SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q, *AS AMENDED*

ANNUAL REPORT PURSUANT TO SECTION 17
OF THE SECURITIES REGULATION CODE AND SECTION 141
OF THE CORPORATION CODE OF THE PHILIPPINES

1. For the quarterly period ended 31 MARCH 2020

2. SEC Identification Number 24988 3. BIR Tax Identification No. 000-275-073

4. Exact name of issuer as specified in its charter JACKSTONES, INC. (Formerly: NextStage, Inc.)

5. Taguig City, Philippines
Province, Country or other jurisdiction of incorporation or organization

6. (SEC Use Only)
Industry Classification Code:

7. 593 Antonio Drive, Bagumbayan, Taguig City
Address of principal office

1630
Postal Code

8. **8277 9455**
Issuer's telephone number, including area code

9. N/A
Former name, former address, and former fiscal year, if changed since last report.

10. Securities registered pursuant to Sections 8 and 12 of the SRC, or Sec. 4 and 8 of the RSA

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common Stock	250,059,097

11. Are any or all of these securities listed on a Stock Exchange.

Yes [/] No [ ]

If yes, state the name of such stock exchange and the classes of securities listed therein:

Philippine Stock Exchange 167,559,179

12. Check whether the issuer:

(a) has filed all reports required to be filed by Section 17 of the SRC and SRC Rule 17.1 thereunder or Section 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of The Corporation Code of the Philippines during the preceding twelve (12) months (or for such shorter period that the registrant was required to file such reports);

Yes [/] No [ ]

(b) has been subject to such filing requirements for the past ninety (90) days.

Yes [ ] No [/]

PART I. FINANCIAL INFORMATION

Item 1: Financial Statements

Please see that attached Interim Financial Statements of the Company as of 31 March 2020.

Item 2: Management's Discussion and Analysis of Financial Condition and Results of Operations

Plan of Operation

Due to uncertainty brought about by the COVID 19, the Company has no plan to acquire new lands for development in the next 12 months. It will instead offer auxiliary real estate services in order to augment its sources of revenue.

Management's Discussion and Analysis

JAS's key performance indicators are as follows:

a. Current Ratio
b. Acid-Test Ratio
c. Net Debt to Equity Ratio
d. Debt to Asset Ratio
e. Asset to Equity Ratio

Except for Net Income, these key performance indicators are not measurements in accordance with Philippine Financial Reporting Standards and should not be considered as an alternative to net income or any other measure of performance which are in accordance with PFRS.

The following are the key performance indicators of JAS in related to its financial condition:

	JAS and its Subsidiary			JPI		
	Mar 31	**December 31**		**Mar 31**	**December 31**	
	2020	**2019**	**2018**	**2020**	**2019**	**2018**
i. Current Ratio	1.13	1.20	1.51	0.95	0.97	1.07
ii. Acid-Test Ratio	0.19	0.25	1.12	0.10	0.03	0.33
iii. Debt to Equity Ratio	5.62	4.17	1.85	(39.73)	(163.37)	12.33
iv. Debt to Asset Ratio	0.85	0.81	0.65	1.05	1.01	0.92
v. Asset to Equity Ratio	6.62	5.17	2.85	(37.86)	(162.37)	13.33

Current Ratio

The current ratio is a liquidity ratio that measures a company's ability to pay short-term obligations or those due within one year. This tells investors how a company can maximize the current assets on its balance sheets to satisfy its current debt and other payables; calculated by dividing current assets by current liabilities.

Acid-Test Ratio

The acid-test ratio provides a simple and more accurate assessment of the Company's ability to pay its current liabilities. This is calculated as cash plus accounts receivable divided by current liabilities.

Debt to Equity Ratio

The debt-to-equity ratio is calculated by dividing a company's total liabilities by its shareholder equity. The ratio is used to evaluate a company's financial leverage and measure the degree to which a company is financing its operations through debt versus wholly-owned funds.

Debt to Asset Ratio

This ratio quantifies the percentage of the Company's assets that have been financed with short-term and long-term debts. This is calculated by dividing total debts by total assets.

Asset to Equity Ratio

The asset to equity ratio shows the relationship of the total assets of the company to the portion owned by shareholders. This ratio is an indicator of the company's leverage used to finance JAS.

Financial and Operational Results

Results of Operations

Comparison of key financial performance for the calendar year-ended March 31, 2020, 2019 and 2018 are summarized in the following tables:

	March 31		
	2020	**2019**	**2018**
Sales	-	-	-
Cost of Sales	-	-	-
Gross Profit	-	-	-
Administrative Expenses	(3,126,115)	(1,813,661)	(1,791,176)
Operating Loss	(3,126,115)	(1,813,661)	(1,791,176)
Foreign Exchange Gain (Loss)	32,562	72,442	-
Interest Income	2,419	358,225	1,236
Income tax benefit	632,262	-	-
Net Loss	(2,458,872)	(1,382,994)	(1,789,940)

The Company's negative income in 1Q 2020 and 2019 is per forecast, as the company could not yet realize any revenue until 100% turnover and acceptance of the Michelia Residences project. The project is targeted to be completed only by November 2020 as approved by the Housing and Land Use Regulatory Board. As of March 31, 2020, the project is more or less 50% completed and is still on track as per project timeline. Likewise, there is no operation in year 2018.

Financial Condition

JAS's objective when managing capital are to support JAS's ability to effectively deploy capital and to protect the interest of its shareholders.

Management shall utilize the capital structure that generates the most value for shareholders and this may entail adjustments to dividends paid to shareholders, loans obtained from banks, and the issuance of new shares. Total capital being managed by JAS as its total equity as shown in the attached statement of financial position.

JAS is also currently negotiating with various investment groups to raise new capital and is also seriously considering another public offering to raise more funds for its investments and holdings. JAS continues to review projects, ventures, businesses and assets that can be included in the holdings of it of which JAS may issue shares in exchange for owning them.

As of March 31, 2020, JAS's assets consist of cash in the amount of P1,814,197; short term investment of P5,226,873; real estate held for development and sale of P55,460,417; due from related parties of P10,619,904; contract assets of P1,388,337; prepayment and other current asset of P33,502,891; property and equipment – net P465,993; intangible assets (software and licenses) – P217,411; input VAT, non-current of P1,382,560; and deferred income tax assets P2,295,709 for a total assets of P112,374,292 compared to P100,408,094 total assets as of 31 December 2019.

Comparison of key financial position for the quarter ended March 31, 2020 and calendar year-ended December 31, 2019 and 2018 are summarized in the following tables:

	March 31	December 31	
	2020	**2019**	**2018**
Current Assets	108,012,619	96,911,276	71,309,416
Non-current Assets	4,361,673	3,496,818	1,645,921
Total Assets	112,374,292	100,408,094	72,955,337
Current Liabilities	95,397,978	80,972,908	47,335,154
Non-current Liabilities	-	-	18,308
Total Liabilities	95,397,978	80,972,908	47,353,462
Deficit	(314,542,553)	(312,083,681)	(305,916,992)
Equity	16,976,314	19,435,186	25,601,875
Total Liabilities and equity	112,374,292	100,408,094	72,955,337

Likewise, the comparative increase (decrease) of financial analysis of balance sheets as of March 31, 2020, 2019 and 2018 as follows:

	March 31, 2020 vs 2019	March 31 2019 vs 2018
Current Assets	55.10%	29.76%
Non-Current Assets	155.66%	(49.33%)
Total Assets	57.50%	25.09%
Total Liabilities	102.42%	61.16%
Deficit	2.36%	1.18%
Equity	(29.90%)	(12.86%)

**Computed at increase (decrease) divided by last year*

Legal, Regulatory, and Corporate Developments

A Memorandum of Agreement between Ketton Holdings, Inc. and the previous shareholders states that any claims filed against JAS by ING following the closing date of sale, with regards to loan extended by ING to PACEMCO, shall be for the account of the previous shareholders. Accordingly, management believes that JAS's financial position and results of operations will not be significantly affected from the ultimate disposition of outstanding legal cases and claims. Further, there are no other material events and uncertainties known to management that would cause reported financial information not to be necessarily indicative of the future financial condition of JAS.

Other Relevant Information

There are no material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of JAS with unconsolidated entities or other persons created during the reporting period. Likewise, there are no material commitments for capital expenditures.

Impact of COVID-19

In early 2020, there was an outbreak of the Corona Virus Disease 2019 (COVID-19) which was declared by the World Health Organization (WHO) as a pandemic in March 2020. Due to this outbreak, the government implemented strong measures to control the spread of the COVID-19 such as the Enhanced Community Quarantine (ECQ). These measures highly affected the economy of the Philippine market due to slow-down of the business activities.

JAS's operation is expected to be disrupted by the said measures. However, the extent of its effects could not be reasonably determined at this time.

PART II. OTHER INFORMATION

JAS did not have any material information that was not previously reported in a report on SEC Form 17-C.

SIGNATURES

Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

JACKSTONES, INC.

