to the provision for (benefit from) income tax shown in the parent company statements of comprehensive income is as follows:

	2015	2014
Provision for (benefit from) income tax at statutory rate	**(₱9,806,350)**	₱6,419,447
Additions to (reductions in) income tax resulting from tax effects of:		
Nontaxable income	**(7,289,184)**	(7,169,832)
Nondeductible expenses	**3,960,341**	3,302,659
Interest income subjected to final tax	**(198,938)**	(95,099)
Provision for (benefit from) income tax	**(₱13,334,131)**	₱2,457,175

26. Related Party Transactions

Transactions between related parties are on an arm's-length basis or on terms similar to those offered to non-related entities in an economically comparable market. The following are the transactions with related parties:

a. Advances from/to subsidiaries, associate, SPE and stockholder:

		Amount		Receivable/(Payable)			
	Nature	2015	2014	2015	2014	Terms	Conditions
Subsidiaries:							
NVTL	Advances[1]	**₱2,518,874**	₱–	**₱2,518,874**	₱–	Non-interest bearing	Unsecured, no impairment
	Payable	**492,889**	1,643,396	**(2,570,715)**	(3,063,604)	Non-interest bearing	Unsecured, no impairment

(Forward)

	Nature	Amount 2015	Amount 2014	Receivable/(Payable) 2015	Receivable/(Payable) 2014	Terms	Conditions
SLLPHI	Advances[1]	**₱8,333**	₱–	**₱9,333**	₱1,000	Non-interest bearing	Unsecured, no impairment
	Payable	–	–	–	(3,667,137)	Non-interest bearing	Unsecured, no impairment
MFC	Advances[1]	–	1,014	–	1,014	Non-interest bearing	Unsecured, no impairment
Biohitech	Advances[1]	**8,333**	–	**9,333**	1,000	Non-interest bearing	Unsecured, impaired
Manilacockers	Advances[1]	**12,566,687**	1,142,060	**13,708,103**	1,141,416	Non-interest bearing	Unsecured, impaired
	Receivables[1]	**4,099,251**	–	**4,099,251**	–	Non-interest bearing	Unsecured, impaired
	Payables	**4,242,354**	–	**(4,242,354)**	–	Non-interest bearing	Unsecured, impaired
Gametime	Advances[1]	**4,529,993**	1,380,303	**7,286,119**	2,756,126	Non-interest bearing	Unsecured, impaired
Hi-tech	Advances[1]	**208,795**	–	**208,795**	–	Non-interest bearing	Unsecured, impaired
Associates:							
Techsystems	Advances[1]	**8,333**	–	**9,333**	1,000	Non-interest bearing	Unsecured, no impairment
MIC	Advances[1]	**2,028,930**	1,135,080	**4,107,091**	2,078,161	Non-interest bearing	Unsecured, no impairment
Affiliate:							
Arco Management and Development Corporation (AMDC)	Lease of office space	**6,884,042**	6,667,610	–	–	Non-interest bearing	Unsecured, no impairment

[1] *Included in the "Receivables" account (see Note 7).*

b. Advances to NVTL were extended by the Company to finance the purchase of slot machines for use in the casino operations and for NVTL's operational requirements. The Company received the proceeds from casino operations from PAGCOR and remits the same to NVTL subsequently.

c. Advances from MCI pertain to cash advances extended by MJCI to the Company to finance the construction of the cockpit arena and other facilities. These are also used to fund the early stage of the operations of the Company.

d. Receivables from a related party pertain to winnings from Fastbet and Telebet accounts of wagers or bettors paid by MJCI on behalf of MCI.

e. Payables to a related party are cash received by MJCI on behalf of the Company from the bets of the wagers using Fastbet and Telebet accounts.

f. The Company has a lease agreement with AMDC, an affiliate under common control, in the lease of office space and four parking lots (see Note 29).

g. Compensation of key management personnel of the Company amounted to ₱65.3 million and ₱52.8 million in 2015 and 2014, respectively. The Company has no standard arrangement with regard to the remuneration of its directors. In 2015 and 2014, the BOD received a total of ₱9.8 million.

