

NATIONAL DEVELOPMENT COMPANY
STATEMENT OF FINANCIAL POSITION- TENTATIVE
As of September 30, 2021

A S S E T S

CURRENT ASSETS

CASH AND CASH EQUIVALENTS	81,441,930	
SHORT TERM INVESTMENTS	2,062,876,187	
RECEIVABLES	181,773,550	
OTHER CURRENT ASSETS	47,496,697	2,373,588,364

NON-CURRENT ASSETS

RECEIVABLES	85,884,845	
INVESTMENTS	1,861,378,496	
INVESTMENT PROPERTY	18,805,860,641	
PROPERTY AND EQUIPMENT	53,074,980	
OTHER ASSETS & DEFERRED CHARGES	30,173,496	20,836,372,458

TOTAL ASSETS

23,209,960,822

LIABILITIES & STOCKHOLDERS' EQUITY

LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	479,909,954	
LOANS PAYABLES	144,051,929	
OTHER CURRENT LIABILITIES	362,719,309	986,681,192

LONG-TERM LIABILITIES

DEFERRED INCOME TAX	4,747,503,817	
OTHER LONG-TERM LIABILITIES	40,226,656	4,787,730,473

TOTAL LIABILITIES

5,774,411,665

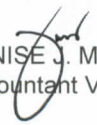
STOCKHOLDERS' EQUITY

COMMON STOCK	8,602,803,483	
RETAINED EARNINGS	8,832,745,674	
TOTAL STOCKHOLDERS' EQUITY	<u>17,435,549,157</u>	

TOTAL LIABILITIES & STOCKHOLDERS' EQUITY

23,209,960,822

Prepared by:


DENISE J. MANALANSAN
Accountant V

Certified Correct:


JOYCE ANNE N. ALIMON
Department Manager III -FAD

NATIONAL DEVELOPMENT COMPANY
STATEMENTS OF PROFIT OR LOSS - TENTATIVE
For the Period Ended September 30, 2021

I N C O M E

INCOME FROM INVESTMENTS		
INTEREST INCOME ON LOANS & OTHER RECEIVABLES		3,603,221
OPERATING AND SERVICE INCOME		
RENTAL INCOME	134,727,791	
INTEREST INCOME ON MMPS	52,867,718	
DIVIDEND INCOME	5,986,053	
SHARE IN PROFIT OF JOINT VENTURE	1,917,391	
MANAGEMENT FEES	105,000	
MISCELLANEOUS INCOME	3,733,975	199,337,928
FOREIGN EXCHANGE GAIN		11,388,199
GAIN FROM SALE OF ASSET		185,671
TOTAL I N C O M E		<u>214,515,020</u>

E X P E N S E S

FINANCIAL EXPENSES		5,483
PERSONAL SERVICES		
SALARIES AND WAGES	16,803,847	
BONUS & INCENTIVES	2,744,931	
SOCIAL SECURITY	2,229,910	
NON-COMMUTABLE ALLOWANCES	474,909	
OVER TIME PAY	60,003	
OTHER BENEFITS	4,186,697	26,500,297
MAINTENANCE AND OTHER OPERATING EXPENSES		
TAXES AND LICENSES	24,209,783	
OTHER SERVICES AND LEGAL FEES	16,646,924	
AUDITING SERVICES	6,027,693	
CONSULTANCY SERVICES	4,529,225	
REPAIRS AND MAINTENANCE	2,817,452	
DEPRECIATION	2,145,758	
UTILITY	1,777,425	
SUPPLIES AND MATERIALS	1,587,879	
RENTALS	1,017,282	
COMMUNICATION SERVICES	977,537	
TRAINING AND SCHOLARSHIP	425,314	
TRAVELLING	228,489	
MEETING, PLANNING AND CONFERENCE	83,960	
OTHER MAINTENANCE AND OPERATING EXPENSES	975,213	63,449,933
FOREIGN EXCHANGE LOSS		3,055.62
TOTAL E X P E N S E S		<u>89,958,768</u>
INCOME BEFORE INCOME TAX		124,556,252
CURRENT TAX		21,684,789
NET INCOME		<u><u>102,871,462</u></u>

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Department Manager III - FAD

NATIONAL DEVELOPMENT COMPANY
 STATEMENTS OF CHANGES IN EQUITY
 For the Period Ended September 30, 2021

