



ARTHALAND
BUILDING SUSTAINABLE LEGACIES

2022 ANNUAL STOCKHOLDERS MEETING

24 JUNE 2022



PHILIPPINE NATIONAL ANTHEM





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AGENDA

- CALL TO ORDER
- SECRETARY'S PROOF OF DUE NOTICE OF THE MEETING & DETERMINATION OF QUORUM
- APPROVAL OF MINUTES OF THE ANNUAL STOCKHOLDERS MEETING HELD ON 25 JUNE 2021
- MANAGEMENT REPORT
- RATIFICATION OF ACTS OF THE BOARD OF DIRECTORS & MANAGEMENT DURING THE PREVIOUS YEAR
- PROPOSED AMENDMENT OF ARTICLE SEVENTH OF ARTICLES OF INCORPORATION – DECREASE OF AUTHORIZED CAPITAL STOCK
- ELECTION OF DIRECTORS (INCLUDING INDEPENDENT DIRECTORS)
- APPOINTMENT OF EXTERNAL AUDITOR FOR 2022
- OTHER MATTERS
- ADJOURNMENT

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HIGHLIGHTS



Handover of Cebu Exchange and Savya North Tower

Launch of Lucima

New Projects for Launch

Successful Funding Program

Commitment to Sustainability

In 2021, we demonstrated our resilience as we continued to make substantial progress towards the achievement of our growth objectives despite the fresh waves of restrictions due to new COVID-19 variants. Again, our strong fundamentals carried us through.

We are proud of our achievements. Allow me to take you through the highlights of the past year.



Handover of Phase 2 of CEBU EXCHANGE

Arthaland committed to set itself apart from others by meeting its pre-pandemic delivery targets.

I am pleased to report the successful handover of Phase 2 of Cebu Exchange and the North Tower of Savya Financial Center, our biggest projects to date, with a combined GFA of over 140,000 sqm representing a substantial portion of our growth targets.



Cebu Exchange HANDOVER OF PHASE 2

April 2022

GFA: 109,000 sqm

NSA: 89,000 sqm

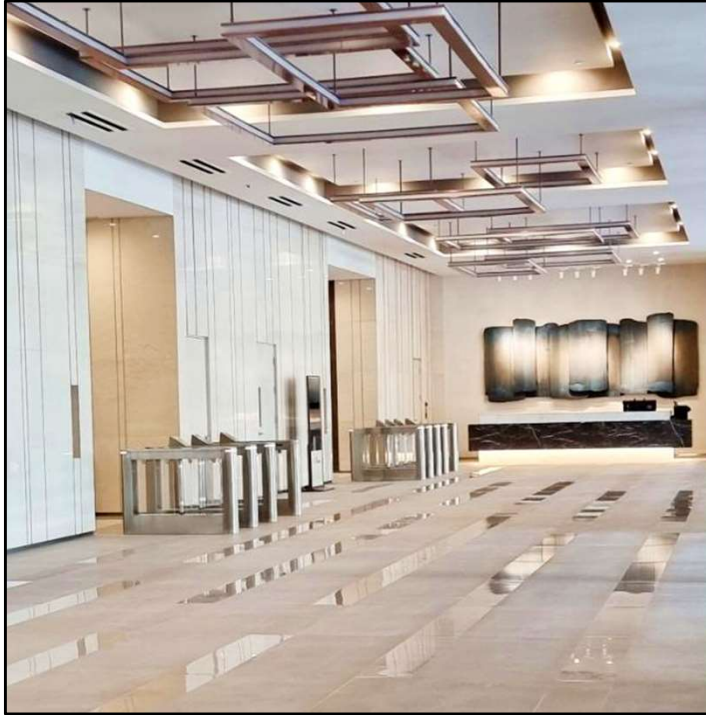
We are very proud to report that Phase 2 of Cebu Exchange was successfully handed over in April 2022 following the handover of Phase 1 in September 2020 consistent with pre-pandemic handover dates. Indeed, this was a herculean task for the team given the restrictions imposed on construction sites and the additional measures needed to ensure the health and safety of the construction workers and technical team. This achievement was the result of close coordination with our general contractor and our conservative approach to project planning wherein we build sufficient flexibility in our project timelines.

With a gross floor area of about 11 hectares in a single tower, Cebu Exchange has the distinction of being the largest green office tower in southern Philippines. It is located along Salinas Drive across the Cebu IT Park in Cebu City. Cebu Exchange is a 38-storey office building with retail establishments at the ground level and lower floors.

Cebu Exchange Terrace Garden Phase 1



Cebu Exchange features expansive spaces at the Terrace Garden located in Phase 1 as well as a Sky Park and a Penthouse Deck in Phase 2 of the building. Here is a closer look at the Terrace Garden in Phase 1 of Cebu Exchange.



Cebu Exchange Main Lobby

Here is a picture of the finished main lobby of the Cebu Exchange.

Cebu Exchange

HANDOVER OF PHASE 2

April 2022



“It’s truly an excellent investment notably for its location and sustainable features.

We are very excited to start our operations here.

-Ms. Gayzel Pacana, Esquire Authorized Representative

This milestone resulted in further strengthening the trust and goodwill between Arthaland and its buyers. It is a tangible proof that Arthaland keeps its promises.

Here we show you some pictures from the handover of retail units to Esquire Financing, Inc. who remarked that Cebu Exchange is truly an excellent investment notably for its location and sustainable features and that they are excited to start their operations in the building.



Handover of the SAVYA FINANCIAL CENTER North Tower

In January 2022, Arthaland initiated the handover of the North Tower of Savya Financial Center.



North Tower architectural details

Savya Financial Center

HANDOVER of the NORTH TOWER

*GFA: approx. 30,000 sqm
NSA: approx. 25,000 sqm*

Savya Financial Center is a two-tower office development with an integrated retail component. It is the new capital address for business and commerce in Arca South, Taguig City which is projected to be the most highly connected CBD in Metro Manila. The North and South Towers of Savya Financial Center stand on approximately 6,000 sqm of land with total GFA of approximately 60,000 sqm and has been designed with leading sustainable building features.

The North Tower of Savya covers about 30,000 sqm of gross floor area and about 25,000 sqm of net saleable area.

Savya Financial Center
Common Breezeway
Architectural Details



Here is a closer look at the architectural details of the common breezeway between the North and South Towers of Savya.

Savya's breezeway is not only visually striking, but it also serves to enhance ventilation and accessibility for its occupants.



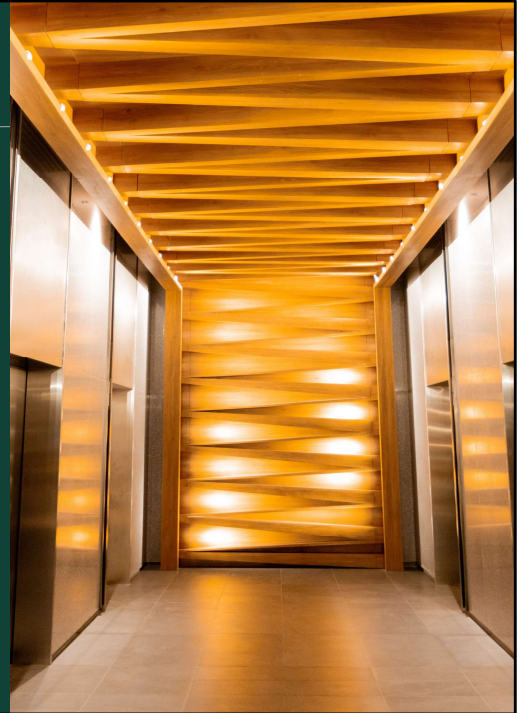
Here is a picture of the finished main lobby of the North Tower of Savya.

The sleek and modern design of the building and its amenities blend well with future-ready and zero contact features.

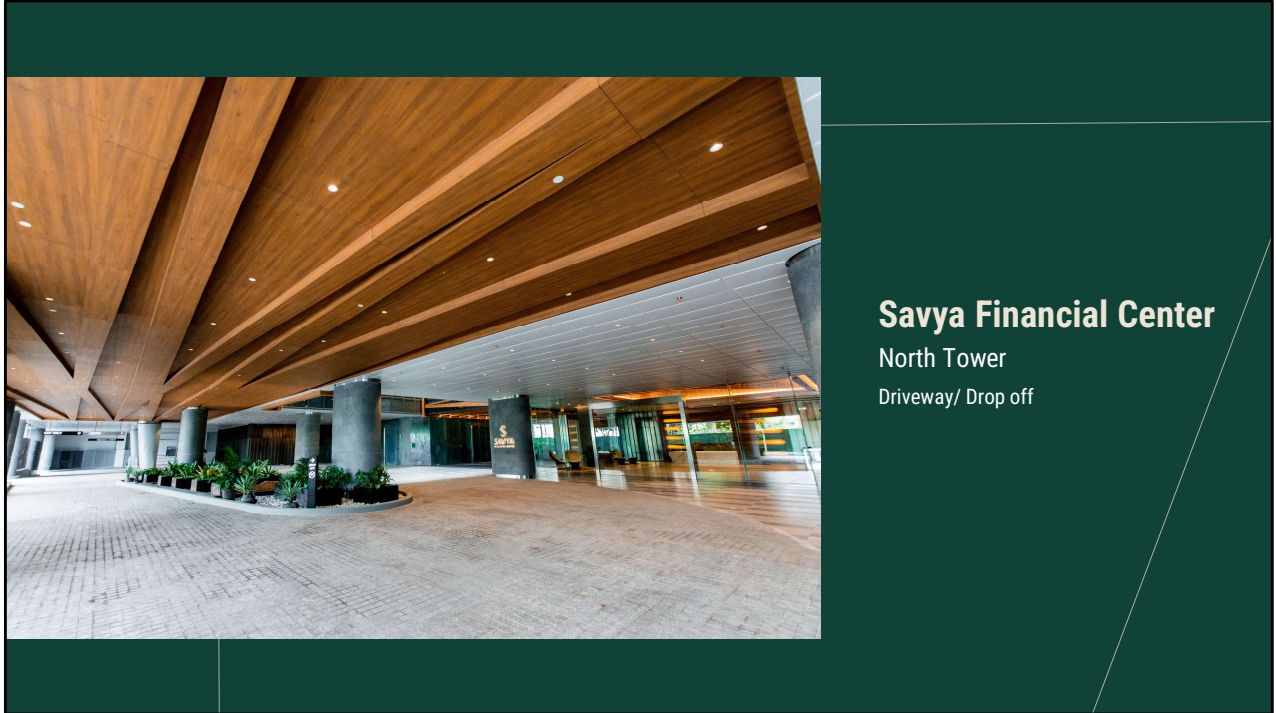
Savya Financial Center

North Tower

Elevator Lobby



Here we show the details of the elevator lobby of the North Tower of Savya.



