



ARTHALAND
BUILDING SUSTAINABLE LEGACIES

2026 ANNUAL STOCKHOLDERS MEETING

26 JUNE 2026



PHILIPPINE NATIONAL ANTHEM



OPENING PRAYER



ARTHALAND
BUILDING SUSTAINABLE LEGACIES

2026 ANNUAL STOCKHOLDERS MEETING

26 JUNE 2026



AGENDA

1. CALL TO ORDER
2. SECRETARY'S PROOF OF DUE NOTICE OF THE MEETING & DETERMINATION OF QUORUM
3. APPROVAL OF MINUTES OF THE ANNUAL STOCKHOLDERS MEETING HELD ON 27 JUNE 2025
4. NOTATION OF MANAGEMENT REPORT
5. RATIFICATION OF ACTS OF THE BOARD OF DIRECTORS & MANAGEMENT DURING THE PREVIOUS YEAR
6. APPROVAL OF PROPOSED AMENDMENT TO ARTICLE SECOND OF ARTICLES OF INCORPORATION ON PURPOSE
7. ELECTION OF DIRECTORS (INCLUDING INDEPENDENT DIRECTORS)
8. APPOINTMENT OF EXTERNAL AUDITOR FOR 2026
9. OTHER MATTERS
10. ADJOURNMENT

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ARTHALAND
BUILDING SUSTAINABLE LEGACIES

2026 ANNUAL STOCKHOLDERS MEETING

26 JUNE 2026





HIGHLIGHTS



Accelerating Sustainable Growth



Significant Project Milestones



Strong Funding Profile



Commitment to Sustainability



Culture of Excellence



Accelerating sustainable growth

**P100B in GDV of long-term project
pipeline secured**

**Strengthened broader mid-market
presence**

Maintained critical mass in revenues

P100Bn in GDV of long-term project pipeline



P30 billion of gross development value in new residential projects

P70 billion of GDV in completed multi-hectare land acquisition and masterplan

SONDRIS

TARGET CERTIFICATIONS



ARTIST'S PERSPECTIVE

SONDRIS

TARGET CERTIFICATIONS



ARTIST'S PERSPECTIVE

SONDRIS

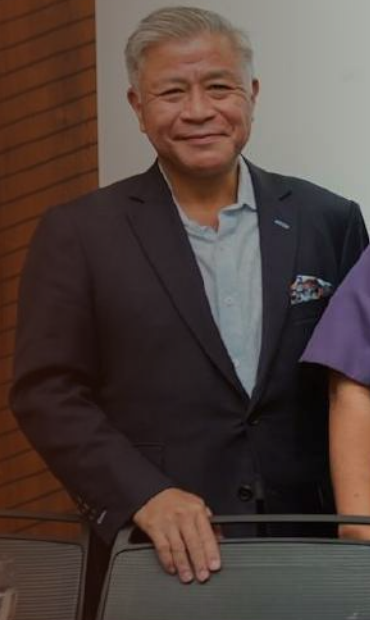


ARTIST'S PERSPECTIVE

SONDRIS



Joint Venture and Investment Agreement Signing



CORNELIO S. MAPA
President and Chairman
SONDRIS

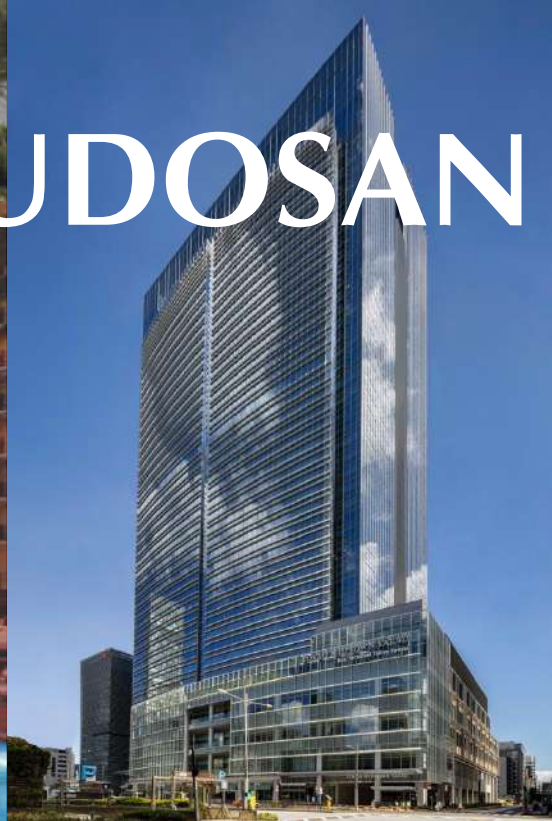
JAIME C. GONZÁLEZ
President and Chairman
ARTHALAND