27. Equity

Capital Stock
The details of the Company's capital stock as of December 31, 2015 and 2014 are as follows:

	2015		2014	
	Number of Shares	**Amount**	Number of Shares	Amount
Common shares - ₱1 par value				
Authorized - 1,000,000,000 shares				
Issued and outstanding (held by 974 equity holders in 2015 and 2014)	**996,170,748**	**₱996,170,748**	948,734,898	₱948,734,898
Stock dividends issued during the year	–	–	47,435,850	47,435,850
	996,170,748	**₱996,170,748**	996,170,748	₱996,170,748

Declaration of Dividends
The following are the details of dividends declared in 2015 and 2014:

Type of dividend	Date of Declaration	Date of Record	Dividends per share
Cash			
	March 6, 2015	March 20, 2015	₱0.05
	April 8, 2014	May 20, 2014	0.05
Stock			
	April 8,2014	July 14, 2014	5.0%

As of December 31, 2015 and 2014, outstanding dividends payable amounted to ₱3.6 million and ₱2.8 million, respectively.

Restriction on Retained Earnings
Retained earnings account is restricted for the payment of dividends to the extent of the cost of shares held in treasury amounting to ₱7,096 as of December 31, 2015 and December 31, 2014.

Deemed Cost Adjustment
As of December 31, 2015 and 2014, the unappropriated retained earnings include the remaining balance of the deemed cost adjustment which arose when the Company transitioned to PFRS.

The components of the deemed cost adjustment are as follows:

	2015	2014
Real estate inventories	**₱76,560,900**	₱76,676,550
Investment properties	**566,074,010**	566,074,010
Revaluation increment	**642,634,910**	642,750,560
Deferred income tax liability	**(192,790,473)**	(192,825,169)
Deemed cost adjustment	**₱449,844,437**	₱449,925,391

The deemed cost adjustment will be realized through sale for both real estate inventories and land under investment properties. The amount of the deemed cost adjustment and undistributed earnings included in the balance of the unappropriated retained earnings are restricted and not available for dividend declaration.

28. Operating Segment Information

The Company's operating businesses are recognized and managed separately according to the nature of the products and services provided. The Company's four reportable operating segments are the operation and maintenance of race tracks and holding of horse races, the development and sale of real estate properties, and rental of stables, building and other facilities and the food and beverage services provided in its casino and restaurant. No operating segments were aggregated to form these reportable operating segments. There have been no inter-segment sales and transfers. All sales and rendering of services are made to external customers and the Company does not have any major customers.

Management monitors the operating results of its operating segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on net income or loss and is measured consistently with the total comprehensive income in the Company financial statements.

As of December 31, 2015 and 2014, the Company has no transactions between reportable segments. The Company measures the segment net income or loss, segment assets and segment liabilities for each reportable segment in a manner similar to the measurement of the Company's total comprehensive income.

The Company's asset-producing revenues are located in the Philippines (i.e. one geographical location). Therefore, geographical segment information is no longer presented.

Segment Revenue and Expenses

The segment results for the years ended December 31 are as follows:

	2015					
	Club Races	**Real Estate**	**Rent**	**Food and Beverage**	**Unallocated**	**Total**
Segment revenue	**₱199,811,373**	**₱49,166,094**	**₱108,527,619**	**₱18,972,040**	**₱28,970,858**	**₱405,447,984**
Costs and expenses	**(175,111,876)**	**(12,454,347)**	**(53,712,661)**	**(19,324,889)**	**(177,532,045)**	**(438,135,818)**
Income (loss) before income tax	**24,699,497**	**36,711,747**	**54,814,958**	**(352,849)**	**(148,561,187)**	**(32,687,834)**
Benefits from income tax	**–**	**–**	**–**	**–**	**(13,334,131)**	**(13,334,131)**
Net income (loss)	**₱24,699,497**	**₱36,711,747**	**₱54,814,958**	**(₱352,849)**	**(₱135,227,056)**	**(₱19,353,703)**

	2014					
	Club Races	Real Estate	Rent	Food and Beverage	Unallocated	Total
Segment revenue	₱223,888,768	₱45,833,650	₱107,488,710	₱17,520,185	₱45,047,920	₱439,779,233
Costs and expenses	(168,656,048)	(11,513,971)	(49,782,540)	(16,667,638)	(171,760,878)	(418,381,075)
Income (loss) before income tax	55,232,720	34,319,679	57,706,170	852,547	(126,712,958)	21,398,158
Provision for income tax	–	–	–	–	2,457,175	2,457,175
Net income (loss)	₱55,232,720	₱34,319,679	₱57,706,170	₱852,547	(₱129,170,133)	₱18,940,983

Finance costs, other income (charges) and income taxes are not allocated to individual segments as the underlying instruments are managed on a group basis, and are not provided to the chief operating decision maker at the operating segment level in 2015 and 2014.