	Share Capital	Share in Revaluation Increments of Associates	Retained Earnings/(Deficit)	Total
Balances, December 31, 2020	8,602,803,483	28,883,100	7,967,071,695	16,598,758,278
Net Profit			102,871,462	102,871,462
Prior period adjustment			733,919,417	733,919,417
Balances, September 30, 2021	8,602,803,483	28,883,100	8,803,862,574	17,435,549,157

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 Denise J. Manalansan
 Accountant V

Certified Correct:


 Joyce Anne N. Alimon
 Department Manager -III FAD

**NATIONAL DEVELOPMENT COMPANY
STATEMENT OF CASH FLOWS - TENTATIVE
SEPTEMBER 30, 2021**

SEPTEMBER 30, 2021	
CASH FLOWS FROM OPERATING ACTIVITIES	
Collection of rentals	164,635,280
Collection of interest	23,551,104
Collection of receivables	3,043,389
Dividends received	5,986,053
Miscellaneous collections	331,328
Payment of taxes and licenses	(49,747,597)
Payment to suppliers and service providers	(56,581,525)
Payment of salaries and benefits to officers and employees	(19,543,188)
Net cash provided by (used in) operating activities	71,674,844
CASH FLOWS FROM INVESTING ACTIVITIES	
Collection of loans	255,915
Proceeds from disposal of assets	1,198,932
Proceeds/placements on investments	(48,833,214)
Net cash provided by investing activities	(47,378,367)
CASH FLOWS FROM FINANCING ACTIVITIES	
Payment of loans	-
Payment of dividends	(102,075,925)
Net cash used in financing activities	(102,075,925)
EFFECT OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS	
	4,783
NET INCREASE IN CASH AND CASH EQUIVALENTS	(77,774,665)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	159,216,594
CASH AND CASH EQUIVALENTS AS OF SEPT. 30, 2021	81,441,930

Prepared by:


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Accountant V

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Joyce Anne N. Alimon
Department Manager -III FAD