DAIJIRO EGUCHI
Managing Director
MITSUI FUDOSAN ASIA

TAKA



mitsui fudosan





**SUSTAINABLE
TWO-TOWER DEVELOPMENT**
Katipunan Avenue, Quezon City

TARGET CERTIFICATIONS





**SUSTAINABLE
TWO-TOWER DEVELOPMENT**
Katipunan Avenue

TARGET CERTIFICATIONS



ARTIST'S PERSPECTIVE



**SUSTAINABLE
TWO-TOWER DEVELOPMENT**
Katipunan Avenue, Quezon City

TARGET CERTIFICATIONS



UNA

APARTMENTS

AT SEVINA PARK



REGISTERED



REGISTERED



REGISTERED



REGISTERED

ARTIST'S PERSPECTIVE



UNA

APARTMENTS

AT SEVINA PARK



REGISTERED



REGISTERED



REGISTERED



REGISTERED

ARTIST'S PERSPECTIVE



SONDRIS



 *Liv*



UNA
APARTMENTS
AT SEVINA PARK

P5.5B

**in total reservation sales
for newly launched projects
as of June 14, 2026**

PROJECT VANILLA

Modern Green Enclave In Southern Philippines

ARTIST'S PERSPECTIVE

TARGET CERTIFICATIONS



PROJECT VANILLA

MODERN GREEN ENCLAVE
IN SOUTHERN PHILIPPINES



ARTIST'S PERSPECTIVE



P100B in GDV of long-term project pipeline secured

P30 billion of gross development value in 3 projects launched

P70 billion of GDV in completed multi-hectare land acquisition and masterplan

Continued land acquisition program



Strengthened broader mid-market presence

- ✓ **40% revenue share in Q1 2026**
- ✓ **P3.3B in reservation sales**
- ✓ **Sustainable living for all**

Significant Project Milestones





ELURIA

INITIAL HANDOVER
Q3 2026

92.11% complete as of May 2026

ARTIST'S PERSPECTIVE





ELURIA



ACTUAL PHOTOGRAPH



ELURIA

DRIVEWAY

ACTUAL PHOTOGRAPH



ELURIA

11TH FLOOR | LIVING, DINING, KITCHEN

ACTUAL PHOTOGRAPH



THE
INTERNATIONAL
Butler Academy
BUTLER & HOSPITALITY SCHOOL
BY ROYAL APPOINTMENT



ELURIA



SEVINA PARK

BIÑAN, LAGUNA

ARTIST'S PERSPECTIVE



SEVINA PARK





UNA

APARTMENTS

AT SEVINA PARK

HANDOVER Q4 2026

86.43% complete
as of May 2026

ACTUAL PHOTOGRAPH



SEVINA PARK

**COMPLETE
HANDOVER
Q4 2026**

**75 out of 108 villas completed
as of May 2026**

ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH



SEVINA PARK



ACTUAL PHOTOGRAPH



SEVINA PARK



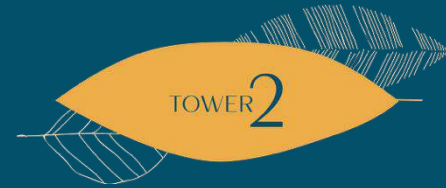
SEVINA PARK



UNA

APARTMENTS

AT SEVINA PARK



STRUCTURAL TOP-OFF COMPLETE

39.90% complete as of May 2026

ACTUAL PHOTOGRAPH

UNA

APARTMENTS

AT SEVINA PARK



ARTIST'S PERSPECTIVE



LUCIMA

HANDOVER

Retail Units in 2026

Residential Units in 2027

90.46% complete as of **May 2026**



ARTIST'S PERSPECTIVE



LUCIMA



REGISTERED



REGISTERED



REGISTERED



REGISTERED

ACTUAL PHOTOGRAPH



LUCIMA

ACTUAL PHOTOGRAPH

GROUNDBREAKING CEREMONY

17 JUNE 2026

SONDRIS

ARTHALAND
BUILDING SUSTAINABLE LEGACIES

& MITSUI
FUDOSAN
GROUP

SONDRIS

ARTHALAND
BUILDING SUSTAINABLE LEGACIES

& MITSUI
FUDOSAN
GROUP



SONDRIS

Every space begins
with your vision.

Step inside a residence
designed to adapt
to the way you live,
create, and aspire.

**LIVE LUSH
& TRANQUIL**
Warm interiors with
elegant touches designed
to create a calm,
welcoming, and relaxed
home you'll love for years
to come.



**MODERN
& INDUSTRIAL**
Clean lines and bold
textures define your
modern home.
That look dynamic
and effortlessly created.

**FORMAL
& SERENE**
Darker hues, rich tones,
and deep textures come
together to create
an elegant and peaceful
structure.

Intention
in every detail



and working with people from all walks of life.