Savva Financial Center

North Tower

Driveway/ Drop off

Here is a picture of the driveway of the North Tower of Savva.



Savya Financial Center

HANDOVER of the NORTH TOWER

January 2022

“

"I like it. I'm impressed with the timing, and you are all professional."

- Benedicto Arcinas

We are rewarded by the good feedback from our buyers who appreciated the on-time handover of their units thereby strengthening the trust and goodwill between Arthaland and its buyers.

Here we show the handover of an office unit in the North Tower of Savya to Mr. Benedicto Arcinas who said, “I like it. I’m impressed with the timing, and you are all professional”.



Launch of LUCIMA

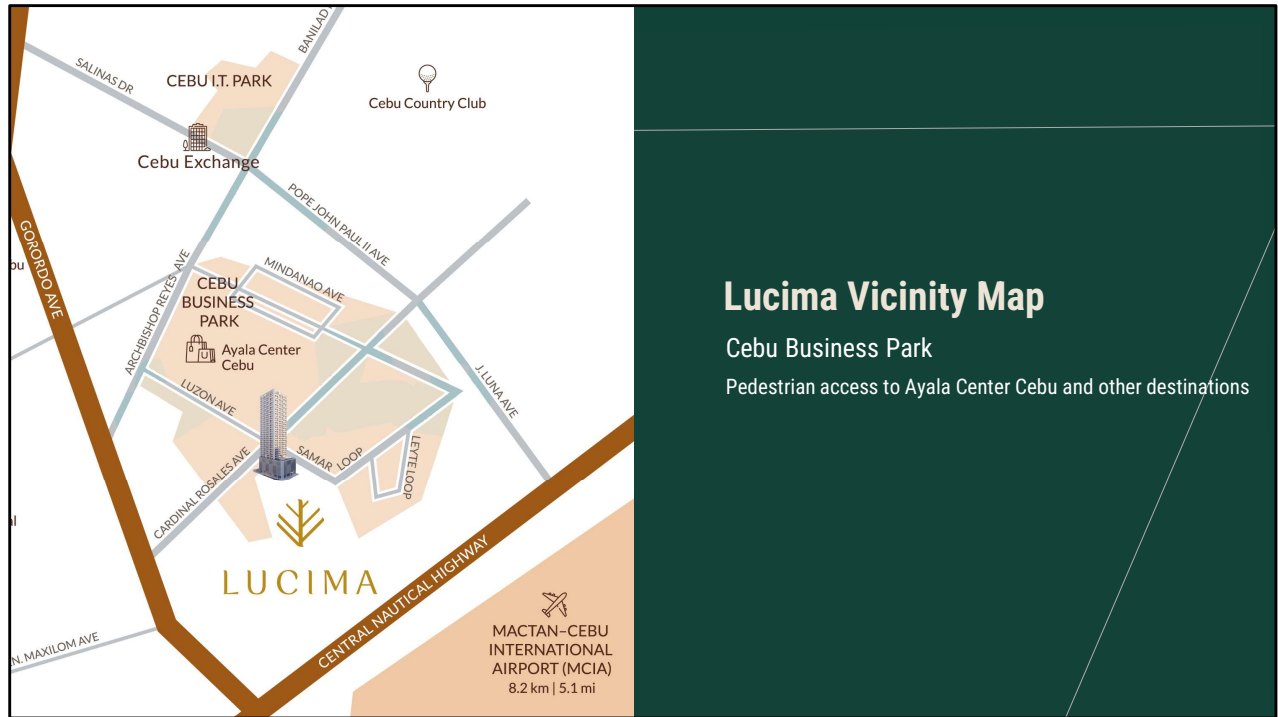
In July 2021, we successfully launched Lucima, our newest signature residential project.

Coined from the Latin word “Lux” which means light, and the Spanish word “Estima” which means appreciation, light and its benefits are the inspiration behind the building’s aesthetics, functionality, and energy efficiency.



Lucima will be the first premier, multi-certified, sustainable residential condominium in Cebu City. The project is on-track to be the first in the country to achieve quadruple certification including LEED, BERDE, EDGE and WELL certifications. I will explain in some detail what these acronyms stand for.

Lucima will have a gross floor area of approximately 28,000 sqm and it will offer 263 residential units. The project is expected to be completed by the fourth quarter of 2024.



This project will stand on a 2,245 sqm property located within the Cebu Business Park with direct and easy pedestrian access to the Ayala Center Cebu and other prominent business, commercial, and lifestyle destinations.



Here is a picture of an actual photo of the 1-bedroom unit.



Here we show the actual photo of the 2-bedroom unit.

Carefully planned features will allow abundant light to penetrate inside the homes while preventing indoor heat gain. Light also impacts our mental and physical health as it has been proven to promote enhanced mood and productivity.



Artist's perspective of the limited edition 3-bedroom Garden unit


LUCIMA

And here is a picture of the artist's perspective of the limited edition 3-bedroom garden units.



Here is a picture of artist's perspective of the 5-bedroom penthouse units.



Lucima has been enjoying strong market reception from launch. To date, reservation contracts amounting to approximately Php1.7b covering 36% of the project's net saleable area have been executed.

The success of the take up of the units, despite the continued effect of the pandemic at the time of launch, validates our deliberate approach in designing products that our clients value and in determining the timing of our project launches.



New Projects for Launch in 2022

Over the past year, a significant amount of work has been performed to bring strategically located properties to launch-ready status to substantially complete our 5x in 5 Years growth objective and to support revenue growth in the coming years.

We are set to launch 2 new projects within the year.



Eluria, Arthaland’s sustainable luxury residential development in Legazpi Village in the Makati CBD, will be launched this year. Eluria will be located within a brief and easy walking distance from Greenbelt mall and it is a few steps away from the Washington Sycip Park in Legazpi Village. It will have a total gross floor area of approximately 14,600 sqm.

The project name is a coined word inspired by the words “elan,” “flourish,” “illuminate,” and “allure.” Eluria is also an Israeli word for “precious flower.” This name evokes sophistication, stylishness, visions of greenery and feelings of grandness, passion, and enthusiasm.



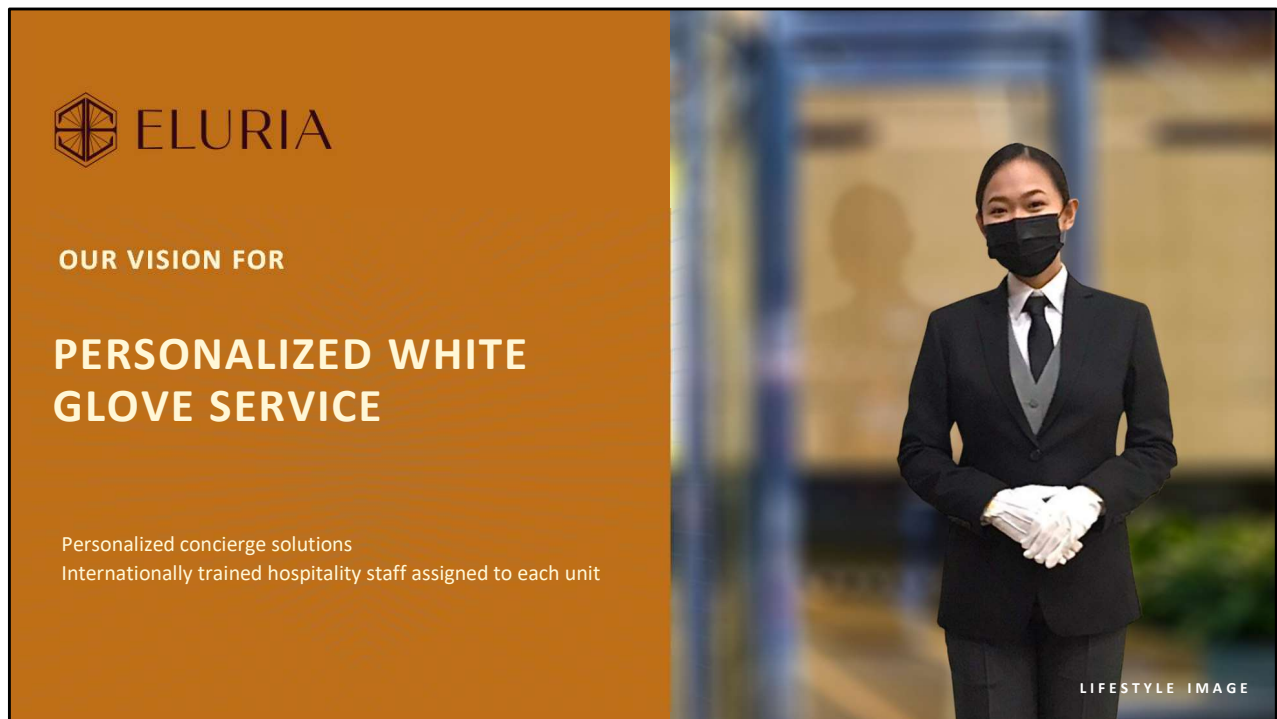
WORLD-CLASS STANDARDS

Ultra low density
Multi-certified
Limited edition designer homes
Exceptional white glove service