Segment Assets and Liabilities and Other Information

The segment assets and liabilities as of December 31, 2015 and 2014 and capital expenditures for the years then ended are as follows:

2015

	Club Races	Real Estate	Rent	Food and Beverage	Unallocated	Total
Assets	**₱979,901,993**	**₱320,509,238**	**₱488,530,081**	**₱3,710,302**	**₱1,432,449,273**	**₱3,225,100,887**
Liabilities	**62,275,801**	**250,088,560**	**76,415,780**	–	**226,449,314**	**615,229,455**
Capital expenditures	**7,225,803**	–	–	**124,971**	**20,378,123**	**27,728,897**
Interest income	–	**2,598,375**	–	–	**2,382,871**	**4,981,246**
Finance cost	–	–	–	–	**2,377,980**	**2,377,980**
Depreciation	**38,200,787**	–	**20,269,133**	**454,791**	**14,215,091**	**73,139,802**

2014

	Club Races	Real Estate	Rent	Food and Beverage	Unallocated	Total
Assets	₱1,037,878,879	₱368,266,081	₱530,051,513	₱3,951,380	₱1,531,064,661	₱3,471,212,514
Liabilities	110,663,282	264,308,647	88,906,656	–	327,484,214	791,362,799
Capital expenditures	8,689,013	–	–	458,571	9,824,352	18,971,936
Interest income	–	10,444,722	–	–	2,375,065	12,819,787
Finance cost	–	–	–	–	3,733,470	3,733,470
Depreciation	38,249,637	–	15,648,599	464,330	14,850,958	69,213,524

29. Commitments and Contingencies

The following are the significant commitments and contingencies involving the Company:

a. Operating Lease Commitment - the Company as Lessee

On January 1, 2008, the Company renewed its lease agreement with AMDC, an affiliate, for the lease of office space and four parking lots. The lease is for a period of five years starting 2008 and includes an annual escalation rate of 5.0%. The monthly rate of the lease for the year 2012 amounted to ₱385,923. The lease contract expired in December 2012 and the Company renewed its lease agreement with AMDC on February 5, 2013 with a monthly rate of ₱427,550, subject to an annual escalation rate of 5.0%, and will expire in December 31, 2017.

The future minimum lease payments under this operating lease as of December 31 are as follows:

	2015	2014
Within one year	**₱5,939,308**	₱5,656,484
After one year but not more than five years	**6,236,274**	12,175,582
	₱12,175,582	₱17,832,066

On January 1, 2011, the Company entered into another lease agreement with AMDC for another office space. The lease is for the period of five years starting 2011 and has ended on December 31, 2015. The contract was renewed for another five years from January 1, 2016 to December 31, 2020. The monthly rate of the lease for 2016 is ₱301,403, subject to an annual escalation rate of 5.0%.

The future minimum lease payments under this operating lease as of December 31 are as follows:

	2015	2014
Within one year	**₱3,616,838**	₱2,127,536
After one year but not more than five years	**16,368,477**	–
	₱19,985,315	₱2,127,536

b. Operating Lease Commitment with PAGCOR - the Company as Lessor

In 2013, the Company entered a lease contract for three years commencing July 10, 2013 with PAGCOR to lease an area of 189.231 sqm. for a monthly fixed rental of ₱510.51 per sqm. for its casino and related activities.

Rent income from PAGCOR amounted to ₱1.2 million in 2015 and 2014 (See Note 12).