Maximillian So Tanenglian	**Maria Gracia L. Morfe**
President	Accountant
Date signed	Date signed

Jackstones, Inc. and Subsidiary

Consolidated Unaudited Financial Statements
As at March 31, 2020 and December 31, 2019
and for each of the three months in the period ended March 31, 2020 and 2019

Jackstones, Inc. and Subsidiary

Consolidated Statements of Financial Position
As at March 31, 2020 and December 31, 2019
(All amounts in Philippine Peso)

	Notes	2020	2019
ASSETS			
Current assets			
Cash and cash equivalents	2	1,814,197	5,022,715
Short-term investment	2	5,226,873	5,196,150
Real estate held for development and sale	3	55,460,417	44,517,085
Due from related parties	7	10,619,904	10,296,958
Contract assets	8	1,388,337	1,393,337
Prepayments and other current assets	4	33,502,891	30,485,031
Total current assets		108,012,619	96,911,276
Non-current assets			
Property and equipment, net	5	465,993	494,172
Intangible assets	5	217,411	-
Input value-added tax, non-current	4	1,382,560	1,339,199
Deferred income tax assets	11	2,295,709	1,663,447
Total non-current assets		4,361,673	3,496,818
Total assets		**112,374,292**	100,408,094
LIABILITIES AND EQUITY			
Current liabilities			
Trade payables and other liabilities	6	3,938,727	4,078,859
Advances from shareholders	7	80,777,769	66,277,769
Contract liabilities	8	10,681,482	10,616,280
Total liabilities		95,397,978	80,972,908
Equity			
Share capital, net of treasury shares	9	188,184,097	188,184,097
Share premium	9	143,334,770	143,334,770
Deficit		(314,542,553)	(312,083,681)
Total equity		16,976,314	19,435,186
Total liabilities and equity		112,374,292	100,408,094

The notes on pages 1 to 31 are integral part of these consolidated financial statements.

Jackstones, Inc. and Subsidiary

Consolidated Statements of Total Comprehensive Income
For each of the three months ended March 31, 2020 and 2019
(All amounts in Philippine Peso)

	Notes	2020	2019
Income			
Foreign exchange gain	13	32,562	72,442
Interest income	2	2,419	358,225
		34,981	430,667
Expenses			
Administrative expenses	10	(3,126,115)	(1,813,661)
Foreign exchange loss	13	-	-
		(3,126,115)	(1,813,661)
Loss before income tax		(3,091,134)	(1,382,994)
Income tax benefit	11	632,262	-
Loss for the year		(2,458,872)	(1,382,994)
Other comprehensive income		-	-
Total comprehensive loss for the year		(2,458,872)	(1,382,994)
Loss per share (basic and diluted)	12	(0.010)	0.0221

The notes on pages 1 to 31 are integral part of these consolidated financial statements.

Jackstones, Inc. and Subsidiary

Consolidated Statements of Changes in Equity
For each of the three month period ended December 31, 2020 and 2019
(All amounts in Philippine Peso)

	Share capital (Note 9)					Share premium (Note 9)	Treasury shares (Note 9)	Deposit for future stock subscription (Note 9)	Deficit	Total equity
	Authorized		Subscribed		Paid up					
	No. of shares	Amount	No. of shares	Amount	Amount					
Balances at January 1, 2019	500,000,000	500,000,000	250,059,179	250,059,179	188,184,179	143,334,770	(82)	-	(305,916,992)	25,601,875
Comprehensive income										
Loss for the period	-	-	-	-	-	-	-	-	(1,382,994)	(1,382,994)
Other comprehensive income	-	-	-	-	-	-	-	-	-	-
Total comprehensive loss for the year	-	-	-	-	-	-	-	-	(1,382,994)	(1,382,994)
Balances at March 31, 2019	500,000,000	500,000,000	250,059,179	250,059,179	188,184,179	143,334,770	(82)	-	(307,299,986)	24,218,881
Balances at January 1, 2020	500,000,000	500,000,000	250,059,179	250,059,179	188,184,179	143,334,770	(82)	-	(312,083,681)	19,435,186
Comprehensive income										
Loss for the period	-	-	-	-	-	-	-	-	(2,458,872)	(2,458,872)
Other comprehensive income	-	-	-	-	-	-	-	-	-	-
Total comprehensive loss for the year	-	-	-	-	-	-	-	-	(2,458,872)	(2,458,872)
Balances at March 31, 2020	500,000,000	500,000,000	250,059,179	250,059,179	188,184,179	143,334,770	(82)	-	(314,542,553)	16,976,314

The notes on pages 1 to 31 are integral part of these consolidated financial statements.

Jackstones, Inc. and Subsidiary

Consolidated Statements of Cash Flows
For each of the three months period ended March 31, 2020 and 2019
(All amounts in Philippine Peso)

	Notes	2020	2019
Cash flows from operating activities			
Loss before income tax benefit for the year		(3,091,134)	(1,382,994)
Adjustment for:			
Depreciation expense	5	28,179	4,901
Unrealized foreign exchange gain	13	(35,562)	(72,442)
Interest income	2	(2,419)	(358,225)
Operating loss before changes in working capital		(3,100,936)	(1,880,760)
(Increase) decrease in:			
Due from related parties	7	(322,946)	16,761,706
Real estate held for development and sale	3	(10,943,332)	(4,072,131)
Contract asset	8	5,000	-
Prepayments and other current assets	4	(3,017,860)	(194,156)
Input value-added tax, non-current	4	(43,361)	-
Increase (decrease) in:			
Trade payables and other liabilities	6	(140,132)	(224,859)
Contract liabilities	8	65,202	-
Cash used in operations		(17,498,365)	10,461,800
Interest received	2	2,419	358,225
Net cash used in operating activities		(17,495,946)	10,820,025
Cash flow from investing activities			
Acquisition of software licenses	5	(217,411)	-
Net cash used in investing activities		(217,411)	-
Cash flow from financing activities			
Advances from shareholders	7	14,500,000	-
Net cash provided by financing activities		14,500,000	-
(Decrease) increase in cash and cash equivalents		(3,213,357)	10,820,025
Cash and cash equivalents at January 1		5,022,715	28,854,662
Effect of foreign exchange changes on cash and cash equivalents	13	4,839	72,442
Cash and cash equivalents at December 31	2	1,814,197	39,747,129

The notes on pages 1 to 31 are integral part of these consolidated financial statements.

Jackstones, Inc. and Subsidiary

Notes to Consolidated Financial Statements
As at March 31, 2020 and December 31, 2019
(In the notes, all amounts are shown in Philippine Peso, unless otherwise stated)

Note 1 - Business information

1.1 General information

Jackstones, Inc. (the "Parent Company") was originally incorporated on April 22, 1964 as Pacific Cement Company, Inc. to engage in the manufacture and trading of cement and related products. In June 2000, the Securities and Exchange Commission (SEC) approved the change in primary purpose of the Company to that of a holding company and changed its corporate name to PACEMCO Holdings, Inc. (PACEMCO). Simultaneous therewith, PACEMCO spun-off its cement manufacturing and mining facility and assets to Pacific Cement Philippines, Inc. (PACEMPHIL), in exchange for 100% of the shares of stock of PACEMPHIL. This investment was subsequently sold in November 2000.

In December 2000, PACEMCO acquired 100% of the share capital of NextStage, Inc., and in June 2001, the SEC approved the merger of PACEMCO and its subsidiary, NextStage, Inc., with PACEMCO as the surviving corporation. Subsequently, the SEC also approved the change in name from PACEMCO to NextStage, Inc.

The Parent Company's shares are listed in the Philippine Stock Exchange (PSE). As a public company, it is covered by Part I Section 2 A (i) of the Securities and Regulation Code (SRC) Rule 68, as amended on October 20, 2011 and also covered by additional requirement under SRC Rule 68, as amended, Part II.

On April 16, 2014, the SEC approved the Company's application to change its corporate name to its present name and the extension of its corporate life for another 50 years immediately after the first 50 years from and after the date of incorporation.

On October 12, 2014, a group of individual and corporate shareholders sold their shares of stock representing 70% of the outstanding share capital of the Company to Ketton Holdings, Inc. and a group of individual investors. The sale effectively transferred control of the Parent Company to Ketton Holdings, Inc., a domestic corporation registered in the Philippine SEC, who became the ultimate controlling party, owning 54% equity interest in the Parent Company.

On March 23, 2015, the Parent Company's Board of Directors (BOD) approved the transfer of principal office from Bonifacio Technology Center, 2nd Avenue corner 31st Street, Bonifacio Global City, Taguig City to 593 Antonio Drive, Bagumbayan, Taguig City. The above resolution has been ratified by the shareholders on April 30, 2015 and approved by the SEC on July 6, 2015.

On March 10, 2017, the Parent Company's BOD, through an amendment of the Parent Company's Articles of Incorporation, approved the increase of the Parent Company's authorized share capital from P170 million divided into 170 million shares with P1 par value per share to P500 million divided into 500 million shares with P1 par value per share. This amendment was approved and ratified by the Parent Company's shareholders during the annual shareholders' meeting on June 13, 2017. The amendment was filed and approved by the SEC on February 7, 2018.