True luxury
is found in the
At Sondris, every
is intentionally
to create a home
for the future

SONDRIS



GROUNDBREAKING CEREMONY

21 APRIL 2026



Strong Funding Profile





₱16 billion

in financing for the group

- ✓ **Sustainability-Linked Loan Program**
- ✓ **Strong support from banks**
- ✓ **Strong credit rating for ASEAN Green Bonds**



Php 2.5 Billion Sustainability-Linked Loan (“SLL”)

- ✓ Php 1.5 billion from BDO Unibank
- ✓ Php 1.0 billion from Chinabank

THE Asset



TRIPLE A AWARDS 2026 SUSTAINABLE FINANCE



BEST SUSTAINABILITY-LINKED LOAN Real Estate-Philippines

ARTHALAND CORPORATION
₱2.5 billion Sustainability-Linked Loan



ARTHALAND's
Outstanding ASEAN
Green Bonds assigned a
credit rating of

PRS Aa
Stable Outlook

by Philippine Rating Services Corp.

**Rationale for credit rating
and outlook:**

- ✓ Good reputation and experience in premium green buildings
- ✓ Ability to grow and compete in its chosen segment
- ✓ Improved and manageable leverage position
- ✓ Significant revenue and income growth

*April 2026 monitoring based on financials as of Sep 2025

Commitment to Sustainability





PROJECT **BEAM**

BAMBOO FOR ECOLOGICAL ARCHITECTURE AND MATERIALS

1.5°C



SCIENCE
BASED
TARGETS

Science Based Target initiatives (SBTi) Commitment

Decarbonization pathway aligned with the 1.5°C global warming limit



Net Zero Carbon Buildings Commitment of the WorldGBC

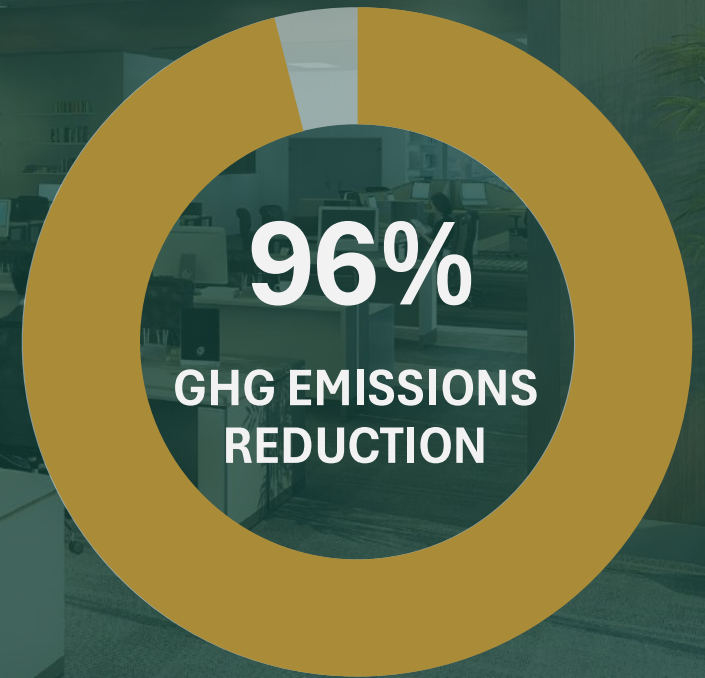
Decarbonization of our development portfolio operations by 2030



**WORLD
GREEN
BUILDING
COUNCIL**

FOREMOST SUSTAINABLE DEVELOPER

Development Portfolio Operating Performance



Based on Arthaland's operational portfolio which includes Arya Residences, Arthaland Century Pacific Tower, Cebu Exchange, Savya Financial Center with the Courtyard Hall, Amenity Pavilion and Arthaland Gallery in Sevina Park




ARTHALAND
CENTURY PACIFIC
TOWER



ARYA
RESIDENCES



 CEBU
EXCHANGE®



 SAVYA
FINANCIAL CENTER

Powered by Renewable Energy



 **CEBU
EXCHANGE®**

 **Edge**
Excellence In Design
For Greater Efficiencies

ZERO CARBON



ADVANCED



5-STAR



ACTUAL PHOTOGRAPH



SEVINA PARK

Excellence In Design
For Greater Efficiencies



ADVANCED
(Preliminary)

ACTUAL PHOTOGRAPH

Culture of Excellence



Chairman's Tour 2025

Tokyo, Japan



Una Apartments
by Arthaland Corporation

AWARD WINNER
Sustainable Residential Development Philippines



Una Apartments wins Sustainable Residential Development award

FINANCIAL UPDATES



ARTHALAND
BUILDING SUSTAINABLE LEGACIES

FINANCIAL HIGHLIGHTS

STATEMENT OF INCOME

(For the 12-month period ended December 2024 and 2025 and 3-month period ended March 2025 and 2026)