NATIONAL DEVELOPMENT COMPANY
TRIAL BALANCE
September 30, 2021

ACCOUNT CODE	ACCOUNT TITLE	DEBIT	CREDIT
1-010-2020	CASH IN BANK- LOCAL CURRENCY, CURRENT ACCOUNT	5,654,963.31	
1-010-3030	CASH IN BANK-FOREIGN CURRENCY ,SAVINGS ACCOUNT	135,129.30	
1-010-5030	TIME DEPOSITS- FOREIGN CURRENCY	206,668,583.08	
1-010-1010	CASH-COLLECTING OFFICERS	0.00	
1-010-1020	PETTY CASH	100,000.00	
1-010-5020	TIME DEPOSITS- LOCAL CURRENCY	1,931,759,441.52	
1-030-1070A	LOANS RECEIVABLE- OTHER GOVERNMENT CORPORATIONS -	1,053,675,195.32	
1-030-1071A	ALLOWANCE IMPAIRMENT- LOANS RECEIVABLE- OTHER GOVERNMENT CORPORATIO		1,044,927,920.32
1-030-1990A	LOANS RECEIVABLE-OTHERS- CURRENT	14,863.00	
1-030-1011D	ALLOWANCE FOR IMPAIRMENT- RENTAL RECEIVABLE		21,969,505.67
1-030-1070B	LOANS RECEIVABLE- OTHER GOVERNMENT CORPORATIONS -	47,913,126.00	
1-030-1050A	ACCRUED INTEREST-MONEY MARKET PLACEMENTS	42,539,189.26	
1-030-1050B	ACCRUED INTEREST-LOANS/NOTES RECEIVABLE	33,030,548.36	
1-030-1051	ALLOWANCE FOR IMPAIRMENT- INTERESTS RECEIVABLE		20,108,813.85
1-030-1010B	RENTAL RECEIVABLE	48,628,896.87	
1-030-1010C	MANAGEMENT FEE RECEIVABLE	0.30	
1-030-1010D	OTHER INCOME RECEIVABLE	219,653,754.51	
1-030-1010E	OTHER NON-INCOME REC.-CURRENT	92,399,569.28	
1-030-1011A	ALLOWANCE FOR DOUBTFUL ACCOUNTS - OTHER NON-INCOME		203,036,678.26
1-030-1990C	HOUSING LOANS RECEIVABLE - CURRENT	5,115,826.42	
1-030-1990B	CAR LOANS RECEIVABLE - CURRENT	939,575.58	
1-99-01040A	CASH ADVANCE RECEIVABLES - EMPLOYEES AND OFFICERS	50,000.00	
1-990-1040B	CASH ADVANCE RECEIVABLES - OTHERS	0.00	0.00
1-030-1990E	HOUSING LOAN RECEIVABLE - LONG TERM	3,798,764.74	
1-030-1990F	CAR LOANS RECEIVABLE - LONG TERM	809,366.68	
1-030-1990D	LOANS RECEIVABLE- OTHERS - LONG TERM	6,591.64	
1-030-3060A	DUE FROM SUBSIDIARIES/ JOINT VENTURES/ ASSOCIATES/ AP	0.00	
1-030-3060C	ALLOWANCE FOR DOUBTFUL ACCOUNTS		129,219,510.01
1-030-3060B	DUE FROM SUBSIDIARIES/ JOINT VENTURES/ ASSOCIATES/ AP	1,143,744,205.77	
1-030-3010A	DUE FROM NATIONAL GOVERNMENT AGENCIES	3,252,977.63	
1-030-5020	DUE FROM OFFICERS AND EMPLOYEES	17,786.68	
1-030-3010B	ALLOWANCE FRO DOUBTFUL ACCOUNTS-NATIONAL GOVERNMENT		3,252,977.63
1-030-1011B	ALLOWANCE FOR DOUBTFUL LONG TERM RECEIVABLES		1,020,331,438.78