As at March 31, 2020 and December 31, 2019, the Parent Company has 307 shareholders owning at least 100 shares each. Of the total shares outstanding, 20.10% were publicly held as at March 31, 2020 and December 31, 2019.

Status of operations

In 2017, the Parent Company increased its authorized share capital to obtain additional stock subscription and address its negative equity. The Parent Company also established a wholly-owned subsidiary, Jackstones Properties, Inc. (JPI), which is engaged in real estate business.

In 2018, JPI purchased a land for future development and sale to start its commercial operations. In 2019, JPI obtained the approval from Housing and Land Use Regulatory Board (HLURB) for the license to sell saleable units in the purchased land. The project is expected to generate income starting 2020.

Also, the Group has identified target projects, ventures, businesses and assets that can be included in the holdings of the Parent Company for which the Parent Company may issue shares in exchange for owning them.

Moreover, the shareholders continue to provide financial support to the Group to enable it to meet its financial obligations when they fall due and carry out its business operations, going forward.

1.2 Subsidiary information

The Parent Company holds 100% ownership in the shares of stock of Jackstones Properties, Inc. (JPI). The Parent Company and its subsidiary are collectively referred to as the “Group”.

JPI was incorporated and registered with the Philippine SEC on October 20, 2017 primarily to purchase, acquire, own, hold, use and dispose real property. The registered office address of JPI is located at 593 Antonio Drive, Bagumbayan, Taguig.

Note 2 - Cash and cash equivalents

Cash and cash equivalent at March 31, 2020 and December 31, 2019 consist of:

	2020	2019
Cash on hand	2,000	12,000
Cash in banks	1,812,197	19,665,572
Cash equivalents	-	20,069,557
	1,814,197	39,747,129

Cash in banks earn interest at the respective bank deposit rates. Cash equivalent represents short-term investment with a local bank having a maturity of less than three (3) months from the date of placement and earning interest ranging from 1.375% to 1.875% for the period ended March 31, 2020 and December 31, 2019.

Short-term investment

As at March 31, 2020 and December 31, 2019, the Group has short-term investment amounting to US$102,407 or P5,226,873 (2019: P5,196,150) with a local bank having a maturity of six (6) months from the date of placement and earning interest of 2.25% per annum.

Interest income earned from bank deposits, cash equivalent and short-term investment for the year ended March 31, 2020 amounted to P2,419 (March 31, 2019: P358,225).

Accrued interest from short-term deposits as at March 31, 2020 amounted to P25,279 (March 31, 2019: nil) presented as part of prepayments and other current assets (Note 4) in the consolidated statements of financial position.

Note 3 - Real estate held for development and sale

On June 13, 2018, the Group purchased a land located at Barangay Marikina Heights, Marikina City for a total consideration of P14,582,150 paid in full upon execution of the Deed of Absolute Sale. The title and ownership of the land was transferred to the Group in the same year. The land was acquired for future development and sale.

In 2019, the Group started the construction of Michelia Residences, a townhouse project, after the Group has been granted license to sell by the Housing and Land Use Regulatory Board (HLURB) of the Philippines. The project is expected to be completed in 2020.

The composition of real estate held for development and sale as at March 31, 2020 and December 31, 2019 are as follows:

	March 31, 2020	December 31, 2019
At cost		
Land	14,582,150	14,582,150
Site development and housing costs	40,878,267	29,934,935
	55,460,417	44,517,085

Site development and housing costs include cost of construction, professional fees which primarily consist of architectural and engineering design fees and survey fees incurred to prepare the land for development and other costs attributable to bringing the real estate held for development and sale to its intended condition.

The movements in real estate held for development and sale follow:

	March 31, 2020	December 31, 2019
Beginning balance	44,517,085	17,394,825
Additions during the period	10,943,332	27,122,260
Ending balance	55,460,417	44,517,085

The Group's real estate held for sale and development are carried at the lower of cost or net realizable value.

Critical accounting judgment: Provision for losses on real estate held for development and sale

The Group provides for an allowance to write down real estate held for development and sale whenever the net realizable value becomes lower than cost. The allowance account is reviewed periodically.

As at March 31, 2020 and 2018, the Group has not provided any allowance for losses on real estate held for development and sale based on the assessment as described above.

Note 4 - Prepayments and other current assets; Input VAT, non-current

Prepayments and other current assets

Prepayments and other current assets as at March 31, 2020 and December 31, 2019 consist of:

	Note	2020	2019
Advances to contractors		22,341,483	21,870,141
Input value-added tax (VAT), current portion		9,085,938	6,511,290
Restricted cash		1,991,428	1,991,428
Advances to employees		30,564	58,114
Interest receivable	2	25,279	25,279
Prepaid Insurance		-	14,860
Others		28,199	13,919
		33,502,891	30,485,031

Advances to a contractor represent advanced payments which are settled through provision of construction services and delivery of materials. The services and materials are expected to be received within 12 months from reporting date.

Restricted cash pertains to cash held in escrow in compliance with the requirements of HLURB for a license to sell and certificate of registration. The restricted cash are refundable and will be derecognized upon completion of the townhouse project.

Advances to employees pertain to cash advances for operating expenses which are expected to be liquidated within 12 months upon release or utilization of its purpose.

Input VAT, non-current portion

The Group presented the input VAT related to the Parent Company amounting to P1,382,560 as at March 31, 2020 (December 31, 2019 - P1,339,199) as non-current asset since the management assessed that there will be no activities that will generate revenue that are subject to VAT within the next 12 months.

The Group has identified target projects, ventures, businesses and assets that can be included in the holdings and that will generate revenue that are subject to VAT. Management assessed that it is premature to recognize an impairment of the input VAT as management's intention is to apply it against future VAT obligations.

Critical accounting judgment: Recoverability of input VAT

In determining the recoverable amount of input VAT, management considers the probability of future transactions that will be available against which the input VAT can be utilized, including adequacy of and compliance with the required documentation for anticipated tax audits in case the Group opted to file for refund with the tax authorities in the future. The Group performs an evaluation of the input VAT claims filed with the Bureau of Internal Revenue (BIR) on a continuous basis throughout the period. Management uses judgment based on the best available facts and circumstances, including but not limited to, the adequacy of documentation, timely filing of application with the tax authority and evaluation of the individual tax credit claim's future recoverability and utilization. As of reporting date, management believes that it will be able to recover these input VAT on the following basis:

- Input VAT carried in the VAT returns does not expire and can be used against future output VAT obligations. As disclosed in Note 1, the Parent Company has identified target projects and business ventures that will generate revenues subject to VAT; and

- The Group has the option to apply for a tax refund on unused input VAT within a period of two (2) years.

Note 5 - Property and equipment, net and software and licenses

Property and equipment as at March 31, 2020 and December 31, 2019 consist of:

	Office furniture and fixtures	Office equipment	Total
At January 1, 2019			
Cost	9,370	92,066	101,436
Accumulated depreciation	(469)	(17,682)	(18,151)
Net carrying value	8,901	74,384	83,285
For the year ended December 31, 2019			
Opening net carrying value	8,901	74,384	83,285
Additions	56,647	408,892	465,539
Depreciation	(4,181)	(50,471)	(54,652)
Closing net carrying value	61,367	432,805	494,172
At January 1, 2020			
Cost	66,017	500,958	566,975
Accumulated depreciation	(4,650)	(68,153)	(72,803)
Net carrying value	61,367	432,805	494,172
For the year ended March 31, 2020			
Opening net carrying value	61,367	432,805	494,172
Additions	-	-	-
Depreciation	(3,302)	(24,877)	(28,179)
Closing net carrying value	58,065	407,928	465,993
At March 31, 2020			
Cost	66,017	500,958	566,975
Accumulated depreciation	(7,952)	(93,030)	(100,982)
Net carrying value	**58,065**	**407,928**	**465,993**

Software and licenses

The Group acquired a software from a third-party supplier amounting to P217,411 (December 31, 2019: nil) with estimated useful life of 2 years. No amortization was computed during the period as this was purchased towards the end of March 31, 2020. Amortization will start in the next reporting period.

Note 6 - Trade payables and other liabilities

Trade payables and other liabilities at March 31, 2020 and December 31, 2019 consist of:

	'2020	2019
Customer refunds	2,163,500	2,163,500
Accrued expenses	500,655	640,037
Accrued commission	628,686	628,686
Trade payables	434,085	411,731
Payable to regulatory agency	211,801	234,905
	3,938,727	4,078,859

Customer refunds mainly consists of amounts to be returned to customers who have decided to exercise their right to refund in accordance with their agreement with the Group.

Accrued expenses and other liabilities mainly pertain to accrued payroll and professional fees for accounting, legal, audit and stock transfer services rendered for the Group.

Accrued commission pertains to commission incurred but not yet paid in order to consummate the contract of sale for real estate properties.