IN ₱ MILLIONS	2024	2025	Q1 2025	Q1 2026
REVENUES	6,224	5,144	1,147	1,120
GROSS INCOME	1,695	1,818	482	438
Gross Margin	27%	35%	42%	39%
Net Income	758	408	200	236

FINANCIAL HIGHLIGHTS

STATEMENT OF INCOME

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IN ₱ MILLIONS	2024	2025	Q1 2025	Q1 2026
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% CHANGE (SAME PERIOD)

-17%

-2%

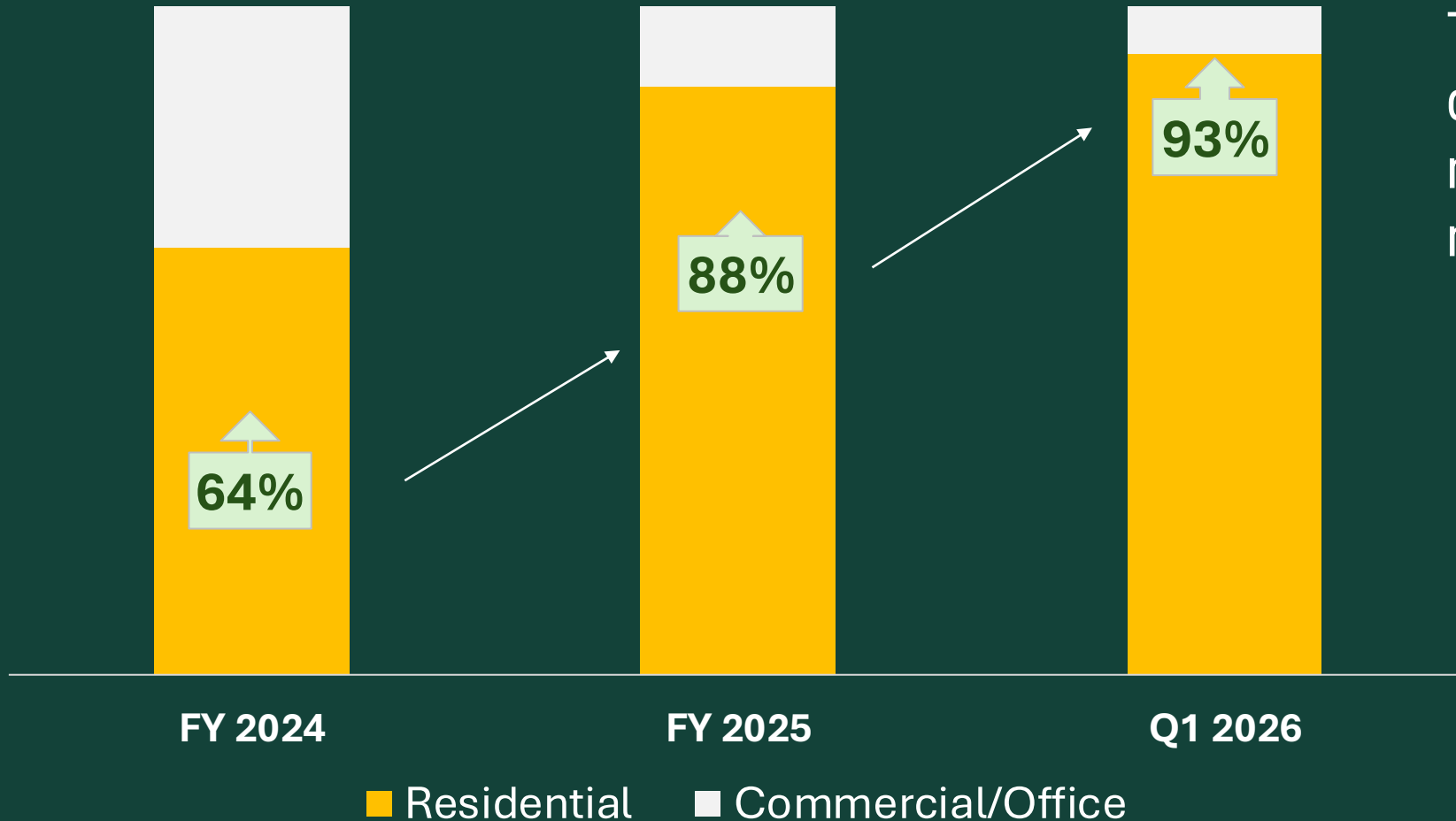
Critical mass maintained

- Broadly aligned with medium-term targets
- Strong focus on securing project pipeline
- P100Bn gross development value of new projects and acquisitions to drive revenue growth in medium-term