1-040-4010	OFFICE SUPPLIES INVENTORY	1,721,871.81	
1-021-0111D	INVESTMENT-FVOCI	92,824,195.00	
1-021-0010	INVESTMENTS IN SUBSIDIARIES	1,672,147,168.09	
1-021-0111A	AVAILABLE FOR SALE SECURITIES (AFS)	2,154,099,863.82	
1-021-0111B	INVESTMENT IN TIME DEPOSIT-LC	984,269,070.97	
1-021-0111C	INVESTMENT IN ASSOCIATES/AFFILIATES	790,827,691.75	
1-020-6010C	GOVERNMENT OWNED/CONTROLLED CORPORATION - COST		19,296,791.07
1-020-6012	ALLOWANCE FOR IMPAIRMENT- INVESTMENT IN SUBSIDIARIES		1,269,832,038.50
1-020-6013	ALLOWANCE FOR IMPAIRMENT- INVESTMENT IN ASSOCIATES/AFFILIATES		586,007,691.75
1-020-6014	ALLOWANCE FOR IMPAIRMENT- AVAILABLE FOR SALE SECURITIES		1,957,652,972.76
1-029-9990A	OTHER INVESTMENT	161,861,665.67	
1-029-9991	ALLOWANCE FOR IMPAIRMENT- OTHER INVESTMENTS		161,861,665.67
1-050-1020	INVESTMENT PROPERTY,BUILDINGS	252,327,000.32	
1-060-4011	ACCUMULATED DEPRECIATION- BUILDINGS		1,159,778,542.71
1-050-1010	INVESTMENT PROPERTY, LAND	18,553,533,640.69	
1-060-2990	OTHER LAND IMPROVEMENTS	70,783,154.92	
1-060-2991	ACCUMULATED DEPRECIATION- OTHER LAND IMPROVEMENTS		69,078,446.23
1-999-9020	FORECLOSED PROPERTY/ASSETS	922,591.08	
1-999-9021	ACCUMULATED IMPAIRMENT LOSSES- FORECLOSED PROPERTY/ASSETS		922,590.08
1-060-5030	INFORMATION AND COMMUNICATION TECHNOLOGY EQUIPN	19,927,195.04	
1-060-5031	ACCUMULATED- INFORMATION & COMMUNICATION TECHNOLOGY EQUIPMENT		18,255,924.47
1-060-4990	OTHER STRUCTURES	4,518,600.00	
1-060-4991	ACCUMULATED DEPRECIATION- OTHER STRUCTURES		4,518,600.00
1-060-5130	SPORTS EQUIPMENT	112,857.14	
1-060-5131	ACCUMULATED DEPRECIATION SPORTS EQUIPMENT		60,190.40
1-060-9021	ACCUMULATED DEPRECIATION- LEASED ASSETS IMPROVEMENTS, BUILDINGS		27,036.36
1-059-9010	CONSTRUCTION IN PROGRESS INVESTMENT PROPERTY BUILD	15,687,807.67	
1-060-4010	BUILDINGS	1,160,311,896.93	
1-060-9990	OTHER LEASED ASSETS IMPROVEMENTS	22,015.18	
1-060-9991	ACCUMULATED DEPRECIATION- OTHER LEASED ASSETS IMPROVEMENTS		14,309.88
1-060-9020	LEASED ASSETS IMPROVEMENTS, BUILDINGS	30,035.27	
1-060-7010	FURNITURE AND FIXTURES	5,256,645.08	
1-060-7011	ACCUMULATED DPRECIATION- FURNITURE AND FIXTURES		3,927,004.51
1-060-5020	OFFICE EQUIPMENT	11,856,311.33	
1-060-5021	ACCUMULATED DEPRECIATION- OFFICE EQUIPMENT		10,734,607.70