Trade payables are non-interest bearing and are normally settled within 30 days.
There are neither guarantees nor assets pledged to secure the Group's liabilities at March 31, 2020 and December 31, 2019. The carrying amounts of trade payables and other liabilities approximate their fair values due to their short-term maturities.

Note 7 - Related party transactions

The table below summarizes the Group's transactions and balances with its related parties.

	Transactions			Outstanding balance		Terms and conditions
	March 31, 2020	March 31, 2019	December 31, 2019	March 31, 2020	December 31, 2019	
Due from *Entities under common control*	322,946	4,308,294	10,619,904	10,619,904	10,296,958	Due from entities under common control are related to payments made on behalf of the related parties. These are non-interest bearing, unsecured, receivable in cash and are generally collectible within one (1) year.
Advances from *Shareholders*	14,500,000	-	20,000,000	80,777,769	66,277,769	Advances are extended for working capital requirements which are payable in cash with no fixed repayment date. These are non-interest bearing, unguaranteed and unsecured.

	Transactions			Outstanding balance		Terms and conditions
	March 31, 2020	March 31, 2019	December 31, 2019	March 31, 2020	December 31, 2019	
Key management compensation Salaries and other short-term benefits (Note 9)	684,123	412,358	2,638,315	-	102,568	Key management compensation covering salaries and wages and other short-term benefits are determined based on contract of employment and payable in cash every month. The Parent Company has not provided share-based payments, termination benefits or other long-term benefits to its key management personnel for the period ended March 31, 2020 and December 31, 2019.

In the normal course of the business, the Group receives advances from the shareholders for working capital purposes. The carrying amount of advances from shareholders approximates its fair value due to its short-term maturity.

On March 10, 2017, the Parent Company's BOD approved the conversion of total advances from shareholders amounting to P18,578,124 to deposits for future shares subscription. This resolution was ratified by the Parent Company's shareholders during the annual shareholders' meeting on June 13, 2017. The application of the conversion of advances is yet to be submitted to the SEC as at March 31, 2020 and December 31, 2019.

The carrying amount of advances from shareholders approximates its fair value due to its short-term maturity.

Critical accounting judgment: Provision for impairment of amount due from related parties

Provision for impairment of amount due from a related party is maintained at a level considered adequate to provide for potentially uncollectible receivables. Provision for impairment is determined using expected credit losses (ECLs). Based on assessment of qualitative and quantitative factors that are indicative of the risk of default, including but not limited to, availability of accessible highly liquid asset and internal and external funding of related parties, the Company has assessed that the outstanding balances are exposed low credit risk.

Expected credit losses on these balances have therefore been assessed to be insignificant as at March 31, 2020 and December 31, 2019.

Note 8 - Contract assets; contract liabilities

Contract assets

The Group has recognized contract assets as at March 31, 2020 related to brokers' commission amounting to P1,388,337 (December 31, 2019: P1,393,337). Brokers' commission pertains to the amount to be incurred in order to consummate the contract of sale for real estate properties. A portion is paid upon signing of the contract to sell and the remainder is to be paid once the deed of absolute sale has been issued to the buyer.

There are no amortization of contract assets for the year ended December 31, 2019.

Contract liabilities

Contract liabilities consist of customer deposits and advance payments for additional improvement on bare units that have not yet been rendered. The Group will recognize the revenue as the construction is completed, which is expected to occur over the next 12 months from the reporting date.

Contract liabilities as at March 31, 2020 amounted to P10,681,482 (December 31, 2019: P10,616,280).

Critical accounting judgment: Revenue recognition

At contract inception, the Group evaluates the following criteria before it can apply the revenue recognition model under PFRS 15: a) The parties to the contract have approved the contract and are committed to perform their obligations; b) The entity can identify each party's rights regarding the goods or services to be transferred; c) The entity can identify the payment terms for the goods or services to be transferred; d) The contract has commercial substance (i.e., the risk, timing or amount of the entity's future cash flows is expected to change as a result of the contract); and e) It is probable that the entity will collect the consideration to which it will be entitled in exchange for the goods or services that will be transferred to the customer. In evaluating whether collectability of an amount of consideration is probable, an entity shall consider only the customer's ability and intention to pay that amount of consideration when it is due. This is relevant because customer's credit risk is an important part to determine whether a contract is valid.

If a contract with a customer does not meet the criteria, the Group shall continue to assess the contract to determine whether the criteria are subsequently met. When a contract with a customer does not meet the criteria and the Group receives consideration from the customer, the Group recognizes the consideration received as revenue only when either of the following events has occurred: a) The Group has no remaining obligations to transfer goods or services to the customer and all, or substantially all, of the consideration promised by the customer has been received by the Group and is non-refundable; or b) The contract has been terminated and the consideration received from the customer is nonrefundable.

As at March 31, 2020, none of the contracts with the customers have met the criteria for revenue recognition. The Group recognized the consideration received from the customers as contract liabilities and will continue to reassess if the revenue recognition criteria are subsequently met.

Note 9 - Equity

Share capital, net of treasury shares

Details of share capital at March 31, 2020 and December 31, 2019 are as follows:

	Shares	Amount
Common shares at P1 par value per share		
Authorized share capital	500,000,000	500,000,000
Fully paid		
Share capital issued	167,559,179	167,559,179
Treasury shares	(82)	(82)
Share capital issued and outstanding	167,559,097	167,559,097
Partially paid		
Subscribed share capital	82,500,000	82,500,000
Subscription receivable	(61,875,000)	(61,875,000)
Subscribed and paid	20,625,000	20,625,000
Share capital, net of treasury shares	188,184,097	188,184,097

Each common share confers upon a common shareholder: a) the right to vote at any shareholder's meeting or on any resolution of the shareholders; and b) the right to distribution of income under such terms and conditions as the BOD may approve. All holders of common shares shall have no pre-emptive rights to acquire new shares (including any common shares, securities convertible or exchangeable into shares, options, warrants or other rights to purchase or subscribe for shares or securities convertible or exchangeable into shares) to be issued by the Parent Company.

The Parent Company's record of registration of its securities under the Securities Regulation Code follows:

Date of approval	February 7, 2018	October 27, 1967
Number of shares registered	330,000,000	170,000,000
Issued/offer price	2.50	2.30

As discussed in Note 1, the Parent Company's BOD, through an amendment of the Parent Company's Articles of Incorporation, approved on March 10, 2017 the increase of the Parent Company's authorized share capital from P170,000,000 divided into 170,000,000 shares with a par value of P1.00 per share to P500,000,000 divided into 500,000,000 shares with a par value of P1.00 per share. This amendment was approved and ratified by the Parent Company's shareholders during the annual shareholders' meeting on June 13, 2017. The amendment was filed and approved by the SEC subsequently on February 7, 2018.

As at March 31, 2020 and December 31, 2019, the Parent Company has 307 shareholders owning at least 100 shares each of the Parent Company's common shares.

Share premium

The Parent Company's share premium at March 31, 2020 and December 31, 2019 is amounting to P143,334,770. There is no movement in the share premium during the premium.

In 2013, as part of the Parent Company's equity restructuring and to improve and strengthen the financial condition of the Parent Company without affecting the present ownership, the Board of Directors approved the conversion of the Parent Company's due to related parties, advances from shareholders and deposits for future shares subscriptions aggregating to P113,074,880 to additional paid in capital on April 30, 2013. On the same date, the Parent Company's shareholders approved such conversion into equity (under share premium).

On February 7, 2018, the SEC approved the Parent Company's increase in authorized capital stock. As a result, portion of the deposit for future stock subscription was transferred to share premium amounting to P30,259,890.

Proceeds from deposit for future stock subscription

On July 27, 2017, the Parent Company and its parent company, Ketton Holdings, Inc., entered into a subscription agreement to subscribe to 82,500,000 new common shares at P2.50 per share or a total of P206,250,000. Cash received as initial payment for the subscribed shares amounted to P50,884,890, net of share issuance costs amounting to P677,610.

Subscription Receivable

Shares subscribed will be issued once the entire subscription has been fully paid. The movement in the subscribed shares and the resulting subscription receivable are as follow:

	Share capital subscribed		Share	
	No. of shares	Amount	premium	Total amount
Total subscription	82,500,000	82,500,000	123,750,000	206,250,000
Subscribed and paid, gross of share issuance costs	(20,625,000)	(20,625,000)	(30,937,500)	(51,562,500)
Subscription receivable	61,875,000	61,875,000	92,812,500	154,687,500

Note 10 - Administrative expenses

The components of administrative expenses for the three-months ended March 31 are as follows:

	Notes	2020	2019
Salaries and other employee benefits	7	962,522	412,358
Professional and consultancy fees		711,726	288,000
Meeting expenses		22,137	358,730
Taxes, licenses and consultancy fees		347,178	347,445
Transportation expense		14,300	132,044
Commission expense		765,874	-
Office Supplies		2,156	213,632
Depreciation expense	5	28,178	4,901
Miscellaneous		272,044	56,551
		3,126,115	1,813,661

In 2020 and 2019, taxes, licenses and regulatory fees mainly represent SEC registration fees, business permit and other local taxes.