Revenues sustained in Q1 2026

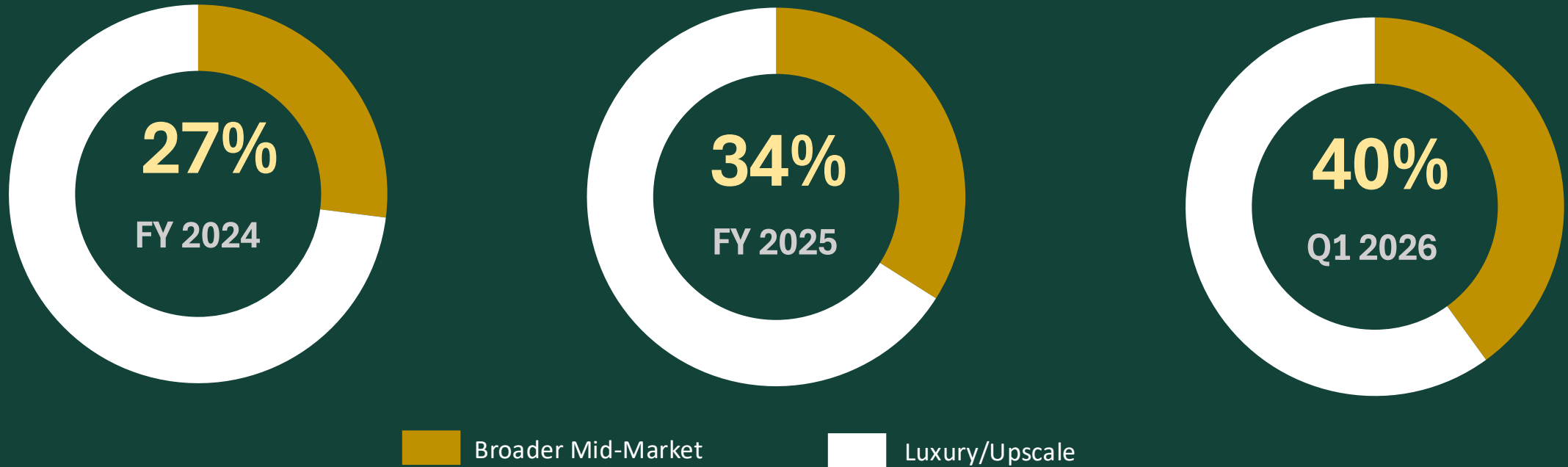
- Driven by continued sales take-up and construction progress for Eluria and Una Apartments T2
- Does not reflect Php5.5 billion reservation sales for Liv, Sondris and Una Apartments T3

Revenue mix of our development operations



The shift towards residential developments is aligned with medium-term expectations of market demand

Revenue mix of our residential developments



Increasing contribution from broader mid-market projects results in a more balanced demand base for the Company.

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- Better product mix
- Recovered from effect of financial reporting standards on resale of repossessed units in 2024
- Effect of significant financing component for Eluria
- New projects on track to deliver margin improvement

FINANCIAL HIGHLIGHTS

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<i>Gross Margin</i>	27%	35%
Operating expenses	(1,464)	(1,706)
Provision for income tax	(345)	(468)
<i>Tax rate</i>	31%	53%
Net Income	758	408

- Marketing and selling costs with new project launches
- Project management fees attributed to new project launches

FINANCIAL HIGHLIGHTS

STATEMENT OF INCOME

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REVENUES	6,224	5,144	1,147	1,120
GROSS INCOME	1,695	1,818	482	438
<i>Gross Margin</i>	27%	35%	42%	39%
Operating expenses	(1,464)	(1,706)	(432)	(465)
Net gain on change in fair value of investment properties	1,934	1,941	485	742
Provision for income tax	(345)	(468)	(71)	(103)
<i>Tax rate</i>	31%	53%	26%	30%
Net Income	758	408	200	236

FINANCIAL HIGHLIGHTS

STATEMENT OF FINANCIAL POSITION

(As of December 31, 2024 and 2025)

IN ₱ MILLIONS	2024	2025
Total Assets	40,581	47,707
<i>Real estate for sale</i>	7,271	13,107
<i>Investment Properties</i>	14,590	16,569
<i>Cash and Cash Equivalents*</i>	5,942	1,652
Interest-bearing Debt	18,432	21,666
Shareholder's Equity	14,252	14,649
CURRENT RATIO (X)	1.6	1.9
DEBT TO EQUITY (X)	1.3	1.5

- New project launches and key acquisitions
- Higher valuation of assets
- Support on-going projects
- Support construction progress
- Maximizing shareholder returns while maintaining a manageable level of debt and liquidity

* includes short-term investments

FINANCIAL HIGHLIGHTS

STATEMENT OF FINANCIAL POSITION

(As of December 31, 2025 and March 31, 2026)

IN ₱ MILLIONS	2025	Q1 2026
Total Assets	47,707	48,095
<i>Investment Properties</i>	16,569	17,637
<i>Real estate for sale</i>	13,107	12,838
<i>Cash and Cash Equivalents*</i>	1,652	1,478

Interest-bearing Debt	21,666	22,208
Shareholder's Equity	14,649	14,825
CURRENT RATIO (X)	1.9	1.8
DEBT TO EQUITY (X)	1.5	1.5