1-060-6010	MOTOR VEHICLES	10,162,854.14	
1-060-6011	ACCUMULATED DEPRECIATION-MOTOR VEHICLES		8,176,690.65
1-069-8990	OTHER PROPERTY, PLANT AND EQUIPMENT	30,296,052.31	
1-069-8991	ACCUMULATED DEPRECIATION- OTHER PROPERTY, PLANT AND EQUIPMENT		1,950,262.10
1-080-1020	COMPUTER SOFTWARE	631,169.64	
1-990-2050	PREPAID INSURANCE	656,107.21	
1-990-2060	INPUT TAX	982,138.53	
1-990-2070	CREDITABLE INPUT TAX	199,200.32	
1-990-2080	WITHHOLDING TAX AT SOURCE	15,202,529.36	
1-990-2990	OTHER PREPAYMENTS	8,990,386.19	
1-990-2010	ADVANCES TO CONTRACTORS	3,115,873.52	
1-999-9990A	SHORT TERM INVESTMENTS HELD IN TRUST	27,572,114.15	
1-999-9990B	ACCRUED INTEREST - SHORT TERM INVESTMENTS HELD IN TR	5,202,644.31	
1-999-9990C	DEFERRED CHARGES	42,828,304.92	
1-990-3020	GUARANTY DEPOSITS	220,000.00	
1-990-3990	OTHER DEPOSITS	17,700.00	
1-999-9990D	OTHER ASSETS	989,585,229.57	
1-999-9991	ACCUMULATED IMPAIRMENT LOSSES- OTHER ASSETS		1,003,708,904.66
2-010-1050	INTEREST PAYABLE		461,158,310.75
2-999-9990A	MISCELLANEOUS PAYABLE - DEDUCTIBLE		18,107,082.17
2-999-9990B	MISCELLANEOUS PAYABLE - NON-DEDUCTIBLE		644,561.20
2-010-2040	LOANS PAYABLE- DOMESTIC		144,051,929.00
2-090-1010A	DEFERRED TAX LIABILITIES - CURRENT		4,747,503,817.20
2-040-1040A	DEPOSITS FROM SUPPLIERS, BIDDERS, ETC.		1,027,554.52
2-050-2010	UNEARNED REVENUE/INCOME- INVESTMENT PROPERTY		11,448,794.49
2-020-10101	Withholding Tax on Compensation		320,015.16
2-020-10104	WITHHOLDING TAX ON GMP - VALUE ADDED TAXES (GVAT)		164,166.93
2-020-10102	EXPANDED WITHHOLDING TAX		154,675.83
2-020-10103	WITHHOLDING TAX ON GOVERNMENT MONEY PAYMENTS (GMP) - PERCENTAGE TAX		11,636.21
2-050-1030	OUTPUT TAX	50,308,850.78	
2-020-1020	DUE TO GSIS		565,712.42
2-020-1120	VALUE ADDED TAX PAYABLE		54,991,974.21
2-020-1040	DUE TO PHILHEALTH		0.01
2-060-1020	LEAVE CREDITS PAYABLE		6,650,848.96
2-060-1990	OTHER PROVISIONS		302,542,640.69
2-020-1030	DUE TO PAG-IBIG		7,900.00
2-040-1010A	TRUST LIABILITIES - CURRENT		35,142,240.44
2-040-1040B	MISCELLANEOUS LONG TERM LIABILITIES		37,694,467.69
2-040-1010B	TRUST LIABILITIES - LONG TERM		2,532,188.37
2-020-1130	INCOME TAX PAYABLES		0.00
2-090-1010B	DEFERRED TAX LIABILITIES - LONG TERM		0.00
3-010-1020	GOVERNMENT EQUITY		8,493,703,483.07
3-070-1010	RETAINED EARNINGS/(DEFICIT)		8,810,091,110.67
3-100-1010	CUMULATIVE CHANGES IN FAIR VALUE OF INVESTMENTS		28,883,100.60
4-020-2210A	INTEREST INCOME FROM SAVINGS ACCOUNT		594,670.71
4-020-2210B	INTEREST INCOME ON LOANS (TAXABLE)		2,874,490.18
4-020-2210C	INTEREST INCOME ON MONEY MARKET PLACEMENTS (STFT)		52,867,718.24
4-020-2210D	INTEREST INCOME ON RECEIVABLES		134,060.21
4-020-2200A	DIVIDEND INCOME SUBJECT TO CORPORATE TAX		0.00
4-020-2200B	DIVIDEND INCOME NOT SUBJECT TO TAX		5,986,053.00
4-050-1030	GAIN ON SALE/REDEMPTION/TRANSFER OF INVESTMENTS		185,671.43
4-020-2050	RENT/LEASE INCOME		134,727,791.46
4-020-2340	MANAGEMENT FEES		105,000.30
4-050-1010	GAIN ON FOREIGN EXCHANGE (FOREX)		11,388,198.95
4-060-3990	MICELLANEOUS INCOME		3,733,974.53
4-020-2220	SHARE IN PROFIT /REVENUE OF JOINT VENTURE		1,917,390.71
5-030-1040	BANK CHARGES	5,483.00	
5-010-1010	SALARIES AND WAGES-REGULAR	16,803,846.61	
5-010-3010	RETIREMENT AND LIFE INSURANCE PREMIUMS	2,007,556.45	
5-010-3030	PHILHEALTH CONTRIBUTIONS	176,503.36	
5-010-3040	EMPLOYEES COMPENSATION INSURANCE PREMIUMS	23,150.00	
5-010-3020	PAG-IBIG CONTRIBUTIONS	22,700.00	
5-010-2130	OVERTIME AND NIGHT PAY	60,003.23	
5-010-2140	YEAR END BONUS	2,744,930.87	
5-010-2010	PERSONNEL ECONOMIC RELIEF ALLOWANCE (PERA)	465,727.27	
5-010-2020	REPRESENTATION ALLOWANCE (RA)	346,500.00	
5-010-2030	TRANSPORTATION ALLOWANCE	128,409.09	
5-010-2120	LONGEVITY PAY	36,785.72	
5-010-2040	CLOTHING/UNIFORM ALLOWANCE	156,000.00	
5-010-2990	OTHER BONUSES AND ALLOWANCES	30,000.00	
5-010-4030	TERMINAL LEAVE BENEFITS	2,008,767.54	
5-010-4990	OTHER PERSONNEL BENEFITS	1,489,416.66	
5-021-1010	LEGAL SERVICES	405,000.00	
5-021-1030	CONSULTANCY SERVICES	4,529,224.72	