Note 11 - Income tax

Income tax benefit

The components of income tax benefit as shown in statements of total comprehensive income for the period ended March 31, 2020 and 2019 are as follows:

	2020	2019
Current tax expense	-	-
Deferred tax benefit	632,262	-
Deferred tax expense		-
	632,262	-

Deferred income tax assets

The Group has a total deferred income tax (DIT) asset amounting to P5,613,648 (December 31, 2019 - P4,686,308), of which P2,295,709 (December 31, 2019 - P1,663,447) related to JPI was recognized and P3,317,939 (December 31, 2019 - P3,022,861) related to the Parent Company was unrecognized.

Recognized DIT asset

DIT asset as at March 31, 2020 amounting to P2,295,709 (December 31, 2019 - P 1,663,447) represents the tax effect of the net operating loss-carryover (NOLCO) incurred by JPI.

In compliance with the Tax Reform Act (Act) of 1997, NOLCO for any taxable year shall be carried over as deduction from taxable income for the next three (3) consecutive taxable years immediately following the year of such loss. Details of the Company's NOLCO are as follows:

Period loss was incurred	Period of expiration	December 31, 2019	Additions during the year	March 31, 2020
December 2018	2021	1,177,798	-	1,177,798
December 2019	2022	4,367,026	4,367,026	4,367,026
March 2020	March 2023	-	2,107,540	2,107,540
		5,544,824	6,474,566	7,652,364
Tax rate		30%	30%	30%
		1,663,447	1,942,370	2,295,709

The realization of the future tax benefit related to the deferred tax asset is dependent on JPI's ability to generate future taxable income prior to the expiration of the NOLCO.

Management has considered these factors in reaching a conclusion to recognize DIT asset in the statement of financial position at March 31, 2020 and December 31, 2019.

Unrecognized DIT assets

The Group's unrecognized DIT assets as incurred by the Parent Company as at March 31, 2020 and December 31, 2019 are as follows:

	March 31, 2020	December 31, 2019
NOLCO	983,594	2,998,525
Unrealized foreign exchange loss	-	24,336
	983,594	3,022,861

The details of the Parent Company's NOLCO as at March 31, 2020 and December 31, 2019 are as follow:

Period loss was incurred	Year of expiration	December 31, 2019	Additions during the year	Expired during the year	March 31, 2020
December 2017	2020	2,856,610	-	714,153	2,142,457
December 2018	2021	3,446,644	-	-	3,446,644
December 2019	2022	3,691,829	-	-	3,691,829
March 31, 2020	2023	-	983,594	-	983,594
		9,995,083	983,594	(714,153)	10,264,524
Tax rate		30%	30%	30%	30%
		2,998,525	1,107,549	(214,246)	3,079,357

Realization of the future tax benefits related to the DIT asset is dependent on many factors, including the Parent Company's ability to generate taxable income. Management has considered these factors in reaching a conclusion not to recognize the Parent Company's DIT assets in the consolidated statements of financial position.

Deferred tax liability

The movements in the Group's DIT liability are as follows:

	2019	December 31, 2019
Beginning of the year	-	18,308
DIT (credited) charged in profit or loss	-	(18,308)
End of the year	-	-

The income tax computed at the statutory income tax rate to income tax benefit as shown in the statement of total comprehensive income for the three-months period ended March 31 has no significant reconciling items.

Critical judgment- Deferred income taxes

PFRS requires the recognition of deferred income tax (DIT) assets to the extent that it is probable that future taxable income will be available against which the temporary differences can be utilized. Determining the realizability of DIT assets requires the estimation of profits expected to be generated from operations.

Management assessed that the Parent Company will not generate sufficient future taxable profits to realize the DIT assets.

Note 12 - Loss per share

Loss per share for the period ended March 31 was computed as follows:

	2020	2019
Loss for the period	(2,458,872)	(1,382,994)
Weighted average number of outstanding shares	250,059,097	250,059,097
Loss per share	0.010	(0.0247)

There were no potential dilutive shares in 2019, December 31, 2019 and 2017.

Note 13 - Foreign currency denominated monetary asset

The Group's foreign currency denominated asset as at March 31, 2020 and December 31, 2019 pertains to its cash in bank and cash equivalent.

As at March 31, 2020

	US Dollar	Exchange rate at March 31	Peso equivalent
Cash in bank	6,218	51.04	317,431
Short-term investment	102,407	51.04	5,226,873
	108,625		5,544,304

As at December 31, 2019

	US Dollar	Exchange rate at December 31	Peso equivalent
Cash in bank	6,218	50.74	315,501
Short-term investment	102,407	50.74	5,196,150
	108,625		5,511,651

Foreign exchange (loss) gain for the years ended March 31, 2020 consists of:

	2020	2019
Realized foreign exchange (loss) gain	-	-
Unrealized foreign exchange (loss) gain	32,563	72,442
	32,563	72,442

Note 14 - Critical accounting estimates, assumptions and judgments

Estimates, assumptions 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 circumstances.

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The Group believes the following represent a summary of these significant estimates, assumptions and judgments and their related impact and associated risks in the consolidated financial statements:

- *Provision for losses on real estate held for development and sale (Note 3)*
- *Provision for impairment of amount due from related parties (Note 7)*
- *Revenue recognition (Note 8)*
- *Recoverability of deferred income tax assets (Note 11)*

Note 15 - Financial risk and capital management

15.1 Financial risk management

The Group's overall risks management program focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Group's financial performance.

Foreign exchange risk

The Group is exposed to foreign exchange risk primarily with respect to its cash and cash equivalents maintained in U.S. Dollar. The Group's financial position and results of operations are affected by the movement in the U.S. Dollar to Philippine Peso exchange rate. Foreign exchange risk arises when recognized assets denominated in a currency that is not the entity's functional currency.

Transactions denominated in foreign currencies and related exchange rates are monitored by management in order to minimize risk based on Group's policies.

The Group's foreign denominated financial assets are presented in Note 13.

The following table demonstrates the sensitivity to a reasonably possible change in U.S. Dollar currency rates against the Philippine Peso with all variables held constant, of the Group's post-tax profit for the period-ended March 31, 2020 and 2019:

	2020	2019
U.S. Dollar strengthened/weakened	+/-0.32%	+/-5.71%
Effect on pre-tax profit and equity	+/-17,362	+/-134,821,026

The sensitivity rates used represent the rates of change between the foreign currency at March 31, 2020 and 2019 and the foreign currency exchange rates determined 30 days from the reporting period, by which management is expected to realize the Group's financial assets.

Credit risk

Credit risk refers to the risk that a counterparty will cause a financial loss to the Group by failing to discharge an obligation. Significant changes in the economy that may represent a concentration in the Group's business, could result to losses that are different from those provided for at reporting date.

Credit risk arises from cash deposits with banks and financial institutions, as well as credit exposure on amount due from related parties. The fair values of these financial assets approximate their net carrying amounts.

The Group has the following financial assets as at March 31, 2020 and December 31, 2019 where the expected credit loss model has been applied:

Class of financial assets	At gross amounts	Expected credit losses	Net carrying amount	Internal credit rating	Basis for recognition of expected credit loss (ECL)
March 31, 2020					
Cash and cash equivalents*	1,812,197	-	1,812,197	Performing	12-month ECL
Short-term investment	5,226,873	-	5,226,873	Performing	12-month ECL
Interest receivable	25,279	-	25,279	Performing	12-month ECL
Due from related parties	10,619,904	-	10,619,904	Performing	12-month ECL
Restricted cash	1,991,428	-	1,991,428	Performing	12-month ECL
Total	19,675,681	-	19,675,681		

**Excluding cash on hand amounting to P2,000*

Class of financial assets	At gross amounts	Expected credit losses	Net carrying amount	Internal credit rating	Basis for recognition of expected credit loss (ECL)
December 31, 2019					
Cash and cash equivalents*	5,020,715	-	5,020,715	Performing	12-month ECL
Short-term investment	5,196,150	-	5,196,150	Performing	12-month ECL
Interest receivable	25,279	-	25,279	Performing	12-month ECL
Due from related parties	10,296,958	-	10,296,958	Performing	12-month ECL
Restricted cash	1,991,428	-	1,991,428	Performing	12-month ECL
Total	22,530,530	-	22,530,530		

**Excluding cash on hand amounting to P2,000*

Cash and cash equivalents

To minimize credit risk exposure from cash and cash equivalents and short-term investment, the Group maintains cash deposits and short-term placements in reputable banks. The Group assesses that cash and cash equivalents have low credit risk considering the bank's external credit ratings.

The Group maintains all of its cash deposits and short-term placements in banks with strong credit ratings to minimize exposure to credit risk. Amounts deposited in these banks as at March 31, 2020 and December 31, 2019 are as follows:

	2020	2019
Commercial bank	1,689,461	2,728,973
Thrift bank	5,226,873	5,196,150
Universal bank	122,736	2,291,742
	7,039,070	10,216,865

The remaining balance of cash and cash equivalents as at March 31, 2020 amounting to P2,000 (December 31, 2019 – P2,000) represent cash on hand, which is not exposed to credit risk (Note 2).