- Reclassification of Cebu Exchange units from Real Estate for Sale to Investment Property

- Project-level borrowings to support completion of Eluria, Una T1 for handover this year

- Prudent financial management resulting in manageable level of debt

* includes short-term investments

Other Initiatives





ARTHALAND
BUSINESS CENTRE



Arthaland Masterclass

4 partner universities
7,200 cumulative training man-hours
50% scholars
70% are women



Arthaland's Healthy Hauls

95.8

metric tons of produce

132

small-scale farmers

13,300

beneficiaries





Inaugural Artha Cup at Sevina Park

1,000 participants

476 young athletes

37 teams



17 PARTNERSHIPS
FOR THE GOALS



Arthaland sponsors AREAA 2025 Philippines Trade Mission

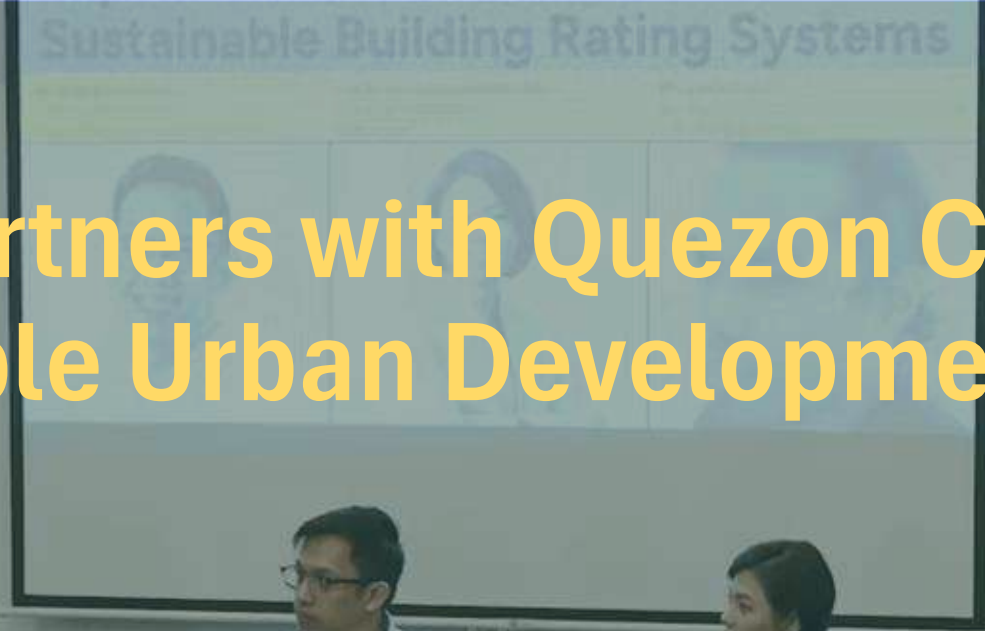


Global Partner Sponsor

19,000 North American real estate professionals



Arthaland Partners with Quezon City for Sustainable Urban Development





ARTHALAND supports ADMU's SDGs



ATENEUM DE MANILA
UNIVERSITY



KIESHA FRANCISCA C. SILAYAN
Vice President for External Relations
Ateneo de Manila University



OLIVER L. CHAN
President
Arthaland



RODOLFO P. ANG
President
Ateneo de Manila University



JOSEPH M. ALMOSERA
President
Arthaland



MARIA TERESA D. VILLALUNA
President
Ateneo de Manila University







ARTIST'S PERSPECTIVE



GROUNDBREAKING CEREMONY

21 APRIL 2026



ARTHALAND
BUILDING SUSTAINABLE LEGACIES











 ELURIA



UNA
APARTMENTS
AT SEVINA PARK



 SEVINA PARK



 LUCIMA









ARTHALAND

BUILDING SUSTAINABLE LEGACIES

Management Report

Q&A

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**AMENDMENT
OF
ARTICLES
OF
INCORPORATION**