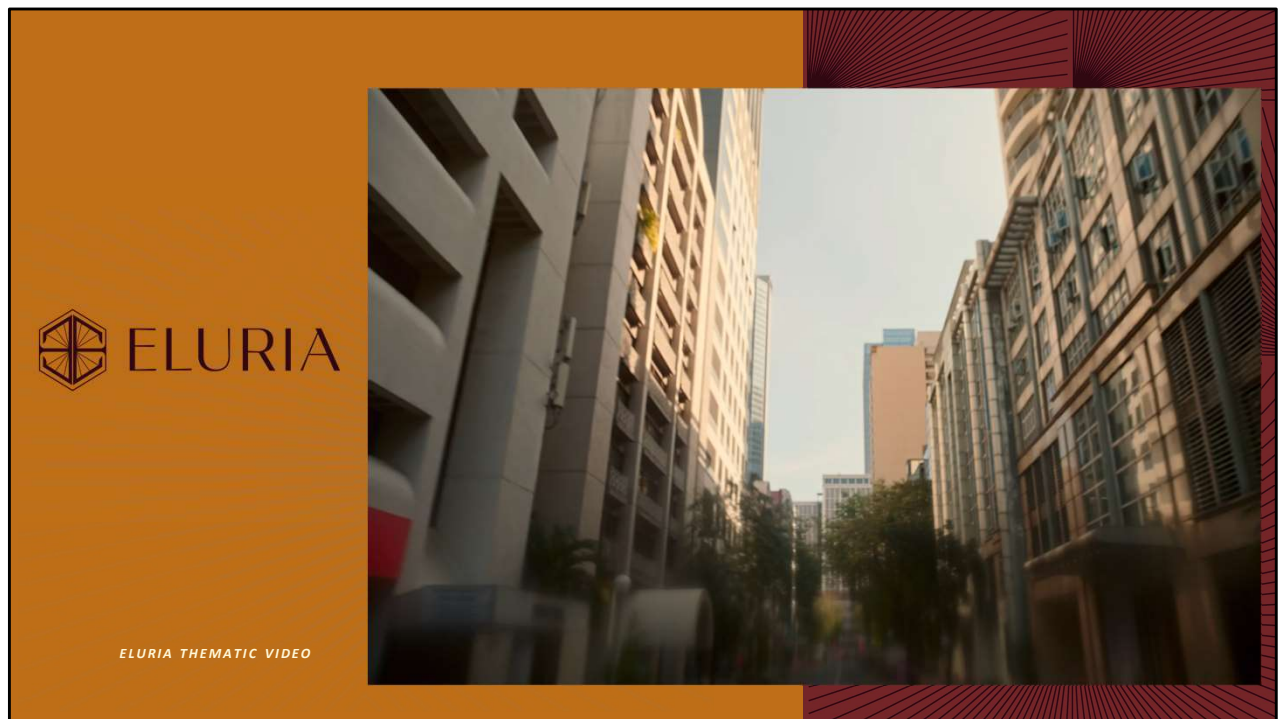
As Arthaland's pioneer development in Makati, this ultra low density, multi-certified residential address will offer spacious limited edition designer homes elevated with unsurpassed quality, attention to detail, and exceptional white glove service.

Eluria will be low-density project offering only 37 residential units with a maximum of two apartments per floor. Elevator cabins are designed to open into residents' personal lobbies to provide utmost security and privacy.



Eluria's residents will enjoy personalized white glove service.

In keeping with our commitment to be best-in-class, our staff who will provide unparalleled round-the-clock services to households will be trained with world-class professional skills, providing these at the highest quality standards to ensure the satisfaction, comfort, and convenience of the building's residents.



Let me share this video clip of Eluria to better appreciate its features.

Follow-on Residential Component at Sevina Park

LAUNCHING Q3 2022



Next, we are set to launch our follow-on residential component at Sevina Park within Q3 2022.

This will be our flagship project that will expand Arthaland's horizon and cater to a broader market segment. True to our mission of promoting health and wellness for all, this project will be comprised of six mid-rise residential buildings with the first tower scheduled to be launched on the third quarter of this year. The first tower will offer a mix of studio and one-bedroom units and it will have a gross floor area of approximately 16,300 sqm.

In addition, Arthaland is poised to launch commercial lot sales within the Sevina Park this 2022 to further complement the generous amenities being given to community within the area. Approximately 10,000 sqm of land zoned for commercial use will be launched for sale this year while the remaining area of approximately 5,500 sqm. will be retained by Arthaland for its own development and use.



Successful Funding Program

We were able to complete our biggest projects and launch new ones by ensuring robust funding for Arthaland and our projects. Allow me to present our fund-raising activities over the past year.

₱3 BILLION SERIES D PREFERRED SHARES



In December 2021, Arthaland successfully raised Php3 billion from the public offering and listing of Series D preferred shares. The offer marked the fifth anniversary from Arthaland's maiden offering of Series B Preferred Shares which was primarily used to fund Arthaland's "5x in 5 Years" expansion program.



₱3 BILLION

SERIES D PREFERRED SHARES

- ✓ Continued long-term funding for current projects
- ✓ Increase recurring lease income by retaining units in Cebu Exchange and/or North Tower of Savya

The success of this offering is key to the achievement of Arthaland's goals as we look beyond the achievement of our growth objectives in 2024. Of the total funds raised:

- Php2 billion was used to redeem the Series B Preferred Shares thereby ensuring continued long-term funds for our projects.
- The remaining Php1 billion is allocated for the retention of office and retail units in Cebu Exchange and/or the North Tower of Savya to allow Arthaland to come closer to its long-term goal of increasing its recurring leasing income.



In addition to securing Php3 billion from the public offer of Series D Preferred Shares, Arthaland successfully arranged Php5 billion in fresh financing for our projects.

- Of this amount, approximately Php3.0 billion was in the form of 5-year medium term facilities that allow us to achieve optimal capitalization structure to support our new projects: Lucima, which launched in July 2021, Eluria which is scheduled for launch this year and Sevina Park which is scheduled to launch a new component within the master-planned estate this year.
- Another Php2.0 billion in fresh funds were raised to support the liquidity requirements of Cebu Exchange and Savva as these projects ramped up construction activity to achieve the timely handover to its buyers in early 2022.
- The funds raised highlights Arthaland's conservative approach in project planning and liquidity management which aim to optimize fund-raising while keeping our leverage ratios low. This further highlights the continued support that Arthaland received from its banking partners and is reflective of the trust and confidence placed on your Company. We are extremely appreciative of this support from our banking partners.




人を、想う力。街を、想う力。



三菱地所



Strategic Partnerships

Support growth while mitigating risk

- ✓ Executed JVAs with Arch Capital of Hong Kong for Lucima and Eluria
- ✓ Continued partnership with Mitsubishi Estate for Sava North Tower
- ✓ Continued discussions for other projects

Arthaland continues to actively seek out joint venture partners for our projects to support our growth while mitigating risk. We choose partners who, apart from contributing capital, offer strategic advantages by way of expertise, reach or distribution channels.

- In December 2021, Arthaland successfully executed joint venture agreements with Arch Capital of Hong Kong for each of Lucima and Eluria.
- Arthaland continues to have a strategic partnership with Mitsubishi Estate Co., Ltd. for the North Tower of Sava Financial Center and Help Holdings, Inc., the parent company of Esquire Financing, Inc., for the South Tower of Sava Financial Center.

ARTHALAND's ₱3 Billion
ASEAN Green Bonds
credit rating

PRS Aa
Stable Outlook

by Philippine Rating Services Corp.

Rationale for credit rating:

- ✓ **Clear strategic direction**
- ✓ **Ability to sustainably grow and compete**
- ✓ **Manageable liquidity position**
- ✓ **Improved profitability**

I am pleased to report that in March 2022, Arthaland's ₱3 billion ASEAN Green Bonds maintained its credit rating of PRS Aa with stable outlook by Philippine Rating Services Corp. or Philratings.

Based on its credit rating system, obligations rated **PRS Aa** are of high quality and are subject to very low credit risk, reflecting the issuer's very strong capacity to meet its financial commitment. A **Stable Outlook** is assigned when a rating is likely to be maintained or to remain unchanged in the next 12 months.