5-021-1020	AUDITING SERVICES	6,027,692.65	
5-021-2010	ENVIRONMENT/SANITARY SERVICES	230,423.78	
5-021-2020	JANITORIAL SERVICES	1,236,128.68	
5-021-2030	SECURITY SERVICES	8,167,071.16	
5-029-9140	DOCUMENTARY STAMPS EXPENSES	169,222.60	
5-050-1990	DEPRECIATION-OTHER PROPERTY, PLANT AND EQUIPMENT	65,787.98	
5-050-1070	DEPRECIATION-FURNITURE, FIXTURES AND BOOKS	221,221.08	
5-050-1050	DEPRECIATION-MACHINERY AND EQUIPMENT	1,197,206.73	
5-050-1060	DEPRECIATION-TRANSPORTATION EQUIPMENT	396,514.74	
5-050-1020	DEPRECIATION-LAND IMPROVEMENTS	218,366.10	
5-050-1040	DEPRECIATION-BUILDINGS AND OTHER STRUCTURES	46,661.13	
5-029-9050A	RENTALS - OFFICE BUILDING	236,126.84	
5-029-9050B	RENTALS - OTHERS	781,155.35	
5-020-4010	WATER EXPENSES	80,953.51	
5-020-4020	ELECTRICITY EXPENSES	1,696,471.10	
5-021-3040	REPAIRS AND MAINTENANCE-BUILDINGS AND OTHER STRUCTURES	0.00	
5-021-3050	REPAIRS AND MAINTENANCE-MACHINERY AND EQUIPMENT	54,500.00	
5-021-3070	REPAIRS AND MAINTENANCE-FURNITURE AND FIXTURES	0.00	
5-021-3990	REPAIRS AND MAINTENANCE-OTHER PROPERTY, PLANT AND EQUIPMENT	479,226.06	
5-021-3010	REPAIRS AND MAINTENANCE - INVESTMENT PROPERTY	2,053,681.43	
5-021-3060A	R & M - MOTOR VEHICLES - REPAIR AND SERVICE	55,231.29	
5-021-3060B	R & M - MOTOR VEHICLES - SPARE PARTS	174,813.23	
5-020-3090	FUEL , OIL & LUBRICANTS EXPENSES	614,271.02	
5-050-4010	LOSS ON FOREIGN EXCHANGE (FOREX)	3,055.62	
5-020-2010	TRAINING EXPENSES	106,237.17	
5-029-9060	MEMBERSHIP DUES AND CONTRIBUTIONS TO ORGANIZATIONS	319,076.43	
5-021-5030A	INSURANCE OF PROPERTIES	1,422,573.91	
5-029-9010	ADVERTISING, PROMOTIONAL AND MARKETING EXPENSES	10,878.30	
5-029-9070	SUBSCRIPTION EXPENSES	26,732.00	
5-021-5020	FIDELITY BOND PREMIUMS	260,000.00	
5-021-2990A	MESSANGERIAL SERVICES	387,956.59	
5-021-2990B	MISCELLANEOUS OTHER SERVICES	4,500,159.36	
5-021-0030A	BOARD MEETING EXPENSES	25,206.26	
5-021-0030C	OTHER MISCELLANEOUS EXPENSES	708,882.82	
5-029-9040	TRANSPORTATION AND DELIVERY EXPENSES	3,508.77	
5-021-5010A	REAL ESTATE TAX	20,083,513.64	
5-021-5010B	MOTOR VEHICLE REGISTRATION	25,999.09	
5-021-5010C	MISCELLANEOUS TAXES AND LICENSES	3,924,599.64	
5-021-5010D	FRINGE BENEFIT TAX	6,448.18	
5-020-5020	TELEPHONE EXPENSES	598,747.33	
5-020-5010	POSTAGE AND COURIER SERVICES	14,716.15	
5-020-5030	INTERNET SUBSCRIPTION EXPENSES	364,073.91	
5-020-3010	OFFICE SUPPLIES EXPENSES	554,325.58	
5-020-3020	ACCOUNTABLE FORMS	139,955.36	
5-020-3990	OTHER SUPPLIES AND MATERIALS EXPENSES	279,326.55	
5-020-1010	TRAVELING EXPENSES-LOCAL	228,489.26	
5-021-0030B	MEETING/PLANNING & CONFERENCE	83,960.45	
5-029-9180	MAJOR EVENTS AND CONVENTIONS EXPENSES	90,562.50	
5-021-0030D	DISCRETIONARY EXPENSE	147,052.35	
5-021-5040	INCOME TAX EXPENSES	11,006,255.00	
5-0215-010E	TAX ON SAVINGS DEPOSITS	1,742.63	
5-021-5010F	TAX ON MONEY MARKET PLACEMENTS	10,676,791.54	
		32,090,564,345.33	32,090,564,345.33
			0.00

Prepared by:



DENISE J. MANALANSAN
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Certified Correct:



JOYCE ANNE N. ALIMON
Department Manager III -FAD