Due from related parties

Due from related parties are collectible on demand and therefore, expected credit losses are based on the assumption that repayment of balances outstanding are demanded at the reporting date. Based on assessment of qualitative and quantitative factors that are indicative of the risk of default, including but not limited to, availability of accessible highly liquid asset and internal and external funding of related parties, Parent Company has assessed that the outstanding balances are exposed low credit risk. Expected credit losses on these balances have therefore been assessed to be insignificant.

Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash to meet its operating cash requirements. The Group manages liquidity risk by monitoring expected cash flows and seeks funding from its shareholders to meet its operating commitments.

The Group's financial liabilities as at March 31, 2020 and December 31, 2019, which are due and demandable, are as follows:

	Notes	March 31, 2020	December 31, 2019
Trade payables and other liabilities	6	3,726,926	3,843,954
Advances from shareholders	7	14,500,000	66,277,769
		18,226,926	70,121,723

As at March 31, 2020, trade payables and other liabilities presented above exclude amounts payable to BIR amounting to P211,801 (December 31, 2019 - P234,905). Liquidity risk is not significant given the limited amount of financial liabilities payable to third parties.

15.2 Capital management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern, so that it can continue to implement business plans to make the Group profitable in the future.

In order to maintain or adjust the capital structure, the Group may issue new shares. Total capital being managed by the Group as at March 31, 2020 and December 31, 2019 consists of:

	Note	March 31, 2020	December 31, 2019
Share capital, net of treasury shares	9	188,184,097	188,184,097
Share premium	9	143,334,770	143,334,770
Deficit		(314,542,553)	(312,083,681)
		16,976,314	19,435,186

The Group has identified target projects, ventures, businesses and assets that can be included in the holdings of the Group for which the Group may issue shares in exchange for owning them.

As discussed in Notes 1 and 9, the Parent Company obtained approval from the SEC on February 7, 2018 for the Parent Company's increase in authorized capital stock amounting to P330,000,000. This enables the Group to generate further capital infusion from its shareholders to support its business plans.

As part of the reforms of the Philippine Stock Exchange (PSE) to expand capital market and improve transparency among listed firms, PSE has required listed entities to maintain a minimum of ten percent (10%) of their issued and outstanding shares, exclusive of any treasury shares, to be held by the public.

The Parent Company has complied with the minimum public float as at March 31, 2020 and December 31, 2019.

Note 16 - Summary of significant accounting policies

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

16.1 Basis of preparation

The consolidated financial statements of the Group have been prepared in accordance with Philippine Financial Reporting Standards (PFRS). The term PFRS in general includes all applicable PFRS, Philippine Accounting Standards (PAS) and interpretations of the Philippine Interpretations Committee (PIC), Standing Interpretations Committee (SIC) and International Financial Reporting Interpretations Committee (IFRIC) which have been approved by the Financial Reporting Standards Council (FRSC) and adopted by the SEC.

These consolidated financial statements have been prepared under the historical cost convention.

The Group is monitored as a single operating segment considering the limited transactions as at March 31, 2020 and December 31, 2019.

The preparation of consolidated financial statements in conformity with PFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Group's accounting policies. The areas involving higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in Note 14.

Changes in accounting policies and disclosures

(a) New standards adopted by the Group

The Group has adopted the following standards effective January 1, 2019:

Philippine Interpretation IFRIC 23, Uncertainty over Income Tax Treatments

The interpretation explains how to recognize and measure deferred and current income tax assets and liabilities where there is uncertainty over a tax treatment. During and as at March 31, 2020, the new interpretation did not have an impact on its financial statements as the Group have no uncertain tax positions.

There are no other applicable and relevant standards, amendments and interpretation, which are issued and effective January 1, 2019 and onwards that have or are expected to have a significant impact on the Group's financial statements during and at the end of the reporting period.

(b) New standards, amendments and interpretations not yet adopted

There are no other standards, amendments and interpretations which are effective for the financial year after January 1, 2019 that are relevant to and have a material impact on the Group's financial statements.

16.2 Consolidation

Subsidiary

Subsidiary is an entity (including structured entity) over which the Group has the power to govern the financial and operating policies so as to obtain benefits from its activities, generally accompanying a shareholding of more than half of the voting rights. A subsidiary is fully consolidated from the date on which control is transferred to the group. They are deconsolidated from the date that control ceases.

The purchase method of accounting is used to account for business combinations that result in the acquisition of a subsidiary by the Group. The cost of a business combination is measured as the fair value of the assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the business combination. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination over the acquirer's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities recognized is recorded as goodwill.

Inter-company transactions, balances and unrealized gains on transactions between the Parent Company and its subsidiary are eliminated in full. Intra-group losses are also eliminated but may indicate an impairment that requires recognition in the consolidated financial statements. Accounting policies of the subsidiary have been changed where necessary to ensure consistency with the policies adopted by the Group.

When the Group ceases to have control, any retained interest in the subsidiary is re-measured to its fair value at the date when control is lost, with the change in carrying amount generally recognized in profit or loss. The fair value is the initial carrying amount for purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognized in other comprehensive income in respect of that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognized in other comprehensive income are reclassified to profit or loss.

If the Group surrenders control to a related party within the Group it ultimately belongs, the difference between the consideration received and the fair value of the subsidiary at divestment date, is recognized as other charges to equity.

16.3 Financial assets

Classification

The Group classifies its financial assets in the following measurement categories: (a) those to be measured subsequently at fair value (either through OCI or through profit or loss), and (b) those to be measured at amortized cost.

The classification depends on the Group's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in debt instruments, this will depend on the business model in which the investment is held. For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income.

The Group reclassifies financial assets when and only when its business model for managing those assets changes.

The Group did not hold financial assets under category (a) during and as at March 31, 2020 and December 31, 2019.

The Group's financial assets are detailed in Note 15.1.

Recognition and subsequent measurement

The Group recognizes a financial asset in the statement of financial position when the Group becomes a party to the contractual provisions of the instrument. Regular-way purchases and sales of financial assets are recognized on trade date - the date on which the Group commits to purchase or sell the asset.

At initial recognition, the Group measures a financial asset at its fair value plus transaction costs that are directly attributable to the acquisition of the financial asset.

Subsequently, assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortized cost. Interest income from these financial assets is included in finance income using the effective interest rate method.

Impairment

The Group assesses on a forward looking basis the expected credit losses associated with its financial assets carried at amortized cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Impairment losses are presented within operating expenses in the statement of total comprehensive income.

Loss allowances of the Group are measured on either of the following bases:

- 12-month ECLs: these are ECLs that result from default events that are possible within the 12 months after the reporting date (or for a shorter period if the expected life of the instrument is less than 12 months); or

- Lifetime ECLs: these are ECLs that result from all possible default events over the expected life of a financial instrument or contract asset

General approach

The Group applies the general approach to provide for ECLs on due from related parties. Under the general approach, the loss allowance is measured at an amount equal to 12-month ECLs at initial recognition.

At each reporting date, the Group assesses whether the credit risk of a financial instrument has increased significantly since initial recognition. When credit risk has increased significantly since initial recognition, loss allowance is measured at an amount equal to lifetime ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and informed credit assessment and includes forward-looking information.

The Group considers a financial asset to be in default when:

- the borrower is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realizing security (if any is held); or
- the financial asset is more than 180 days past due.

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

Measurement of ECLs

The measurement of expected credit losses is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data adjusted by forward-looking information as described above. As for the exposure at default, for financial assets, this is represented by the assets' gross carrying amount at the reporting date.

Credit-impaired financial assets

At each reporting date, the Group assesses whether financial assets carried at amortized cost are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:
- significant financial difficulty of the counterparty;
- a breach of contract such as a default; or
- it is probable that the borrower will enter bankruptcy or other financial reorganization.

Write-off

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's procedures for recovery of amounts due.

Derecognition

Financial assets are derecognized when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership. Any gain or loss arising on derecognition is recognized directly in the statement of total comprehensive income and presented in other gains/(losses).

16.4 Financial liabilities

Classification

The Group classifies its financial liabilities as: (i) financial liabilities at fair value through profit or loss and (ii) other financial liabilities measured at amortized cost. The Group does not have any of financial liabilities at fair value through profit or loss.

The Group's financial liabilities comprise of trade payables and other liabilities (Note 6) and advances from shareholders (Note 7) which are carried at amortized cost using the effective interest rate method. These are included in current liabilities, except for maturities greater than 12 months after the reporting date or when the Group has an unconditional right to defer settlement for at least 12 months after the reporting date which are classified as non-current liabilities.

Recognition

Other financial liabilities at amortized cost are recognized in the consolidated statement of financial position when, and only when, the Group becomes a party to the contractual provisions of the instrument.

Measurement

The Group's financial liabilities are initially measured at fair value plus transaction costs. These are subsequently measured at amortized cost using the effective interest rate method.