**ARTICLE SECOND
- PURPOSES**

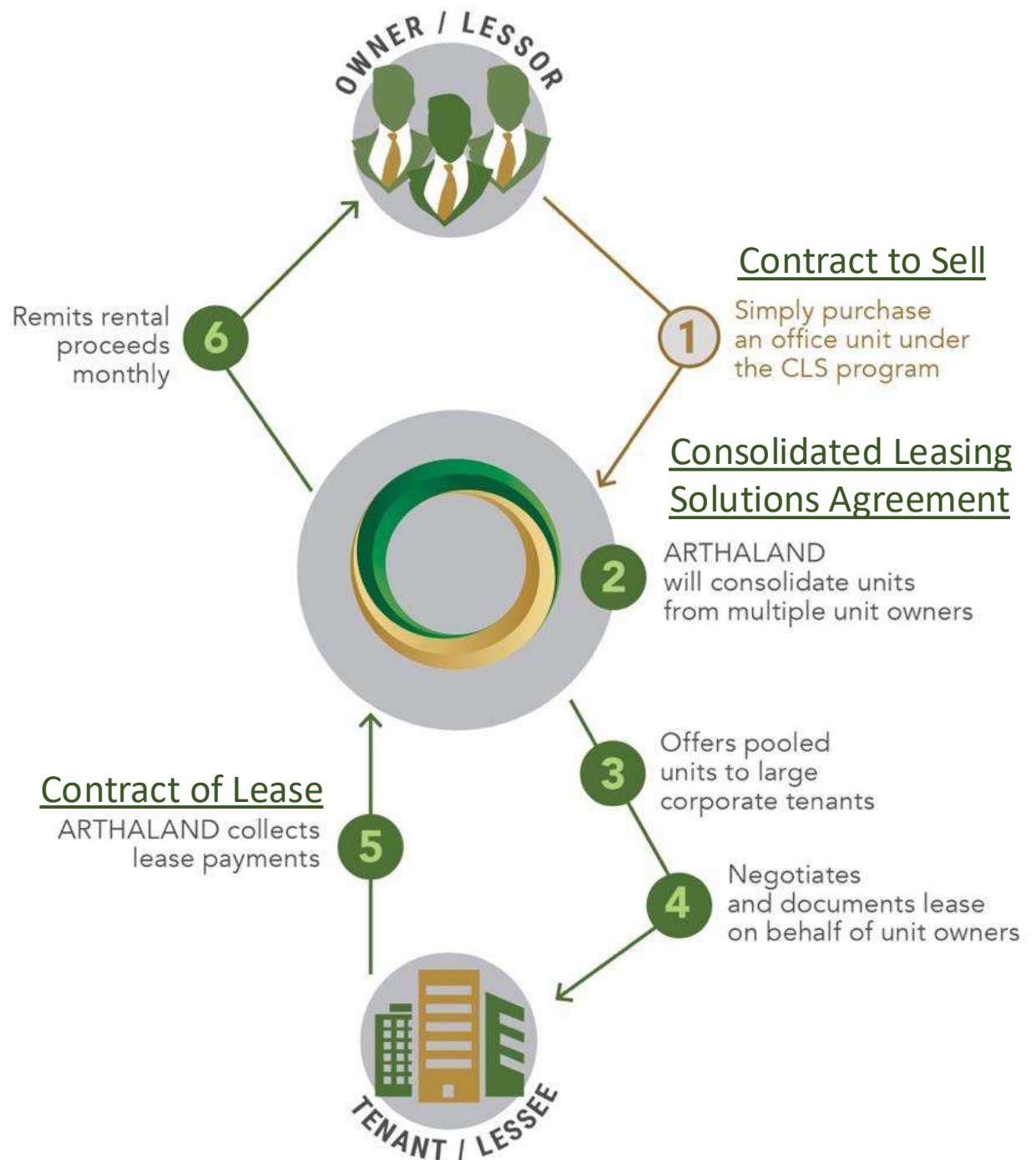
**Securing and
Expanding Capital in
Real Estate Non-
Traditional Securities
(SECRET)**

SECURITIES AND EXCHANGE
COMMISSION MEMORANDUM
CIRCULAR NO. 12, SERIES OF 2024

Guidelines on issuance of investment contracts, certificates of participation, profit-sharing agreements, and other forms of securities issued by real estate developers and/or managers in relation to rental pool agreements.

SECRET

Consolidated Leasing Solutions Program



PROPOSED AMENDMENT

SECONDARY PURPOSE

XXX

To offer investment contracts, certificates of participation, profit-sharing agreements, and other forms of securities in relation to agreements whereby the Corporation sells or offers units in real estate projects on the condition that buyers shall contribute the units, whether mandatory or optional, to a rental pool managed by the Corporation or a property management company to be designated by the Corporation (*New Provision*); and

XXX



GF-1- I, H and J
15 - A to L
16 - A to L
17 -A to L
18 - A to L
19 - A to R
22 - A to R
26 - A to G and L
27 -A to L
28 - A to L
30 - A to E and L
31 - A to L
32 - A to E

142 enrolled units



1-902	1-1203
1-903	1-1204
1-904	1-1205-A
1-908	1-1205-B
1-909	1-1206-B
1-1007-A	1-1207-A
1-11007-B	1-1207-B
1-1008	1-1208
1-1009	1-1209
1-1010	1-1210
1-1011	1-1212-A
1-1202	1-1212-B

24 enrolled units

APPROVED AMENDMENT

SECONDARY PURPOSE

XXX

To offer investment contracts, certificates of participation, profit-sharing agreements, and other forms of securities in relation to agreements whereby the Corporation sells or offers units in real estate projects on the condition that buyers shall contribute the units, whether mandatory or optional, to a rental pool managed by the Corporation or a property management company to be designated by the Corporation (*New Provision*); and