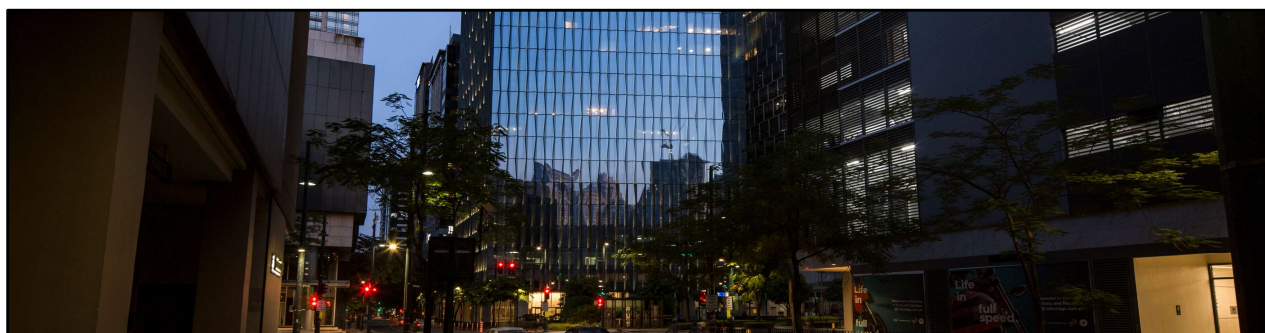
The Rating and Outlook were assigned given the following key considerations: (1) clear strategic direction, resulting in global recognition as a real estate developer of multi-certified green projects in the Philippines, leading to continued market interest in its products; (2) ability to sustainably grow and compete in our chosen niche, despite the presence of larger competitors; (3) relatively manageable liquidity position in relation to debt servicing and (4) improved profitability supported by less stringent economic restrictions.



Commitment to Sustainability

We remain firm and unwavering in our commitment to sustainability.

Let me take you through new milestones achieved over the past year to further our commitment.

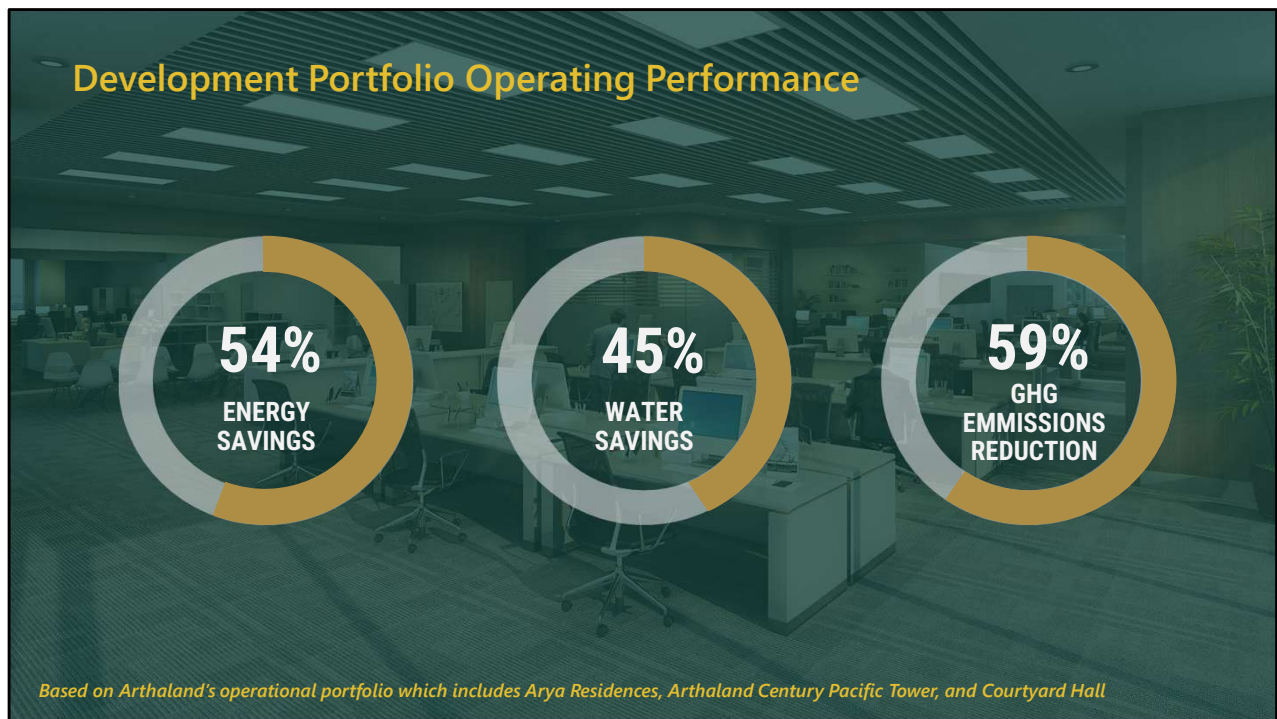


Net Zero Carbon Buildings Commitment

Decarbonization of our development portfolio by 2030



Arthaland was the first real estate developer in Asia and the first signatory from the Philippines to the Net Zero Carbon Building Commitment of the World Green Building Council. As a signatory to this program, Arthaland officially committed to decarbonize its portfolio by 2030. By doing so, we have placed both our company and the Philippines in the forefront of the global initiative for climate action.



Over the past year, we made substantial progress towards our commitment to a fully decarbonized portfolio. I am pleased to report that our operating development portfolio composed of Arya Residences, Arthaland Century Pacific Tower and Courtyard Hall in Sevina Park were able to achieve the following for the year ending 2021:

- 54% energy savings
- 45% water savings and
- 59% greenhouse gas emissions reduction

Notably, our energy and water savings from our operational portfolio are well ahead of our targets of 40% energy savings and 20% water savings compared to a conventional building in the Philippines. In terms of the reduction of greenhouse gas emissions, we are on track to achieve 100% reduction by 2030. By doing so, the operations of the tenants and residents of our buildings will achieve net zero carbon footprint.



Arthaland remains the foremost sustainable developer and the only one with a development portfolio which is composed entirely of certified sustainable projects. All our projects adhere to global and national standards for green buildings through the Leadership for Energy and Environmental Design (LEED) rating system of the US Green Building Council (USGBC) and the Building for Ecologically Responsive Design Excellence (BERDE) rating system of the Philippine Green Building Council (PHILGBC). Recently, Arthaland expanded its sustainability commitment by pursuing additional green building rating tools, specifically the Excellence for Design and Greater Efficiencies (EDGE) rating system of the International Finance Corporation (IFC), and the WELL Building Standard (WELL) rating system of the International WELL Building Institute (IWBI).

Over the past year, Arthaland continued to lead the way for other real estate developers. Allow me to walk you through the new certifications achieved for our projects.



I am pleased to report that this year, Sevina Park received the distinction of being the first development to have been awarded BERDE 5-Star under the BERDE for Districts Rating scheme. BERDE Districts is a rating scheme of the Philippine Green Building Council that applies to wide-scale horizontal development projects such as Sevina Park.

Sevina Park is recognized as the Philippines' first and only real estate development to have received the LEED Platinum pre-certification under the LEED for Neighborhood Development (LEED ND) category. Previously, the following certifications were also achieved:

- LEED Platinum certification for the 4-Bedroom Villa Model Unit
- LEED Gold certification for all 4-Bedroom Villas
- On-track to achieve EDGE Advanced for all Villa types.



The International WELL Building Institute crafted the WELL Building Standard (WELL) to set a global benchmark and to certify buildings that promote and enhance the health and well-being of occupants.

In 2021, our office building in BGC, Arthaland Century Pacific Tower, was awarded with the WELL Health-Safety Rating seal that proves the building's safe operations particularly during this Covid-19 pandemic. ACPT's Health Safety Rating was successfully renewed in January 2022.

In addition, ACPT was recognized as the world's first net zero certified building under the EDGE program of the IFC, a member of the World Bank Group. It has also achieved LEED Platinum rating and the BERDE 5-star certification.



Cebu Exchange has achieved LEED Gold pre-certification, BERDE Design 5-Star certification and was WELL pre-certified in 2020. In February 2022, it was awarded the WELL Health-Safety Rating seal. It is on-track to achieve EDGE Zero Carbon certification under the IFC's EDGE program.



We move on to our financial updates.

2021 FINANCIAL HIGHLIGHTS

STATEMENT OF INCOME

IN ₱ MILLIONS	2020	2021
Contributing Projects	<ul style="list-style-type: none"> Cebu Exchange Savya ACPT Arya Plaza Sevina Park Villas 	<ul style="list-style-type: none"> Cebu Exchange Savya ACPT Arya Plaza Sevina Park Villas
Real Estate Sales	2,919	2,629
Leasing Operations	372	326
REVENUES	3,302	2,972
NET INCOME	1,169	1,115

- Continued but manageable effect of pandemic on revenues
- No revenue recognition yet from Lucima despite Php1.3B reservation sales for the project as of year-end 2021
- Net income substantially maintained despite lower revenues

We now present our financial performance for 2021.

- In 2021, Arthaland reported total revenues of approximately Php3.0 billion, which is 9% lower than the revenues reported in 2020. The decline in revenues is attributed to the continued effects of the COVID-19 pandemic in 2021 which saw the re-instatement of restrictions following waves of infections from new variants of the COVID-19 virus. Despite this, the decline in revenues is notably manageable and the sales pipeline remained robust. We continued to take the long-term view in directing our sales efforts by maintaining our prices despite longer timelines to close sales transactions. We were able to do this because we have sufficient funding for our projects.
- We further highlight that as of year-end 2021, approximately Php1.3 billion of reservation sales contracts were executed for Project Lucima which was launched in July 2021. Arthaland's reported revenues of Php3.0 billion for 2021 do not yet reflect any contribution from Project Lucima in accordance with financial reporting standards. We expect to initiate revenue recognition from sale of units in Project Lucima within 2022.
- Finally, we highlight that we were able to substantially maintain net income in 2021 at Php1.12 billion despite revenues being lower by 9% compared to 2020. This was attributed to the income tax benefit recognized following the implementation of the CREATE Law.