The future minimum lease receivables under this lease agreement as of December 31 are as follows:

	2015	2014
Within one year	**₱579,626**	₱1,159,252
After one year but not more than five years	–	579,626
	₱579,626	₱1,738,878

c. In October 2013, the Company entered into a lease agreement with PAGCOR to lease one thousand four hundred twenty seven (1,427) sqm. property, with modern slot machines, including the rights to a proprietary system of linking and networking the said slot machines in Turf Club Bldg., San Lazaro Leisure Park, Carmona, Cavite. The Company shall receive monthly variable rent equivalent to thirty-five percent (35%) of revenues less winnings/prizes and five (5%) franchise tax. The agreement shall be effective until June 30, 2016. In 2015 and 2014, income from the lease agreement with PAGCOR amounted to ₱28.1 million and ₱26.1 million, respectively.

d. In 2014, the Company, together with MMTC, entered into an agreement that allows horse racing aficionados from both clubs to place bets on either clubs' race day using the telephone betting (TELEBET) account of the bettor from the other club, provided that the account has a balance upon placing of wagers.

As of December 31, 2015 and 2014, receivables from MMTC amount to ₱0.7 million and ₱12.6 million, respectively, while payable to MMTC amounted to nil and ₱12.0 million, respectively.

e. Claims and Legal Actions

As of December 31, 2015 and 2014, there are pending claims and legal actions against or in favor of the Company arising from the normal course of business, in addition to the matters already mentioned elsewhere in these financial statements. In the opinion of the Company's management and its legal counsel, liabilities arising from these claims, if any, would not have any material effect on the Company and any liability or loss arising therefrom would be taken up when the final resolution of the claims and actions are determined.

f. Unclaimed Dividends on Winnings

Under PR58D of the *Rules and Regulations on Horse Racing* promulgated by the Philippine Racing Commission (PHILRACOM), the latter claims control over the disposition of unclaimed dividends.

The Company disputed the legality of PR58D in its letters to PHILRACOM dated June 14, 2012 and July 13, 2012. The Company maintained that there is no law authorizing PHILRACOM to determine the proper use or disposition of the unclaimed dividends and PHILRACOM exceed its rule-making authority in issuing PR58D. The Company likewise contended that unclaimed dividends are private funds as these funds are not included in the amounts that are supposed to be remitted to or held by the Company for the government under its charter.

Furthermore, a *Notice* appears in the dorsal portion of the Company's betting tickets which state that winning tickets must be claimed within thirty days from date of purchase, otherwise, the prize shall be forfeited in favor of the Company. This provision is a valid agreement between the Company and the bettor under the principle of autonomy of contracts.

As part of its audit of the PHILRACOM, the Commission on Audit (COA) issued an *Independent Auditor's Report* dated March 27, 2013 wherein COA opined that unclaimed dividends of winning bettors should be forfeited in favor of the government and should form part of the National Treasury. However, in the same report, COA acknowledged the absence of any legislative mandate as regards the disposition of unclaimed dividends. Thus, COA required the PHILRACOM to request for a Declaratory Relief from the Department of Justice to resolve the issue on the nature of unclaimed dividends.

To resolve the foregoing issue, the Company filed a *Petition for Declaratory Relief* on November 6, 2013, As of April 11, 2016, the status is still pending before the Regional Trial Court of Bacoor, Cavite.

Provision for probable loss amounted to ₱13.1 million as of December 31, 2015 and 2014 (see Note 16).

30. Financial Instruments

The following tables present the fair value hierarchy of the Company's AFS financial assets, and loans and borrowings:

2015

			Fair value measurement using		
	Carrying Amounts	Fair Value	Quoted Prices in Active Market (Level 1)	Significant Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
AFS financial assets	**₱31,309,508**	**₱31,309,508**	**₱31,309,508**	**₱–**	**₱–**

2014

			Fair value measurement using		
	Carrying Amounts	Fair Value	Quoted Prices in Active Market (Level 1)	Significant Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
AFS financial assets	₱22,067,765	₱22,067,765	₱21,434,468	₱–	₱633,297
Loans and borrowings	88,723,214	88,723,214	–	–	88,723,214
	₱110,790,979	₱110,790,979	₱21,434,468	₱–	₱89,356,511

As of December 31, 2015 and 2014, the Company's AFS financial assets measured at fair value under the Level 1 hierarchy totaled ₱31.3 million and ₱21.4 million, respectively. Fair value under Level 3 hierarchy includes PLDT preferred shares amounting to ₱0.4 million expected to be redeemed within 10 years effective January 19, 2012. There were no financial instruments measured at fair value under the Level 2 hierarchy.