Derecognition

Financial liabilities are derecognized when it is extinguished, that is, when the obligation specified in a contract is discharged or cancelled, or when the obligation expires.

16.5 Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the consolidated statement of financial position when there is a legally enforceable right to offset the recognized amounts and there is an intention to settle on a net basis, or realize the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Group or the counterparty.

The Group did not enter into any legally enforceable master netting agreements or other similar arrangements that would require offsetting of financial assets and liabilities as at March 31, 2020 and 2019.

16.6 Fair value measurement

Fair value is the 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 of a non-financial asset is measured based on its highest and best use. The asset's current use is presumed to be its highest and best use.

The fair value of financial and non-financial liabilities takes into account non-performance risk, which is the risk that the entity will not fulfill an obligation.

The Group classifies its fair value measurements using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

- quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1);
- inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2); and
- inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

The fair value of financial instruments traded in active markets is based on quoted market prices at the reporting date. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in Level 1. The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. These valuation techniques maximize the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

If one or more of the significant inputs is not based on observable market data, the instrument is included in Level 3.

For non-financial assets, the Group uses valuation techniques that are appropriate in the circumstances and applies the technique consistently. The fair value of a non-financial asset is measured based on its highest and best use. The asset's current use is presumed to be its highest and best use.

The fair value of financial and non-financial liabilities takes into account non-performance risk, which is the risk that the Group will not fulfill an obligation.

As at March 31, 2020 and December 31, 2019, the Group has no assets and liabilities measured at fair value.

16.7 Cash and cash equivalent

Cash includes cash on hand and deposits held at call with banks. Cash equivalent is a short-term, highly liquid investment that is readily convertible to known amounts of cash with original maturity of three (3) months or less from the date of placement and is subject to an insignificant risk of changes in value.

See Note 16.3 for relevant accounting policies for classification, recognition, measurement and derecognition of cash and cash equivalent.

16.8 Short-term investment

Short-term investment is a short-term, liquid investment that is convertible to known amounts of cash with original maturity more than three (3) months to less than a year from the date of placement and is subject to minimal risk of changes in value.

See Note 16.3 for relevant accounting policies for classification, recognition, measurement and derecognition of short-term investment.

16.9 Real estate held for development and sale

Real estate held for development and sale is carried at the lower of cost or net realizable value. The cost of real estate under development is determined using the inputs method. Cost includes construction and development costs of the real estate property plus other costs and expenses incurred incidental to the development of the property. Cost is further reduced by any provision for write-down. Net realizable value is the estimated selling price in the ordinary course of business less the estimated cost of completion and the estimated cost necessary to make sale.

The excess of cost of real estate under development and sale over the net realizable value is recognized as write-down in profit or loss. Reversals of previously recorded write-downs are credited to profit or loss based on the result of management's update assessment, considering the available facts and circumstances, including but not limited to net realizable value at the time of disposal.

Real estate under development is derecognized when sold or written-off. When real estate under development is sold, the carrying amount of the asset is recognized as an expense in the period in which the related revenue is recognized.

16.10 Prepayments and other current assets

Prepayments are expenses paid in cash and recorded as assets before they are used or consumed, as the service or benefit will be received in the future. Prepayments expire and are recognized as expense either with the passage of time or through use or consumption.

Advances to a contractor represent advance payments to contractor which are settled through provision of construction services and delivery of materials. These are recognized at fair value, which approximate the contractor's invoice amounts, and subsequently capitalized as real estate inventories when the related services or materials are received.

Restricted cash are amounts paid by the Group in compliance with government requirements, which are refundable upon completion of the townhouse project. If part or all of a restricted cash becomes non-refundable, e.g. where no refund will be paid due to violations in the regulations, the right to receive the cash bond or part thereof is impaired, and the carrying amount is reduced and the corresponding loss is recognized in profit or loss. See Note 16.3 for relevant accounting policies for classification, recognition, measurement and derecognition of restricted cash.

Other currents assets in the form of advances to employees and advances to suppliers are recognized initially at fair value and subsequently measured at amortized cost, which normally equal its nominal amount, less provision for impairment, if any.

Prepayments and other current assets are included in current assets, except when the related goods or services are expected to be received and rendered more than 12 months after the end of the reporting period, in which case, these are classified as non-current assets.

Prepayments are derecognized in the consolidated statement of financial position either with the passage of time through use or consumption.

16.11 Input VAT

Input VAT represent taxes imposed on the Group for the acquisition of goods and services. These are stated at face value less any provision for impairment and are utilized when there is a legally enforceable right to offset the recognized amounts against output VAT obligations and there is an intention to settle on a net basis, or realize the asset and settle the liability simultaneously. Input VAT are included in current assets, except when utilization and claims against output VAT are expected to be more than twelve (12) months after the reporting date, in which these are classified as non-current assets.

16.12 Property and equipment

Property and equipment are stated at historical cost less accumulated depreciation and impairment losses, if any. Historical cost includes expenditure that is directly attributable to the acquisition of the items, which comprises its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use.

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognized. All other repairs and maintenance are charged to profit or loss during the year in which they are incurred.

Capital expenditures related to a project which are partially received or incurred are classified as construction in-progress and are stated at historical cost. These are not reclassified to the other property, and equipment accounts and depreciated until such time that the relevant assets are substantially completed and ready for intended use.

Depreciation is calculated using the straight-line method to allocate their costs to their residual values over their estimated useful lives (in years), as follows:

	No. of years
Office equipment	5 years
Furniture and fixture	5 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

An item of property and equipment is derecognized upon disposal or when no future economic benefits are expected from its use or disposal at which time the cost and their related accumulated depreciation are removed from the accounts. Gains and losses on disposals are determined by comparing proceeds with carrying amount and are recognized under other operating income (expense) in the consolidated statement of total comprehensive income.

16.13 Impairment of non-financial assets

Non-financial assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. Value in use requires entities to make estimates of future cash flows to be derived from the particular asset, and discount them using a pre-tax market rate that reflects current assessments of the time value of money and the risk specific to the asset. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units).

Where an impairment loss subsequently reverses, the carrying amount of the asset or cash-generating unit is increased to the revised estimate of its recoverable amount, but the increased carrying amount should not exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset or cash-generating unit in prior years. A reversal of an impairment loss is recognized as income immediately as other operating income in the statement of total comprehensive income.

16.14 Current and deferred income tax

The income tax expense for the period normally comprises current and deferred tax. Income tax expense is recognized in profit or loss within income tax (expense) credit, except to the extent that it relates to items recognized in other comprehensive income or directly in equity. In this case, the tax is also recognized in other comprehensive income or directly in equity, respectively.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the reporting date. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and establishes provisions, where appropriate, on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax (DIT) is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. DIT is not accounted for if it arises from initial recognition of an asset or liability in a transaction, other than a business combination, that at the time of the transaction affects either accounting nor taxable profit or loss. DIT is determined using tax rates and laws enacted or substantively enacted at the reporting date and are expected to apply when the related DIT asset is realized or DIT liability is settled.

DIT assets are recognized for all deductible temporary differences to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilized. DIT liabilities are recognized in full for all taxable temporary differences, except to the extent that the DIT liability arises from the initial recognition of goodwill.

DIT expense or credit is recognized for the changes in DIT assets and liabilities during the period. Income tax expense includes income tax as currently payable and those deferred because of temporary differences in the financial and tax reporting bases of assets and liabilities.

DIT assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when DIT assets and liabilities relate to income taxes levied by the same taxation authority and where there is an intention to settle the balances on a net basis.

DIT assets are derecognized when it is utilized or when it is no longer probable that future taxable profit can be utilized from the temporary deductible differences. DIT liabilities are derecognized when the temporary taxable differences have been settled.

The Group reassesses at each reporting date the need to recognize a previously unrecognized DIT asset.

16.15 Trade payables and other liabilities

Trade payables and other liabilities are obligations to pay for goods or services that have been acquired in the ordinary course of business. These are recognized in the period in which the related money, goods or services are received or when a legally enforceable claim against the Group is established or when the corresponding assets and expenses are recognized. Trade payables and other liabilities are recognized initially at fair value and subsequently measured at amortized cost using effective interest method. These are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

Trade payables and other liabilities are derecognized when it is extinguished, that is, when the obligation specified in a contract is discharged or cancelled, or when the obligation expires.

16.16 Contract assets and contract liabilities

Costs incurred as a result of obtaining a contract which are payable upon signing of the contract to sell and deed of absolute sale are capitalized as contract assets and is amortized as the related revenue from the contract is recognized.

Contract liabilities presented represent the reservation fees and advance payments for customized improvements that have not yet qualified for revenue recognition. These are classified as current liabilities and will be released to revenue when all criteria for revenue recognition are met.

16. 17 Borrowings and borrowing costs

Borrowings are recognized initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortized cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognized in profit or loss over the period of the borrowings using the effective interest method.