2021 FINANCIAL HIGHLIGHTS

STATEMENT OF FINANCIAL POSITION

IN ₱ MILLIONS (Unless otherwise indicated)	2020	2021
Cash and Cash Equivalents*	4,198	6,328
Total Assets	27,547	34,671
Net Interest-Bearing Debt	8,066	10,075
Shareholders Equity	9,230	11,052
Net Interest-Bearing Debt to Equity (x)	0.87	0.91
BOOK VALUE PER SHARE (₱/Share)	0.94	1.05
EARNINGS PER SHARE (₱/Share)	0.1273	0.1296

* includes short-term investments

- Substantial increase in cash
- Prudent financial management strategy
 - Conservative leverage levels
 - Other risk management strategies in place
- Clear path to shareholder value creation
 - BVPS increased 11% to Php1.05

For our financial position as of year-end 2021,

- Our cash position increased by 1.5x to Php6.3 billion as a result of the successful completion of our fund-raising efforts for 2021. Our assets increased to Php34.7 billion in 2021 from Php27.5 billion in 2020 due to the continued construction progress and sales efforts across our projects, the inflow of fresh funds and the increase in value of our investment properties.
- Despite the increase in net interest-bearing debt to Php10.1 billion in 2021 from Php8.1 billion in 2020, our net interest-bearing debt to equity ratio remained substantially constant at 0.91x. This is because while there is an increase in interest-bearing debt, a substantial portion remains in the form of cash and cash equivalents as of year-end 2021 to support the expected liquidity requirements of our projects. I am pleased to report that Arthaland's leverage ratios continue to be well within our internal guidance caps and our financial covenants under the loan agreements with our banks and the trust agreement for our ASEAN Green Bonds.
- We likewise continued to create value for our shareholders as shareholder's equity increased to Php11.1 billion in 2021 from Php9.2 billion in 2020. This led to an 11% increase in book value per share to Php1.05 per share in 2021 from Php0.94 per share in 2020.

Q1 2022 FINANCIAL HIGHLIGHTS

STATEMENT OF INCOME

IN ₱ MILLIONS	Q1 2021	Q1 2022
Contributing Projects	<ul style="list-style-type: none"> Cebu Exchange Savya Financial Center ACPT Arya Plaza Sevina Park 	<ul style="list-style-type: none"> Cebu Exchange Savya Financial Center ACPT Arya Plaza Sevina Park
REVENUES	449	490
GROSS INCOME	214	258
Gross Margin	48%	53%
INCOME BEFORE TAX	83	196
NET INCOME	354	145

• 9% increase in revenues

• Improvement in gross margin from real estate sales

• 2.4x increase in income before tax

We now take you through our financial performance for the 1st quarter of 2022.

- Arthaland recognized revenues of Php490 million which reflected a 9% increase over revenues in the 1st quarter of 2021. The increase in revenues is aligned with the macroeconomic recovery during this period following easing of COVID-19 restrictions, increased mobility and return-to-office protocols that were put in place. The increase in revenues is also attributed to the continued increase in physical accomplishment for our largest projects, Cebu Exchange and the North Tower of Savya which met pre-pandemic handover timelines to buyers.
- Our gross margin for the 1st quarter of 2022 improved to 53% from 48% in the 1st quarter of 2021. This is attributed to re-alignment of estimates for capitalizable borrowing costs for Cebu Exchange and Savya following updated expectations on collections as a result of the successful handover to buyers and over-all improvement in the economy. We continue to enforce rigorous watch over our project costs as we award new contracts for Sevina Park, Lucima and our upcoming projects.
- Notably, our net income before tax increased by a multiple of 2.4x to Php196 million in the 1st quarter of 2022 over the same period last year. The increase is attributed to higher revenues, gross profit margins and increase in gain on change in fair value of our investment properties over the period.
- Net income declined to Php145 million in the first quarter of 2022 compared Php354 million last year. This was due to the implementation of the CREATE Law which resulted in the recognition of one-time income tax benefit in the first quarter of 2021.

Q1 2022 FINANCIAL HIGHLIGHTS

STATEMENT OF FINANCIAL POSITION

IN ₱ MILLIONS	Q1 2021	Q1 2022
Cash and Cash Equivalents*	4,147	5,221
Total Assets	28,271	34,372
Net Interest-Bearing Debt	8,840	10,666
Shareholder's Equity	9,425	11,331
NET INTEREST-BEARING DEBT-TO-EQUITY (X)	0.94	0.94
BOOK VALUE PER SHARE (₱/Share)	0.96	1.06

- Strengthened liquidity following near completion of Cebu Exchange and Savya North Tower

- Conservative leverage levels and other risk mitigation strategies maintained

- Continued shareholder value creation

* includes short-term investments

For our financial position for 1st quarter of 2022,

- Our cash position of Php5.2 billion at the end of the 1st quarter of 2022 reflected a 26% increase from last year. In addition to the effect of the completion of fund-raising activities by year-end 2021, liquidity was strengthened following the initiation of handover and collection of final payments for the North Tower of Savya and the near completion of Cebu Exchange.
- Our assets increased to Php34.4 billion from Php28.3 billion last year due to the significant construction progress, sales efforts and the successful fund-raising programs. We note that cash continues to contribute a substantial portion of our total assets, which corresponded to about 15% of our total assets as of the end of the 1st quarter of 2022.
- Net interest-bearing debt to equity ratio was maintained at 0.94x even as more financing was obtained from last year. This is still well within our internal guidance caps and financial covenants. We will continue to keep a close watch over our leverage position going forward.
- We likewise continued to create value for our shareholders as shareholder's equity increased to Php11.3 billion from Php9.4 billion as of the end of 1st quarter of 2021. The book value per share increased by about 12% to Php1.06 per share from Php0.96 per share as of the end of the 1st quarter of 2021.

Other Initiatives

Let me now take you through our other initiatives.

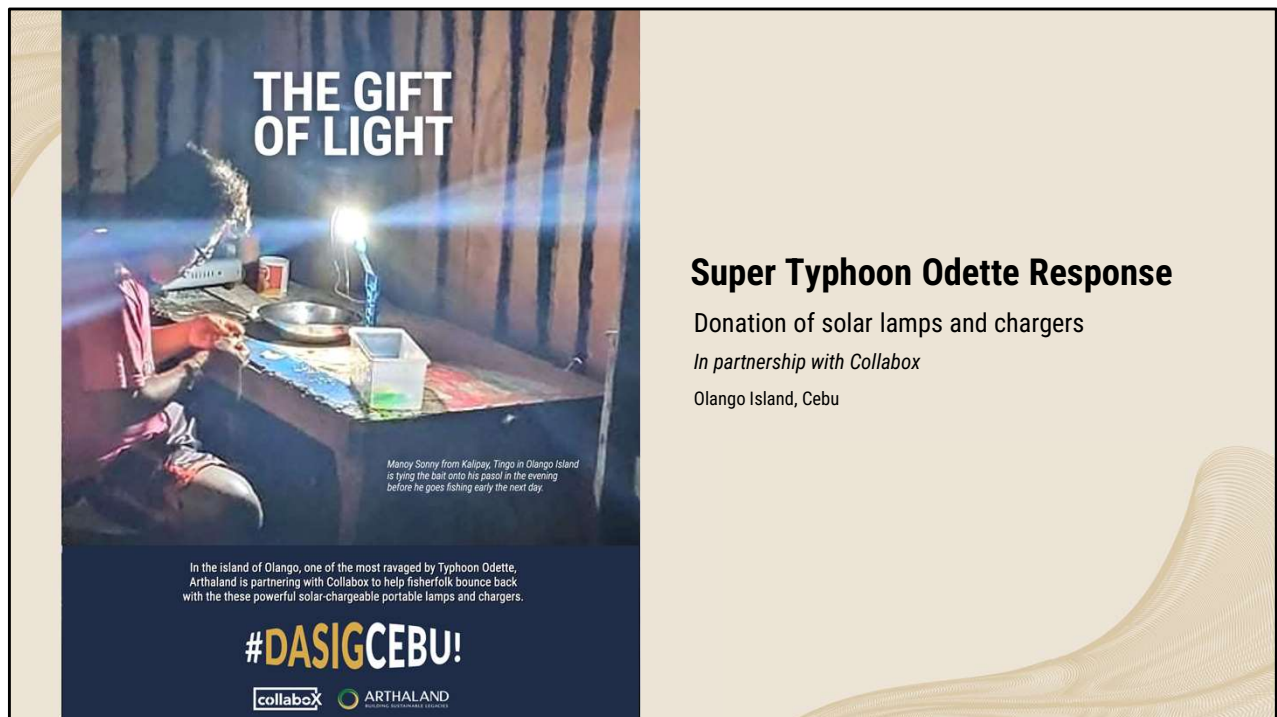


To create a **bigger impact**
and have a more **active participation**
in times of crisis—

weARTHAway

Over the past year, we navigated waves of infection brought about by new variants of the COVID-19 virus and faced challenges from natural calamities. In these trying times, we turn to our core values to guide us.

Allow me to share with you some of the initiatives taken by the Arthaland team to create a bigger impact and to have a more active participation in times of crisis.



In December 2021, Super Typhoon Odette brought catastrophic rains, wind and storm surges to several provinces in Visayas and Mindanao. One of the provinces that was most affected was Cebu where two of our signature projects, Cebu Exchange and Lucima, are located. We quickly moved to help alleviate conditions for displaced families and residents who sustained damage to their livelihood in the province of Cebu.

On the island of Olango, we partnered with Collabox to help fisherfolk regain their livelihood by providing solar-powered portable lamps and chargers.



Super Typhoon Odette Response

Donation of solar lamps and chargers
Olango Island, Cebu

Here we show pictures of residents of the island of Olango who benefitted from our donation of chargers.