Unquoted AFS shares amounted to ₱0.6 million as of December 31, 2015 and 2014. Carrying amount of these shares is equal to its fair value as at December 31, 2015 and 2014, respectively.

In 2015 and 2014, the carrying value of cash and cash equivalents (except cash on hand), receivables, deposits, accounts payable and other liabilities and due to related parties approximate their fair value due to the short-term nature of the accounts.

31. Financial Risk Management Objectives and Policies

The Company's financial instruments comprise cash and cash equivalents except cash on hand, receivables, AFS financial assets, deposits, accounts payable and other liabilities, interest-bearing loans and borrowings, due to related parties and subscription payable. The main purpose of these financial instruments is to finance the Company's operations.

The main risks arising from the use of these financial instruments include cash flow interest rate risk, equity price risk, foreign currency risk, credit risk and liquidity risk. The Company's BOD reviews and approves the policies for managing these risks and these are summarized below.

Cash flow interest rate risk
Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's interest-bearing loans and borrowings, which carry floating interest rates (see Note 15).

The Company's interest rate risk management policy focuses on reducing the overall interest expense and exposure to changes in interest rates. Risk of changes in market interest rates is related primarily to the Company's interest on financial instruments classified as floating rate as it can cause a change in the amount of interest payments.

Interest on financial instruments classified as floating rate is repriced at intervals of less than a year. The financial instruments of the Company that bear fixed interest rates or are noninterest-bearing are not included in the succeeding analyses. The Company invests excess funds in short-term investments in order to mitigate any increase in interest rate on borrowings.

The following table demonstrates the sensitivity of the Company's income before income tax to a reasonably possible change in interest rates, with all other variables held constant, for the years ended December 31, 2015 and 2014. There is no impact on the Company's equity other than those affecting the Company profit or loss.

	Increase (decrease) in basis points	Effect on income before income tax
2015	**+1%**	**₱–**
	-1%	**–**
2014	+1%	(887,232)
	-1%	887,232

Equity price risk
Equity price risk is the risk that the fair values of quoted equity securities will fluctuate because of changes in the level of indices and the value of individual stocks. The Company is exposed to equity price risk because of quoted equity investments held by the Company, which are classified in the parent company statements of financial position as AFS financial assets.

The following table demonstrates the sensitivity of the Company's equity to a reasonably possible change in the PSE index (PSEi), with all other variables held constant, for the years ended December 31, 2015 and 2014:

	Increase (decrease) in PSEi	Effect on equity
2015	**+14%**	**₱4,309,074**
	-14%	**(4,309,074)**
2014	+14%	3,037,681
	-14%	(3,037,681)

Foreign currency risk
Foreign currency risk is the risk that the fair value or future cash flows from the Company's foreign-currency denominated assets or liabilities may fluctuate due to changes in foreign exchange rates.

The Company's foreign currency risk relates to its foreign currency-denominated cash in banks. To manage this risk, management closely monitors the movements in exchange rates and regularly assesses future foreign exchange rate movements.

The Company's outstanding foreign currency-denominated financial asset pertaining to cash in banks as of December 31 and its Peso equivalent are as follows:

	United States (US) Dollar	Philippine Peso
2015	**US$6,329**	**₱297,843**
2014	5,074	226,909

As of December 31, 2015 and 2014, the applicable closing exchange rates were ₱47.06 to US$1 and ₱44.72 to US$1, respectively. Net foreign exchange loss amounted to ₱86,759 and ₱105,077 in 2015 and 2014, respectively.

The sensitivity of the Company's income before income tax to a reasonably possible change in the US Dollar exchange rate against the Peso, with all other variables held constant, has no significant effect in the financial statements for the years ended December 31, 2015 and 2014.

Credit risk
Credit risk arises because the counterparty may fail to discharge its contractual obligations. The Company transacts only with related parties and recognized and creditworthy third parties. Receivable balances are monitored on an ongoing basis. Further, management intensifies its collection efforts to collect from defaulting third parties.

The Company's policy is to enter into transactions with a diversity of creditworthy parties to mitigate any significant concentrations of credit risk. There is no significant concentration of credit risk in the Company.

The table below shows the maximum exposure to credit risk of the Company as of December 31, 2015 and 2014.

