

**NATIONAL DEVELOPMENT COMPANY**  
**STATEMENTS OF FINANCIAL POSITION**  
December 31, 2020 and 2019  
(In Philippine Peso)

	Note	2020	2019 (as restated)	January 1, 2019 (as restated)
<b>ASSETS</b>				
<b>Current Assets</b>				
Cash and cash equivalents	7	121,621,670	159,216,594	13,045,623
Other investments	8	2,007,064,957	2,689,648,463	2,346,662,392
Receivables, net	9	204,631,740	229,107,345	240,689,759
Inventories	10	1,603,499	1,562,720	1,273,226
Other current assets	11	35,727,514	30,496,014	31,091,394
<b>Total Current Assets</b>		<b>2,370,649,380</b>	3,110,031,136	2,632,762,394
<b>Non-Current Assets</b>				
Financial assets	12	1,094,593,267	1,094,204,732	1,234,337,197
Investments in associates/affiliates	13	185,523,209	234,924,097	228,668,296
Investments in subsidiaries	14	402,315,129	402,315,129	402,315,129
Other investments	15	196,446,890	196,446,890	196,446,890
Receivables, net	9	52,531,332	53,647,419	1,361,883,595
Investment property	16	18,806,661,041	16,553,383,211	15,217,319,681
Property and equipment, net	17	47,074,176	47,833,587	44,273,242
Other non-current assets and deferred charges	18	48,690,290	48,160,859	43,942,763
<b>Total Non-Current Assets</b>		<b>20,833,835,334</b>	18,630,915,924	18,729,186,793
<b>TOTAL ASSETS</b>		<b>23,204,484,714</b>	21,740,947,060	21,361,949,187
<b>LIABILITIES AND EQUITY</b>				
<b>Current Liabilities</b>				
Financial liabilities	19	484,571,363	489,862,502	473,572,297
Loans payable	20	144,051,930	260,334,787	1,273,624,400
Inter-agency payables	21	8,891,350	13,933,499	6,882,352
Trust liabilities	22	37,860,467	36,625,643	33,548,441
Deferred credits/unearned income	23	6,052,332	8,914,587	9,312,199
Provisions	24	308,469,747	303,243,706	299,543,350
<b>Total Current Liabilities</b>		<b>989,897,189</b>	1,112,914,724	2,096,483,039
<b>Non-Current Liabilities</b>				
Deferred tax liability	30	4,747,503,817	4,078,480,941	3,779,019,533
Trust liabilities	22	41,390,354	39,135,697	44,568,631
<b>Total Non-Current Liabilities</b>		<b>4,788,894,171</b>	4,117,616,638	3,823,588,164
<b>Equity</b>		<b>17,425,693,354</b>	16,510,415,698	15,441,877,984
<b>TOTAL LIABILITIES AND EQUITY</b>		<b>23,204,484,714</b>	21,740,947,060	21,361,949,187

*The notes on pages 9 to 60 form part of these financial statements.*

**NATIONAL DEVELOPMENT COMPANY**  
**STATEMENTS OF COMPREHENSIVE INCOME**  
For the Years Ended December 31, 2020 and 2019  
(In Philippine Peso)

	Note	2020	2019 (as restated)
<b>INCOME</b>			
Dividend income	25	<b>2,847,410</b>	6,675,535
Lease income	26, 16	<b>187,685,556</b>	191,423,834
Interest income		<b>115,581,793</b>	220,623,408
Management fees		<b>140,000</b>	140,000
		<b>306,254,759</b>	418,862,777
<b>OPERATING EXPENSES</b>			
Personnel services	27	<b>33,697,898</b>	34,586,367
Maintenance and other operating expenses	28	<b>96,025,222</b>	109,014,434
		<b>129,723,120</b>	143,600,801
<b>INCOME FROM OPERATIONS</b>		<b>176,531,639</b>	275,261,976
<b>OTHER INCOME (EXPENSES), NET</b>		29 <b>2,168,330,041</b>	1,294,654,338
<b>INCOME BEFORE INCOME TAX</b>		<b>2,344,861,680</b>	1,569,916,314
<b>INCOME TAX EXPENSE</b>		30	
Current tax		<b>40,949,681</b>	116,011,110
Deferred tax		<b>669,022,878</b>	299,461,408
<b>NET INCOME</b>		<b>1,634,889,121</b>	1,154,443,796
Other comprehensive income	12	<b>388,535</b>	14,667,535
<b>COMPREHENSIVE INCOME</b>		<b>1,635,277,656</b>	1,169,111,331