Super Typhoon Odette Response

Donation of solar lamps and chargers
Olango Island, Cebu

Here are the residents of Olango with our solar-powered portable lamps.



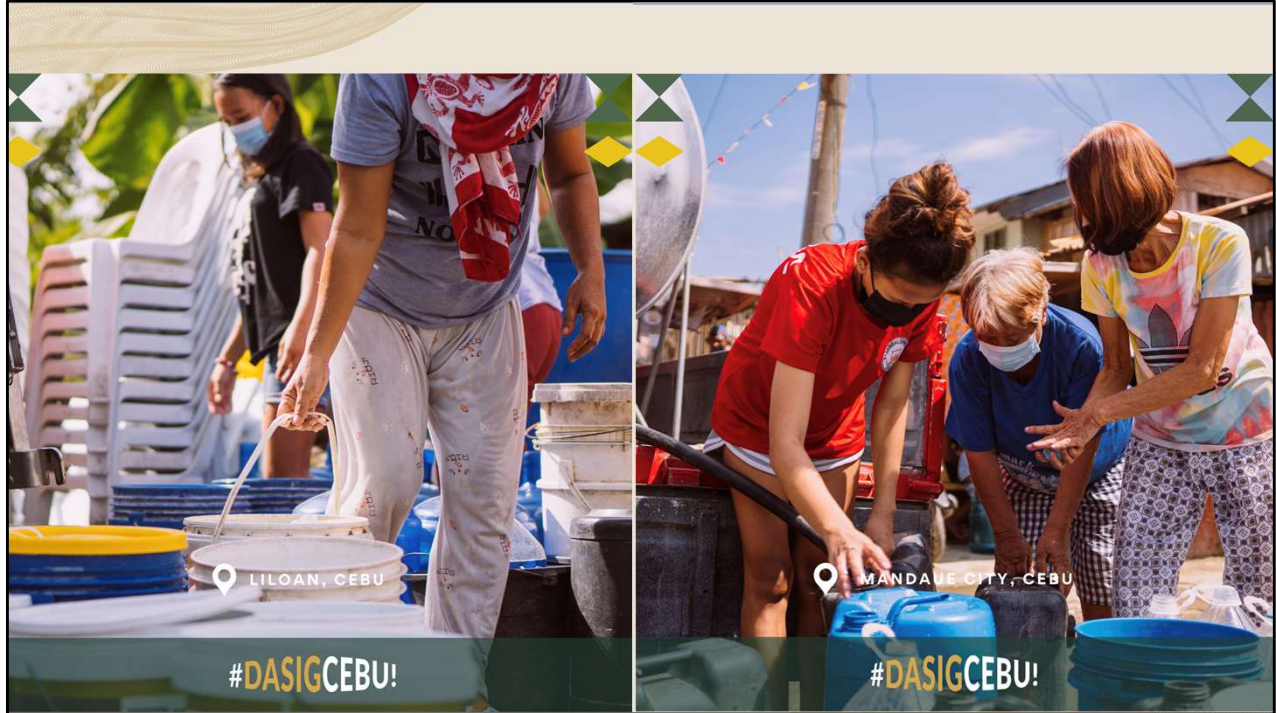
Super Typhoon Odette Response

Donation of potable water

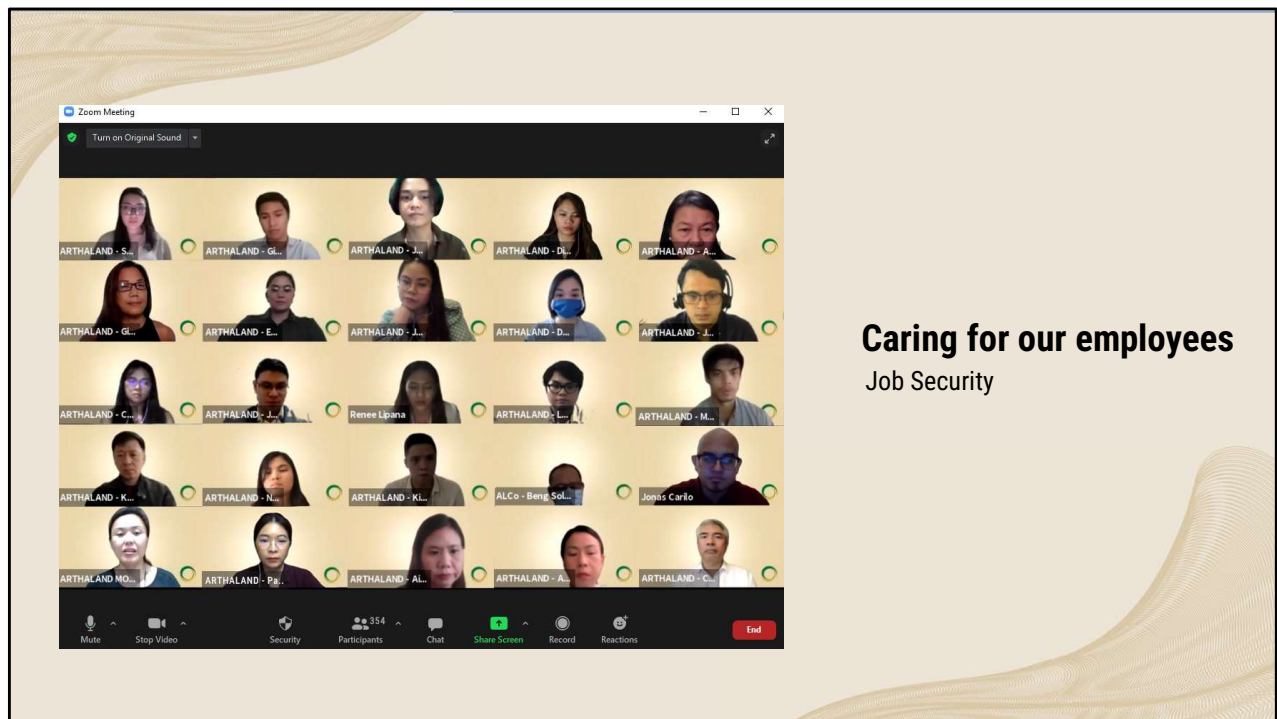
In partnership with Metropolitan Cebu Water District

Cebu, Mandaue, Lapu-Lapu and Liloan

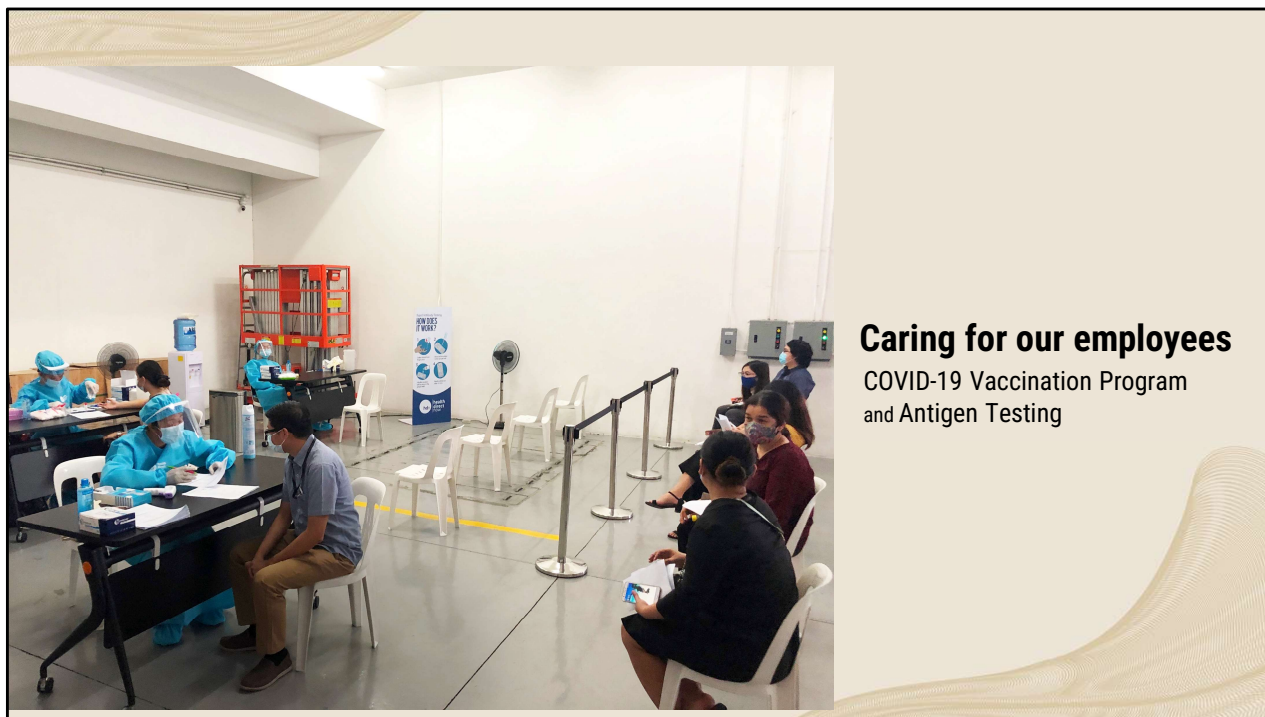
Aside from damage to homes and structures, Super Typhoon Odette resulted in difficulties in bringing potable water to residents. In the cities of Cebu, Mandaue, and Lapu-Lapu, as well as in the municipality of Liloan, we partnered with the Metropolitan Cebu Water District and delivered potable water to around 2,000 households in dire need of water.



Here we show pictures of residents from the municipality of Liloan and Mandaue City Cebu who benefitted from our donation of potable water.