Borrowings are classified as current liabilities unless the Firm has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

Borrowing costs which are directly attributable to the acquisition, construction or production of a qualifying asset (one that takes a substantial period of time to get ready for use or sale) are capitalized as part of the cost of that asset. Borrowing costs, not directly attributed to a qualifying asset, are recognized and charged to profit or loss in the year in which they are incurred.

Borrowings are derecognized when the obligation is settled, paid or discharged.

16.18 Provisions

Provisions are recognized when the Group has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount can be reliably estimated. Provisions are not recognized for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required upon settlement is determined by considering the class of obligations as a whole. A provision is recognized even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognized as interest expense.

Provisions are reviewed at the end of each reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of resources embodying economic benefits will be required to settle the obligation, the provision is reversed and derecognized from the statement of financial position.

16.19 Contingencies

Contingent liabilities are not recognized in the consolidated financial statements. These are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the consolidated financial statements but disclosed when an inflow of economic benefits is probable.

16.20 Equity

Share capital

Ordinary shares are stated at par value and are classified as equity. Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction from the proceeds.

Share premium

Any amount received by the Group in excess of par value of its shares is credited to share premium which forms part of the non-distributable reserve of the Group and can be used only for purposes specified under corporate legislation.

Subscriptions receivable

Subscriptions receivable pertains to the unpaid subscription price by the shareholder.

Share issuance cost

Share issuance costs incurred for the listing and offering process of the Group are recognized as deduction to share premium in accordance with PIC - Question and Answer (PIC - Q&A) 2011-04.

Retained earnings (deficit)

Retained earnings (deficit) include current and prior years' results, net of transactions with shareholders and dividends declared, if any.

Appropriated retained earnings pertain to the portion of the accumulated profit from operations which are restricted or reserved for a specific purpose, such as capital expenditures for expansion projects, and approved by the Group's Board of Directors.

Unappropriated retained earnings pertain to the unrestricted portion of the accumulated profit from operations of the Group which are available for dividend declaration.

Treasury shares

Where the Group purchases its own equity share capital (treasury shares), the consideration paid, including any directly attributable incremental costs is deducted from equity until the shares are cancelled, reissued or disposed of. Where such shares are subsequently sold or reissued, any consideration received, net of any directly attributable incremental transaction costs and the related income tax effects are included in equity.

Deposit for future stock subscription

Deposit for future stock subscriptions refers to the payment made by shareholders of the Group on subscription to the increase in the authorized capital which cannot be directly credited to capital stock issued pending registration with the SEC of the amendment to the Articles of Incorporation increasing capital stock.

Under the SEC Financial Reporting Bulletin No. 6 as revised in 2017, an entity should not consider a deposit for future subscription as an equity instrument unless all of the following elements are present:

a) The unissued authorized capital stock of the entity is insufficient to cover the amount of shares indicated in the contract;
b) There is BOD approval on the proposed increase in authorized capital stock (for which a deposit was received by the corporation);
c) There is stockholders' approval of said proposed increase; and
d) An application for the approval of the increase in capital stock has been presented for filing or filed with the SEC.

If any or all of the foregoing elements are not present, the transaction should be recognized as a liability.

After the registration and approval of the increase in capital stock by the SEC last February 7, 2018, the amount was reclassified under share capital account and share premium account.

16.21 Earnings per share

Basic earnings (loss) per share is computed by dividing profit (loss) for the year attributable to the shareholders by the weighted average number of shares outstanding during the year.

The diluted earnings (loss) per share is calculated by adjusting the weighted average number of shares outstanding to assume conversion of all dilutive potential ordinary shares, if any. The Group has no dilutive potential ordinary shares during and at the end of each reporting period.

16.22 Dividend distribution

Dividend distribution to the Group's shareholders is recognized as a liability in the Group's consolidated financial statements in the period in which the dividends are approved by the Group's BOD.

16.23 Revenue recognition

a) Contract revenues from sale of real estate properties

The Group develops and sells residential units. Under a contract to sell a residential unit, the object is the property itself, which is the normal output of a real estate business. In addition, this contract contains information such as the contracting parties' rights and payment terms, which are essential elements for a valid revenue contract. The contract must be signed by the contracting parties to make it enforceable prior to revenue recognition. The Group assesses the commercial substance of the contract and the probability that it will collect the consideration.

When a contract with a customer does not meet the criteria for revenue recognition and the Group receives consideration from the customer, the Group shall recognize the consideration received as revenue only when either of the following events has occurred:

a) The entity has no remaining obligations to transfer goods or services to the customer and all, or substantially all, of the consideration promised by the customer has been received by the entity and is non-refundable; or

b) The contract has been terminated and the consideration received from the customer is non-refundable.

For income taxation purposes, income from sale of real estate properties are recognized in full in the year when substantial down payment from the buyer is received following the provisions of the Tax Code. Otherwise, taxable income is based on cash collections under installment method.

b) Interest income

Interest income is recognized when it is determined that such income will accrue to the Group and is presented net of final tax withheld by the banks.

c) Other income

All other income is recognized as earned or when the right to receive payment is established.

16.24 Costs and expenses

Costs and expenses are recognized when decrease in future economic benefit related to a decrease in an asset or an increase in a liability has arisen that can be measured reliably. Costs and expenses are recognized: (i) on the basis of a direct association between the costs incurred and the earning of specific items of income; (ii) on the basis of systematic and rational allocation procedures when economic benefits are expected to arise over several accounting periods and the association with income can only be broadly or indirectly determined; or (iii) immediately when an expenditure produces no future economic benefits or when, and to the extent that future economic benefits do not qualify, or cease to qualify, for recognition in the statement of financial position. Costs and expenses are presented in the profit or loss according to their function.

16.25 Employee benefits

Short-term benefits

Provision is made for benefits accruing to employees in respect of wages and salaries when it is probable that settlement will be required and they are capable of being measured reliably. Provisions made in respect of employee benefits expected to be settled within twelve (12) months are measured using their nominal values using the remuneration rate expected to apply at the time of settlement. Provisions made in respect of employee benefits which are not expected to be settled within twelve (12) months are measured at the present value of the estimated future cash outflows to be made by the Group in respect of services provided by employees up to reporting date.

Retirement benefit obligation

The Group has yet to adopt a formal retirement plan for the benefit of its qualified employees. Under Republic Act (RA) 7641, otherwise known as the Retirement Pay Law, in the absence of a retirement plan or agreement providing for retirement benefits of employees in the private sector, an employee upon reaching the age of 60 years or more, but not beyond 65 years, who has served at least 5 years in a company, may retire and shall be entitled to retirement pay equivalent to at least ½ month salary for every year of service, a fraction of at least 6 months being considered as 1 whole year. The Group computed for the retirement benefit obligation amounting to P152,264 as at March 31, 2020 and December 31, 2019 in accordance with the minimum requirements of RA 7641 but considered not material for recording and disclosure.

Termination benefits

Termination benefits are payable when employment is terminated by the Group before the normal retirement date, or when an employee accepts voluntary redundancy in exchange for these benefits. The Group recognizes termination benefits at the earlier of the following dates: (a) when the Group can no longer withdraw the offer of those benefits; and (b) when the Group recognizes costs for a restructuring that is within the scope of PAS 37 and involves the payment of termination benefits. In the case of an offer made to encourage voluntary redundancy, the termination benefits are measured based on the number of employees expected to accept the offer. Benefits falling due more than 12 months after the end of the reporting period are discounted to present value.

16.26 Intangible asset

Intangible asset represents acquired software and shown as part of the non-current asset of the statement of financial position. This is initially recognized at cost and subsequently measured at cost less accumulated amortization and provisions for impairment losses, if any.

Costs incurred to acquire and bring the computer software (not an integral part of its related hardware) to its intended use are capitalized as part of intangible assets. These costs are amortized over their estimated useful life of two years using straight-line method.

16.27 Foreign currency transactions and translation

(a) Functional and presentation currency

Items included in the consolidated financial statements of the Group are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are prepared in Philippine Peso, which is the Group's functional and presentation currency.

(b) Transactions and balances

Foreign currency transactions are translated into Philippine Peso using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognized in profit or loss.

16.28 Related party relationships and transactions

Related party relationships exist when one party has the ability to control, directly or indirectly through one or more intermediaries, the other party or exercises significant influence over the other party in making financial and operating decisions. Such relationships also exist between and/or among entities which are under common control with the reporting enterprise, or between and/or among the reporting enterprise and its key management personnel, directors, or its shareholders. In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

16.29 Segment Reporting

For purposes of management reporting, the Group's operating businesses are organized and managed separately on a per company basis. The Group's reportable segments are consistent with how the management internally disaggregates financial information for the purpose of making internal operating decisions and evaluating performance.

Operating segments are components of the Group: (a) that engage in business activities from which these may earn revenue and incur expenses (including revenue and expenses relating to transactions with other components of the Group); (b) whose operating results are regularly reviewed by the Group's senior management, its chief operating decision maker, to make decisions about resources to be allocated to the segment and assess its performance; and (c) for which discrete financial information is available.