	2015	2014
Loans and receivables:		
Cash and cash equivalents:		
Cash in banks	**₱89,944,040**	₱238,958,445
Cash equivalents	**28,819,236**	47,545,719
	118,763,276	286,504,164
Receivables:		
Real estate receivables**	**204,003,033**	228,964,771
Due from related parties	**31,956,232**	5,979,717
Receivable from PAGCOR	**8,061,391**	6,995,045
Rent receivables	**7,448,153**	9,399,120
Advances and loans to officers and employees	**6,167,803**	5,239,315
Dividends receivable	**3,640,837**	29,792,491
Advances to suppliers	**2,296,102**	-
Receivables from OTB operators	**1,015,825**	1,965,943
Receivable from MMTC	**653,863**	16,360,723
Interest receivable	**431,488**	238,321
Others	**3,355,659**	3,773,477
	269,030,386	308,708,923
Deposits*	**3,375,580**	3,375,580
	₱391,169,242	₱598,588,667

** Included in "Other noncurrent assets" in the parent company statements of financial position*
***Inclusive of non-current real estate receivable*

The tables below show the credit quality of financial assets as of December 31.

	2015			
	Standard Grade	Past Due but Not Individually Impaired	Individually Impaired	Total
Loans and receivables:				
Cash and cash equivalents				
Cash in banks	₱89,944,040	₱–	₱–	₱89,944,040
Cash equivalents	28,819,236	–	–	28,819,236
	118,763,276	–		118,763,276

(Forward)

	2015			
	Standard Grade	**Past Due but Not Individually Impaired**	**Individually Impaired**	**Total**
Receivables*				
Real estate receivables	**₱204,003,033**	**₱–**	**₱9,587,589**	**₱213,590,622**
Due from related parties	**31,956,232**	–	–	**31,956,232**
Receivable from PAGCOR	**8,061,391**	–	–	**8,061,391**
Rent receivables	**7,448,153**	–	**1,805,762**	**9,253,915**
Advances and loans to officers and employees	**6,167,803**	–	–	**6,167,803**
Dividends receivable	**3,640,837**	–	–	**3,640,837**
Advances for goods and services	**2,296,102**	–	–	**2,296,102**
Receivables from OTB operators	**1,015,825**	–	–	**1,015,825**
Receivable from MMTC	**653,863**	–	–	**653,863**
Interest Receivable	**431,488**	–	–	**431,488**
Others	**3,355,659**	–	**8,972,534**	**12,328,193**
	269,030,386	–	**20,365,885**	**289,396,271**
Deposits**	**3,375,580**	–	–	**3,375,580**
	₱391,169,242	**₱–**	**₱20,365,885**	**₱411,535,127**

** Amounts are exclusive of nonfinancial assets amounting to ₱4.0 million.*
*** Included in "Other noncurrent assets" account in the parent company statements of financial position.*

	2014			
	Standard Grade	Past Due but Not Individually Impaired	Individually Impaired	Total
Loans and receivables:				
Cash and cash equivalents				
Cash in banks	₱238,958,445	₱–	₱–	₱238,958,445
Cash equivalents	47,545,719	–	–	47,545,719
	286,504,164	–	–	286,504,164
Receivables*				
Real estate receivables	228,964,771	–	–	228,964,771
Due from related parties	5,979,717	–	–	5,979,717
Rent receivables	9,399,120	–	–	9,399,120
Receivable from PAGCOR	6,995,045	–	1,197,798	8,192,843
Advances and loans to officers and employees	5,239,315	–	–	5,239,315
Dividends receivable	29,792,491	–	–	29,792,491
Receivable from MMTC	16,360,723	–	–	16,360,723
Interest Receivable	238,321	–	–	238,321
Receivables from OTB operators	1,965,943	–	–	1,965,943
Others	3,773,477	–	10,466,818	14,240,295
	308,708,923	–	11,664,616	320,373,539
Deposits**	3,375,580	–	–	3,375,580
	₱598,588,667	₱–	₱11,664,616	₱610,253,283

** Amounts are exclusive of nonfinancial assets amounting to ₱4.0 million.*
***Included in "Other noncurrent assets" account in the parent company statements of financial position*

The credit quality of the financial assets was determined as follows:

Financial instruments and cash deposits
Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Company's Board of Directors on an annual basis, and may be updated throughout the year subject to approval of the Company's Finance Committee. The limits are set to minimize the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments.