Throughout the COVID-19 pandemic we have assured our employees of their job security. We moved to keep our team safe and productive through a holistic employee care program during the pandemic.



We ensured that our employees and their families have access to safe and effective vaccines by arranging a procurement program for Sinovac and Moderna vaccines alongside the vaccination program of the government. We also continued a bi-monthly antigen testing protocol where all employees who need to physically report to the office are tested to ensure everyone's safety.



Caring for our employees

Shuttle services

We instituted shuttle services for all employees who are required to report to the office so that they will not need to take public transportation while Metro Manila was on Alert Levels 3 and up.



ALL ARTHALAND PROJECTS WILL HAVE A POTAGER GARDEN

Arthaland builds Potager Gardens to make edible plants and herbs accessible to residents and tenants. This is an initiative labeled: The Potager Gardens by Arthaland.



**The Garden of Simples
at Arthaland Century Pacific Tower**



**The Potager Garden
at Arya Residences**

The Potager Garden started as a project in Arya Residences. This garden provides residents access to fresh organic produce all year round as it boasts of a wide array of bountiful crops shared and cared for by the occupants and staff. In addition, our developments foster a stronger sense of community through this project by deepening people's connection with food and nature.

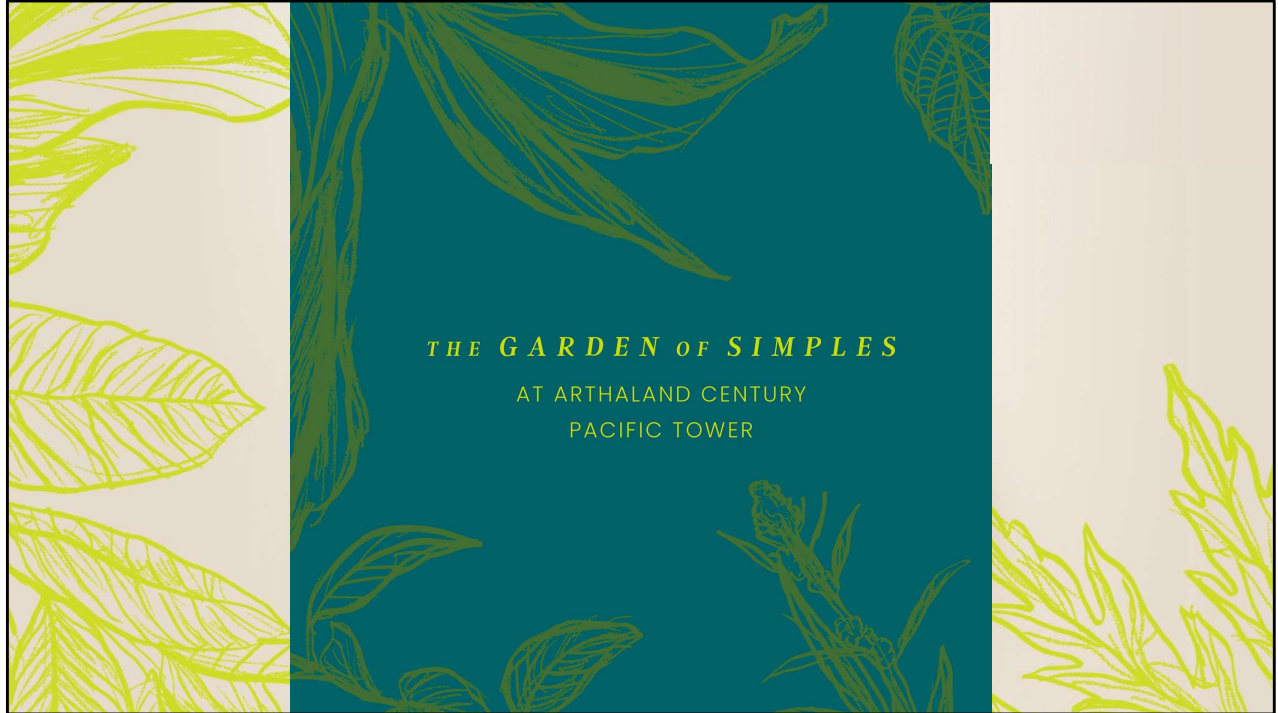


Following the Potager Garden at Arya Residences, Arthaland completed the Garden of Simples at ACPT and is in progress of completing it at the Terrace Garden level of Cebu Exchange. From the Garden of Simples, tenants of ACPT and Cebu Exchange can share in the harvest of organic herbs and plants which have medicinal benefits and natural remedies to common ailments.



The Potager Garden is also being completed in Sevina Park.

We have committed to incorporate the Potager Garden in all our developments including Lucima, Eluria and our future projects.



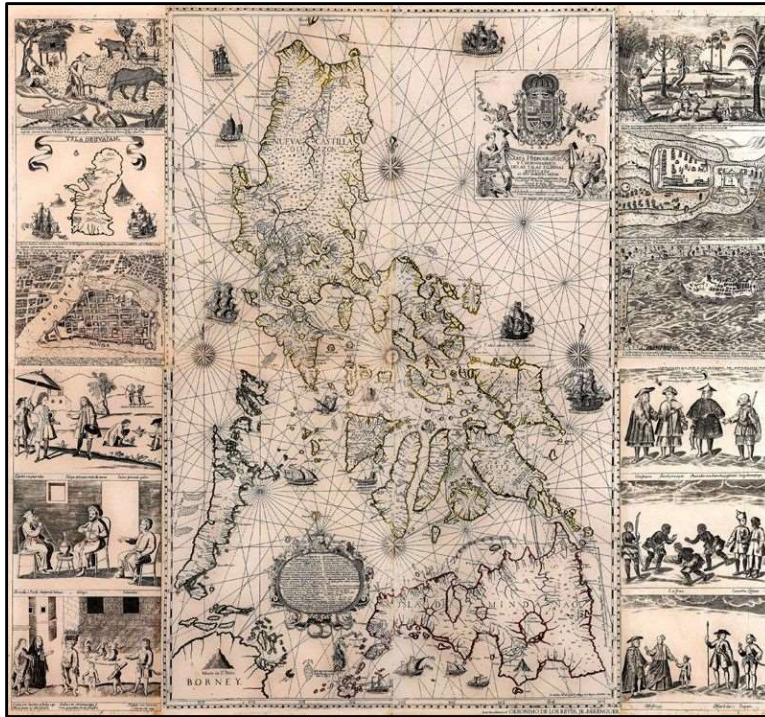
Following the success of our first book, The Potager Garden™ at Arya Residences, we bring you our new book featuring our garden of remedies – The Garden of Simples™ at Arthaland Century Pacific Tower. It reflects our commitment to sustainability and well-being. Like the practice of tea-making, we bring out the best in our properties to holistically benefit our residents and tenants.



The Garden of Simples™ at Arthaland Century Pacific Tower highlights that ACPT is more than just a space of green. It is a place to cultivate and nourish a community.



The book features herbs, vegetables, and medicinal plants, such as lagundi and butterfly pea, which were planted carefully in the Garden of Simples and chosen purposefully for their nutritional properties.



Rare Map Exhibit

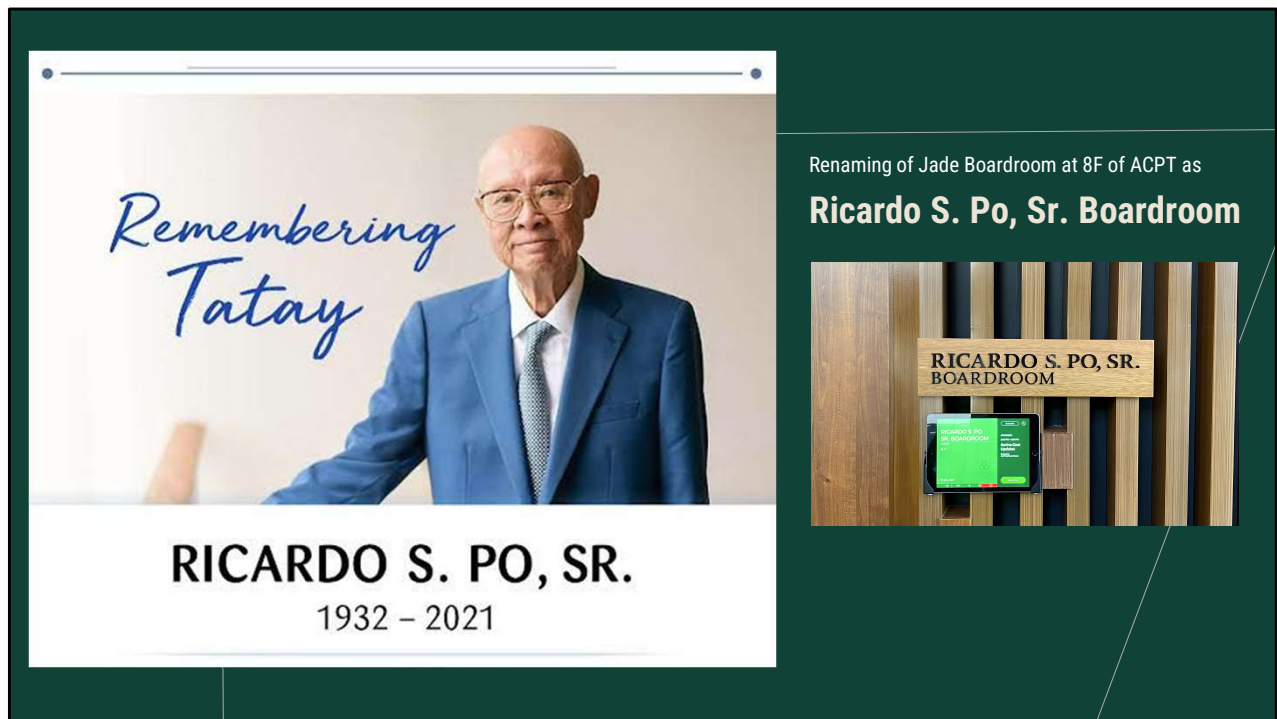
In partnership with

Philippine Map Collectors Society

8F of ACPT Business Center

At Arthaland, we give great importance to the appreciation of art, history and culture as part of being the foremost sustainable developer. To quote from UNESCO, *“The safeguarding and promotion of culture is an end in itself and at the same time it contributes to many of the sustainable development goals... The indirect benefits of culture are accrued through the culturally-informed and effective implementations of the development goals.”*

I am pleased to announce that Arthaland is working with the members of the Philippine Map Collectors Society to stage an exhibition of old and rare maps from the 16th to the 19th and 20th century. We intend to display the maps on the walls of the 8F Business Center in ACPT and to exhibit unframed maps and images on easels in one of the conference rooms. We intend for this to be a continuing exhibit which we can update and refresh from time to time.