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ELECTION
OF BOARD DIRECTORS

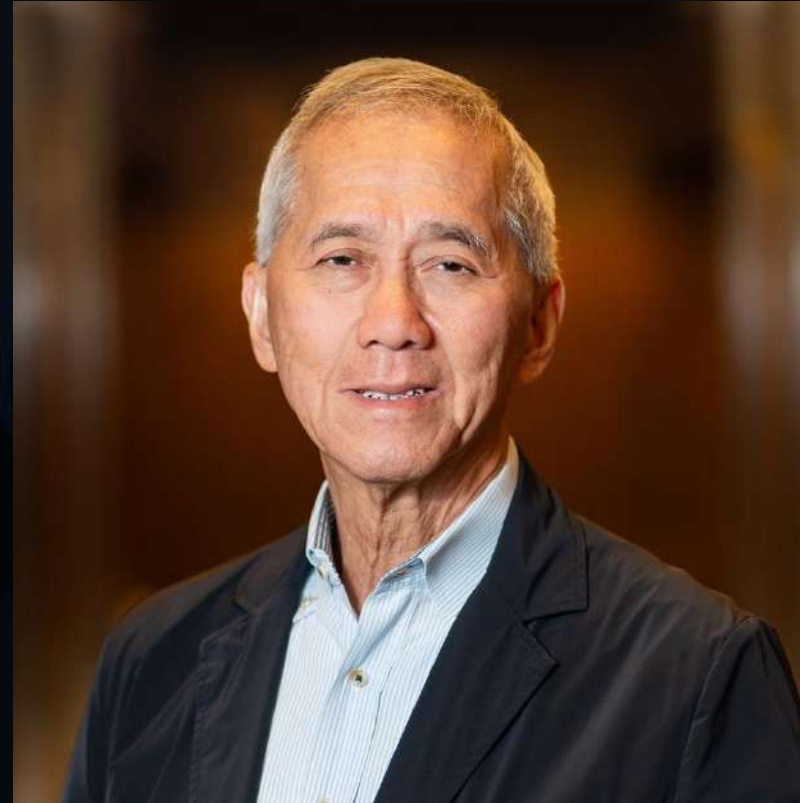
**NOMINEES FOR
REGULAR DIRECTORS**

ELECTION
OF BOARD DIRECTORS
(REGULAR)



ERNEST K. CUYEGKENG

ELECTION
OF BOARD DIRECTORS
(REGULAR)



JAIME C. GONZÁLEZ

ELECTION
OF BOARD DIRECTORS
(REGULAR)



CORNELIO S. MAPA, JR.

ELECTION
OF BOARD DIRECTORS
(REGULAR)



CHRISTOPHER PAULUS NICHOLAS T. PO

ELECTION
OF BOARD DIRECTORS
(REGULAR)



RICARDO GABRIEL T. PO

ELECTION
OF BOARD DIRECTORS
(REGULAR)



HANS B. SICAT

ELECTION
OF BOARD DIRECTORS
(REGULAR)



JAIME ENRIQUE Y. GONZÁLEZ

ELECTION
OF BOARD DIRECTORS

**NOMINEES FOR
INDEPENDENT
DIRECTORS**

ELECTION

OF BOARD DIRECTORS
(INDEPENDENT)

ELEANOR M. HILADO

ELECTION

OF BOARD DIRECTORS
(INDEPENDENT)

MA. ROWENA T. TAN

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BOARD OF DIRECTORS
2026 - 2027

ERNEST K. CUYEGKENG

JAIME C. GONZÁLEZ

JAIME ENRIQUE Y. GONZÁLEZ

CORNELIO S. MAPA, JR.

CHRISTOPHER PAULUS NICHOLAS T. PO

RICARDO GABRIEL T. PO

HANS B. SICAT

ELEANOR M. HILADO

MA. ROWENA T. TAN

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3. APPROVAL OF MINUTES OF THE ANNUAL STOCKHOLDERS MEETING HELD ON 28 JUNE 2024
4. NOTATION OF MANAGEMENT REPORT
5. RATIFICATION OF ACTS OF THE BOARD OF DIRECTORS & MANAGEMENT DURING THE PREVIOUS YEAR
6. APPROVAL OF PROPOSED AMENDMENT TO ARTICLE SECOND OF ARTICLES OF INCORPORATION ON PURPOSE
7. ELECTION OF DIRECTORS (INCLUDING INDEPENDENT DIRECTORS)
8. APPOINTMENT OF EXTERNAL AUDITOR FOR 2026
9. OTHER MATTERS
10. ADJOURNMENT

EXTERNAL AUDITOR
For 2026

REYES TACANDONG & CO.

Carolina P. Angeles
Partner-in-Charge

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