Receivables
Credit risk from receivables is managed by the Company through an established policy, procedures and control relating to credit risk management of receivables from customers, OTB operators, lessees, related parties and other counterparties.

An impairment analysis is performed at each reporting date. In addition, a large number of minor receivables are grouped into homogenous groups and assessed for impairment collectively. The calculation is based on actual incurred historical data. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets disclosed in Note 7. The Company does not hold collateral as security. The Company evaluates the concentration of risk with respect to trade receivables as low, as its customers are in different industries and none of which holds at least 5.0% of the total receivables.

These receivables have no history of significant default or delinquency in collections but have a reasonable probability of non-collectability.

Past due but not impaired loans and receivables amounted to nil as of December 31, 2015 and 2014.

Liquidity risk
The Company monitors and maintains a certain level of cash and cash equivalents to finance the Company's operation, ensure continuity of funding and to mitigate the effect of fluctuations in cash flows. It maintains a balance between continuity of funding and flexibility by regularly evaluating its projected and actual cash flows through the use of bank loans and extension of suppliers' credit terms. The Company maximizes the net cash inflows from operations to finance its working capital requirements.

The tables below summarize the maturity profile of the Company's financial liabilities as of December 31, 2015 and 2014 based on contractual undiscounted payments (principal and interest) and the profile of the financial assets used to manage the Company's liquidity risk.

December 31, 2015

	Within 1 year	>1 year to <3 years	3 years to <5 years	5 years and more	Total
Loans and borrowings:					
Bank loans*	₱40,365,000	₱–	₱–	₱–	₱40,365,000
Accounts payable and other liabilities**	230,975,041	–	–	–	230,975,041
Due to related parties	6,813,071	–	–	–	6,813,071
	₱278,153,112	₱–	₱–	₱–	₱278,153,112

*Amounts are inclusive of interest amounting to ₱1.4 million.
**Amounts are exclusive of nonfinancial liabilities amounting to ₱70.8 million.

	Within 1 year	>1 year to <3 years	3 years to <5 years	Total
Loans and receivables:				
Cash in banks	₱89,944,040	₱–	₱–	₱89,944,040
Cash equivalents	28,819,236	–	–	28,819,236
Receivables*	269,030,385	–	–	269,030,385
Deposits**	–	–	3,375,580	3,375,580
	387,793,661	–	3,375,580	391,169,241
AFS financial assets	31,309,508	–	–	31,309,508
	₱419,103,169	₱–	₱3,375,580	₱422,478,749

**Amounts are exclusive of nonfinancial assets amounting to ₱4.0 million.*
***Included in "Other noncurrent assets" in the parent company statements of financial position.*

December 31, 2014

	Within 1 year	>1 year to <3 years	3 years to <5 years	5 years and more	Total
Loans and borrowings:					
Bank loans*	₱88,723,214	₱–	₱–	₱–	₱88,723,214
Accounts payable and other liabilities**	287,214,163	–	–	–	287,214,163
Due to related parties	6,730,741	–	–	–	6,730,741
Subscription payable	42,808,835	–	–	–	42,808,835
	₱425,476,953	₱–	₱–	₱–	₱425,476,953

** Amounts are inclusive of interest amounting to ₱3.7 million.*
*** Amounts are exclusive of nonfinancial liabilities amounting to ₱64.6 million.*

	Within 1 year	>1 year to <3 years	3 years to <5 years	Total
Loans and receivables:				
Cash in banks	₱238,958,445	₱–	₱–	₱238,958,445
Cash equivalents	47,545,719	–	–	47,545,719
Receivables*	308,708,923	–	–	308,708,923
Deposits**	–	–	3,375,580	3,375,580
	595,213,087	–	3,375,580	598,588,667
AFS financial assets	–	–	22,067,765	22,067,765
	₱595,213,087	₱–	₱25,443,345	₱620,656,432

** Amounts are exclusive of nonfinancial assets amounting to ₱4.0 million.*
***Included in "Other noncurrent assets" in the parent company statements of financial position.*

32. Capital Management

The Company maintains a capital base to cover risks inherent in the business. The Company manages its capital structure and makes adjustments to it in light of changes in economic conditions and the risk characteristics of its activities. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividend payments to shareholders, return capital to shareholders or issue capital securities.