Finally, I would like to honor my dear partner and friend, Richard Po who passed away in October 2021. He was a visionary entrepreneur, a brilliant brand innovator and mentor to the Century Pacific Group and the Arthaland teams. I am most grateful for the shared vision which I have with Richard and his sons for Arthaland which is to provide wealth of life to communities and to ensure that the future will be better because of how we do things today. To honor his memory and contributions, we renamed the Boardroom at the 8th floor of our office building in BGC as the Ricardo S. Po, Sr. Boardroom.



In conclusion, Arthaland was able to leverage its strengths to achieve big milestones over the last year and the recent 6 months. During this period, we witnessed the fruition of painstaking work over the last five years as we handed over two of our biggest projects to complete our growth targets. At the same time, we laid the groundwork to ensure a continuous pipeline that will support revenue growth by launching new projects and by initiating a focused land acquisition strategy.

At this point, we look forward to continuous easing of restrictions even as we remain vigilant of new risks. We are a strong, loyal and committed team in Arthaland, led by our highly focused senior management. We are a lean organization, but one that is nimble, creative and ready to take Arthaland to the next level.

On behalf of the management of your company, I would like to thank our stockholders, our joint venture and our banking partners , the investors in and the arrangers of our financial offerings, as well as the members of the board of directors - particularly our Chairman Ernest Cuyegkeng and our three independent directors: Atty Andres Sta. Maria, Fernan Lukban, and Hans Sicat -for your strong support and continuing confidence in us during what has been truly a challenging period from many aspects.

Most importantly, I also would like to thank my partners in Arthaland, the Po family, Ricardo, Ted, Chris and Leo, who have continued to be steadfast in their support, most generous in their assistance when needed, and overwhelmingly appreciative of the work of the entire team in Arthaland.

Our Company has emerged stronger and ready to go beyond our 5x in 5 Years growth objective.

Thank you for your kind attention.

Management Report Q&A

AGENDA

- CALL TO ORDER
- SECRETARY'S PROOF OF DUE NOTICE OF THE MEETING & DETERMINATION OF QUORUM
- APPROVAL OF MINUTES OF THE ANNUAL STOCKHOLDERS MEETING HELD ON 26 JUNE 2020
- MANAGEMENT REPORT
- RATIFICATION OF ACTS OF THE BOARD OF DIRECTORS & MANAGEMENT DURING THE PREVIOUS YEAR
- PROPOSED AMENDMENT OF ARTICLE SEVENTH OF ARTICLES OF INCORPORATION – DECREASE OF AUTHORIZED CAPITAL STOCK
- ELECTION OF DIRECTORS (INCLUDING INDEPENDENT DIRECTORS)
- APPOINTMENT OF EXTERNAL AUDITOR FOR 2022
- OTHER MATTERS
- ADJOURNMENT

AGENDA

- CALL TO ORDER
- SECRETARY'S PROOF OF DUE NOTICE OF THE MEETING & DETERMINATION OF QUORUM
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**AMENDMENT
OF
ARTICLES
OF
INCORPORATION**

ARTICLE SEVENTH

**AUTHORIZED
CAPITAL STOCK**

OLD PROVISION
As of 2018

That the authorized capital stock of the Corporation is Philippine Pesos: Two Billion Nine Hundred Ninety Six Million Two Hundred Fifty Seven Thousand One Hundred Thirty Five and 82/100 (₱2,996,257,135.82) divided into Philippine Pesos: Two Billion Nine Hundred Forty Six Million Two Hundred Fifty Seven Thousand One Hundred Thirty Five and 82/100 (₱2,946,257,135.82) of common shares consisting of 16,368,095,199 common shares with a par value of Philippine Pesos: Eighteen Centavos (₱0.18) per share and Philippine Pesos: Fifty Million (₱50,000,000.00) of preferred shares consisting of 50,000,000 preferred shares with a par value of Philippine Peso: One (₱1.00) per share.

PROPOSED AMENDMENT

That the authorized capital stock of the Corporation is Philippine Pesos: Two Billion Nine Hundred Seventy Six Million Two Hundred Fifty Seven Thousand One Hundred Thirty Five and 82/100 (P2,976,257,135.82) divided into Philippine Pesos: Two Billion Nine Hundred Forty Six Million Two Hundred Fifty Seven Thousand One Hundred Thirty Five and 82/100 (P2,946,257,135.82) of common shares consisting of 16,368,095,199 common shares with a par value of Philippine Pesos: Eighteen Centavos (P0.18) per share and Philippine Pesos: Thirty Million (P30,000,000.00) of preferred shares consisting of 30,000,000 preferred shares with a par value of Philippine Peso: One (P1.00) per share.

AGENDA

- CALL TO ORDER
- SECRETARY'S PROOF OF DUE NOTICE OF THE MEETING & DETERMINATION OF QUORUM
- APPROVAL OF MINUTES OF THE ANNUAL STOCKHOLDERS MEETING HELD ON 26 JUNE 2020
- MANAGEMENT REPORT
- RATIFICATION OF ACTS OF THE BOARD OF DIRECTORS & MANAGEMENT DURING THE PREVIOUS YEAR
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ELECTION
OF BOARD DIRECTORS

**NOMINEES FOR
REGULAR DIRECTORS**

ERNEST K. CUYEGKENG

JAIME C. GONZÁLEZ

JAIME ENRIQUE Y. GONZÁLEZ

CORNELIO S. MAPA, JR.

CHRISTOPHER PAULUS NICOLAS T. PO

RICARDO GABRIEL T. PO

ELECTION
OF BOARD DIRECTORS

**NOMINEES FOR
INDEPENDENT
DIRECTORS**

FERNAN VICTOR P. LUKBAN

HANS B. SICAT

ANDRES B. STA. MARIA

AGENDA

- CALL TO ORDER
- SECRETARY'S PROOF OF DUE NOTICE OF THE MEETING & DETERMINATION OF QUORUM
- APPROVAL OF MINUTES OF THE ANNUAL STOCKHOLDERS MEETING HELD ON 26 JUNE 2020
- MANAGEMENT REPORT
- RATIFICATION OF ACTS OF THE BOARD OF DIRECTORS & MANAGEMENT DURING THE PREVIOUS YEAR
- PROPOSED AMENDMENT OF ARTICLE SEVENTH OF ARTICLES OF INCORPORATION – DECREASE OF AUTHORIZED CAPITAL STOCK
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BOARD OF DIRECTORS
2022 - 2023

ERNEST K. CUYEGKENG

JAIME C. GONZÁLEZ

JAIME ENRIQUE Y. GONZÁLEZ

CORNELIO S. MAPA, JR.

CHRISTOPHER PAULUS NICOLAS T. PO

RICARDO GABRIEL T. PO

FERNAN VICTOR P. LUKBAN

HANS B. SICAT

ANDRES B. STA. MARIA

AGENDA

- CALL TO ORDER
- SECRETARY'S PROOF OF DUE NOTICE OF THE MEETING & DETERMINATION OF QUORUM
- APPROVAL OF MINUTES OF THE ANNUAL STOCKHOLDERS MEETING HELD ON 26 JUNE 2020
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- RATIFICATION OF ACTS OF THE BOARD OF DIRECTORS & MANAGEMENT DURING THE PREVIOUS YEAR
- PROPOSED AMENDMENT OF ARTICLE SEVENTH OF ARTICLES OF INCORPORATION – DECREASE OF AUTHORIZED CAPITAL STOCK
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EXTERNAL AUDITOR For 2022

REYES TACANDONG & CO.

Ms. Michelle Mendoza-Cruz
Partner-in-Charge

AGENDA

- CALL TO ORDER
- SECRETARY'S PROOF OF DUE NOTICE OF THE MEETING & DETERMINATION OF QUORUM
- APPROVAL OF MINUTES OF THE ANNUAL STOCKHOLDERS MEETING HELD ON 25 JUNE 2021
- MANAGEMENT REPORT
- RATIFICATION OF ACTS OF THE BOARD OF DIRECTORS & MANAGEMENT DURING THE PREVIOUS YEAR
- PROPOSED AMENDMENT OF ARTICLE SEVENTH OF ARTICLES OF INCORPORATION – DECREASE OF AUTHORIZED CAPITAL STOCK
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AGENDA

- CALL TO ORDER
- SECRETARY'S PROOF OF DUE NOTICE OF THE MEETING & DETERMINATION OF QUORUM
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THANK YOU