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**NATIONAL DEVELOPMENT COMPANY**  
**STATEMENTS OF CHANGES IN EQUITY**

For the Years Ended December 31, 2020 and 2019  
(In Philippine Peso)

	Note	Share Capital (Note 31)	Share in Revaluation Increments of Associates	Accumulated Other Comprehensive Income	Retained Earnings (Note 32)	Total
<b>Balances, December 31, 2018</b>		<b>8,602,803,483</b>	<b>28,883,100</b>	<b>8,138,800</b>	<b>6,799,638,634</b>	<b>15,439,464,017</b>
Correction of prior years' errors	32	0	0		2,413,967	2,413,967
Restated balance, January 1, 2019		8,602,803,483	28,883,100	8,138,800	6,802,052,601	15,441,877,984
<b>Changes in Equity for 2019</b>						
Net income for the year, as restated	32	0	0		1,154,443,796	1,154,443,796
Dividends	34	0	0		(100,573,617)	(100,573,617)
Other comprehensive income for the year						
Unrealized gain on financial assets at FVOCI		0	0	14,667,535		14,667,535
<b>Balances, December 31, 2019</b>		<b>8,602,803,483</b>	<b>28,883,100</b>	<b>22,806,335</b>	<b>7,855,922,780</b>	<b>16,510,415,698</b>
<b>Changes in Equity for 2020</b>						
Net income for the year		0	0		1,634,889,121	1,634,889,121
Dividends	34	0	0		(720,000,000)	(720,000,000)
Other comprehensive income for the year						
Unrealized gain on financial assets at FVOCI	12	0	0	388,535		388,535
<b>Balances, December 31, 2020</b>		<b>8,602,803,483</b>	<b>28,883,100</b>	<b>23,194,870</b>	<b>8,770,811,901</b>	<b>17,425,693,354</b>

The notes on pages 9 to 60 form part of these financial statements.

**NATIONAL DEVELOPMENT COMPANY**  
**STATEMENTS OF CASH FLOWS**

For the Years Ended December 31, 2020 and 2019  
(In Philippine Pesos)

	Note	2020	2019
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Collection of rentals		192,105,188	227,558,008
Collection of interest		28,069,985	29,083,007
Dividends received		3,219,637	18,992,201
Miscellaneous collections		2,873,341	5,089,260
Collection of receivables		2,508,300	16,074,184
Payment of taxes and licenses		(95,877,153)	(188,535,124)
Payment to suppliers and service providers		(66,925,730)	(73,631,552)
Payment of salaries and benefits to officers and employees		(26,788,352)	(31,657,098)
Net cash provided by operating activities		39,185,216	2,972,886
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Proceeds/placements on investments		759,167,490	(89,255,162)
Collection of loans		341,051	1,502,841,314
Proceeds from disposal of assets		1,575	92,929
Equity investment		0	(60,000,000)
Net cash provided by investing activities		759,510,116	1,353,679,081
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Payment of dividends	34	(720,000,000)	(100,573,617)
Payment of loans		(116,282,858)	(1,109,897,875)
Net cash used in financing activities		(836,282,858)	(1,210,471,492)
<b>EFFECT OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS</b>			
		(7,398)	(9,504)
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>		<b>(37,594,924)</b>	146,170,971
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>		<b>159,216,594</b>	13,045,623
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	7	<b>121,621,670</b>	159,216,594

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