The following table summarizes the total capital considered by the Company:

	2015	2014
Capital stock	**₱996,170,748**	₱996,170,748
Net cumulative changes in fair values of AFS financial assets	**3,923,214**	5,216,306
Remeasurement on retirement benefits	**21,621,047**	21,144,472
Retained earnings	**1,588,163,519**	1,657,325,285
Treasury shares	**(7,096)**	(7,096)
	₱2,609,871,432	₱2,679,849,715

No changes were made in the objectives, policies and processes from the previous years.

33. Basic/Diluted EPS

Basic/diluted EPS were computed as follows:

	2015	2014
Net income	**(₱19,353,703)**	₱18,940,983
Divided by weighted average number of outstanding common shares	**996,170,748**	996,170,748
Basic/diluted earnings (loss) per share	**(₱0.0194)**	₱0.0190

The Company does not have potential dilutive common shares as of December 31, 2015 and 2014. Therefore, the basic and diluted earnings per share are the same as of those dates.

Weighted average number of outstanding common shares is restated to reflect the effect of stock dividends declared in 2014 (see Note 27).

34. Other Matters

On April 4, 2014, a MOA was executed between the Company and Philippine Football Federation, Inc. ("PFF") to jointly develop a football complex on a portion of Company's SLLBP in Carmona, Cavite. This is in consonance with the Company's over-all plan to develop SLLBP into a leisure, gaming and entertainment hub.

The football complex shall consist of a pitch of Federacion Internationale de Football Association ("FIFA") two star international standards, a training center and other football support facilities. It is envisioned to be the site of national and international matches and friendlies sanctioned by the FIFA, ASEAN Football Federation ("AFF") and Asian Football Confederation ("AFC").

PFF is responsible for the governance, development and promotion of football in the Philippines and the sole controlling body of all provincial football associations. It is a regular member of FIFA, AFF, AFC and the Philippine Olympic Committee.

35. Supplementary Information Required Under Revenue Regulations (RR) 15-2010

In compliance with the requirements set forth by RR 15-2010, hereunder are the information on taxes and license fees paid or accrued during the taxable year 2015.

a. Details of the Company's gross receipts, output VAT and input VAT accounts are as follows:

	Gross Receipts	Output VAT
Taxable sales	₱314,698,196	₱37,763,784
Sales to government	174,118	23,983
Zero - rated sales	34,966,121	–
Exempt sales	3,378,690	–
	₱353,217,125	₱37,787,767

The amount of VAT input taxes claimed are broken down as follows:

Balance at the beginning of the year	₱783,353
Current year's purchases:	
Domestic Purchases of Services	13,316,059
Domestic Purchases of Goods Other than Capital Goods not subject to amortization	2,780,298
Services Rendered by Non-residents	1,579,224
Purchase of Capital Goods not exceeding ₱1.0 million	463,660
Input tax used for the year	18,410,249
Balance at the end of the year	₱512,345

b. In 2015, the Company paid VAT amounting to ₱24,925,046 including 2014 VAT payable of ₱6,643,393.

c. The documentary stamp tax (DST) paid/accrued on loan instruments and documentary stamp tax on sale for races amounted to ₱243.8 million and ₱263.3 million, respectively. The ₱263.3 million includes accrual of ₱22.4 million for December 31, 2015.

d. Other taxes and licenses:

National:	
BIR annual registration	₱26,526
Local:	
Mayor's permit	692,323
Racing permit	402,990
Annual inspection fee	72,373
Barangay clearance	18,211
Community tax certificate	10,680
Others:	
Annual tote license	790,154
Annual listing fee (SEC)	258,050
GAB License for tellers/DST on bank loan renewal	243,796
Fire code realty tax	170,526

(Forward)

License of racing officials & GAB license for tellers	₱107,695
Registration of vehicles	82,095
Sanitary permit	33,500
Permit fee for firearms	32,930
Certificate of registration – Bureau of Customs	11,000
Annual water charges	10,018
Others	131,153
	₱3,094,020

e. The amount of withholding taxes paid/accrued for the year amounted to:

Creditable withholding taxes on compensation	₱10,093,776
Expanded withholding taxes	6,773,217
Final withholding tax	4,141,856
Value-added tax and other percentage tax	1,579,224
Fringe benefit tax	283,950
	₱22,872,023