

Certification

I, RICHARD RICARDO, Compliance Officer of Waterfront Philippines, Inc. with SEC registration number AS0948678 with principal office at 1 Salinas Drive, Lahug, Cebu City, on oath state:

- 1) That on behalf of WATERFRONT PHILIPPINES, INC., I have caused this SEC FORM 17-Q – First Quarterly Report to be prepared;
- 2) That I read and understood its contents which are true and correct of my own personal knowledge and/or based on true records;
- 3) That the company WATERFRONT PHILIPPINES, INC. will comply with the requirements set forth in SEC Notice for a complete and official submission of reports and/or documents through electronic mail; and
- 4) That I am fully aware that documents filed online which requires pre-evaluation and/or processing fee shall be considered complete and officially received only upon payment of a filing fee.


IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of
29 JUN 2020, 20_____.


RICHARD RICARDO
Affiant

SUBSCRIBED AND SWORN to before me this _____ day of 29 JUN 2020, 20_____.

NOTARY PUBLIC

DOC. NO. 146 ;
PAGE NO. 30 ;
BOOK NO. 11 ;
SERIES OF 2020 .


ATTY. GILBERTO B. PASIMANERO
Notary Public Until Dec. 31, 2021
Notarial Commission No. 2020-030
IBP# 092831 Pasig - 10-7-2019
PTR# Mia 9112245-1-02-2020
Roll# 25473, TIN# 103-098-346
MCLE Comed. No. 17-061143

COVER SHEET

A S 0 9 4 - 8 6 7 8
SEC Registration Number

W A T E R F R O N T P H I L I P P I N E S , I N C .

(Company's Full Name)

N O . 1 W A T E R F R O N T D R I V E
O F F S A L I N A S D R I V E L A H U G
C E B U C I T Y

(Business Address : No. Street City / Town / Province)

MS. IRISH CHARA LAWAS

Contact Person

(02) 559-0130

Company Telephone Number

1 2

3 1

Month Day

SEC 17 - Q1

FORM TYPE

0 9 2 3

Month Day
Annual Meeting

Secondary License Type, If Applicable

Dept. Requiring this Doc.

Amended Articles Number/Section

436

Total No. of Stockholders

Total Amount of Borrowings

Domestic

Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document I.D.

Cashier

STAMPS

Remarks = pls. use black ink for scanning purposes

SECURITIES AND EXCHANGE COMMISSION
FORM 17-Q

**QUARTERLY REPORT PURSUANT TO SECTION 17 OF THE SECURITIES
REGULATION CODE AND SRC RULE 17(2)(b) THEREUNDER**

1. For the quarterly period ended

March 31, 2020

2. SEC Identification Number

AS0948678

3. BIR Tax Identification No.

D80003978254NV

4. Exact name of issuer as specified in its charter

WATERFRONT PHILIPPINES, INC.

5. Province, country or other jurisdiction of incorporation or organization

PHILIPPINES

6. Industry Classification Code (SEC Use Only)

7. Address of principal office

NO. 1 WATERFRONT DRIVE, OFF SALINAS DRIVE, LAHUG, CEBU
CITY Postal Code 6000

8. Issuer's telephone number, including area code

032-2326888

9. Former name or former address, and former fiscal year, if changed since last report

NOT APPLICABLE

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

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
COMMON SHARES - P1.00 PAR VALUE	2,498,991,753

11. Are any or all of registrant's securities listed on a Stock Exchange?

Yes

No

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

THE PHILIPPINE STOCK EXCHANGE

12. Indicate by check mark whether the registrant:

(a) has filed all reports required to be filed by Section 17 of the SRC and SRC Rule 17 thereunder or Sections 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

The Exchange does not warrant and holds no responsibility for the veracity of the facts and representations contained in all corporate disclosures, including financial reports. All data contained herein are prepared and submitted by the disclosing party to the Exchange, and are disseminated solely for purposes of information. Any questions on the data contained herein should be addressed directly to the Corporate Information Officer of the disclosing party.

Waterfront Philippines, Incorporated

**PSE Disclosure Form 17-2 - Quarterly Report References: SRC Rule 17
and
Sections 17.2 and 17.8 of the Revised Disclosure Rules**

For the period ended	March 31, 2020	
Currency (indicate units, if applicable)	PESO	
Balance Sheet		
	Period Ended	Calendar Year Ended (Audited)
	March 31, 2020	Dec 31, 2019
Current Assets	4,300,053,815	4,180,341,221
Total Assets	12,731,471,335	13,051,295,506
Current Liabilities	2,522,567,466	2,882,792,090

Total Liabilities	5,193,753,754	5,694,544,310
Retained Earnings/(Deficit)	651,128,376	515,575,652
Stockholders' Equity	7,537,717,581	7,356,751,196
Stockholders' Equity - Parent	6,740,879,419	6,590,880,878
Book Value per Share	2.70	2.64

Income Statement				
	Current Year (3 Months)	Previous Year (3 Months)	Current Year-To-Date	Previous Year-To-Date
Operating Revenue	380,707,022.99	462,573,872	380,707,022.99	462,573,872
Other Revenue	78,630,392	7,769,084	78,630,392	7,769,084
Gross Revenue	459,337,415	470,342,956	459,337,415	470,342,956
Operating Expense	232,241,889	255,351,366	232,241,889	255,351,366
Other Expense	163,905,110	99,108,013	163,905,110	99,108,013
Gross Expense	396,147,000	354,459,379	396,147,000	354,459,379
Net Income/(Loss) Before Tax	63,190,415	115,883,577	63,190,415	115,883,577
Income Tax Expense	0.00	0.00	0.00	0.00
Net Income/(Loss) After Tax	63,190,415	115,883,577	63,190,415	115,883,577
Net Income Attributable to Parent Equity Holder	75,245,124	130,971,969	75,245,124	130,971,969
Earnings/(Loss) Per Share (Basic)	0.030	0.052	0.030	0.052
Earnings/(Loss) Per Share (Diluted)	0.030	0.052	0.030	0.052

	Current Year (Trailing 12 months)	Previous Year (Trailing 12 months)
Earnings/(Loss) Per Share (Basic)	0.153	0.052
Earnings/(Loss) Per Share (Diluted)	0.153	0.052

Financial Ratios

	Formula	Current Year March 31, 2020	Previous Year March 31, 2019
Liquidity Analysis Ratios:			
Current Ratio or Working Capital Ratio	Current Assets / Current Liabilities	1.705	1.83
Quick Ratio	(Current Assets - Inventory - Prepayments) / Current Liabilities	1.569	1.48
Solvency Ratio	Total Assets / Total Liabilities	2.451	2.02
Financial Leverage Ratios			
Debt Ratio	Total Debt / Total Assets	0.408	0.49
Debt-to-Equity Ratio	Total Debt / Total Stockholders' Equity	0.770	0.98
Interest Coverage	Earnings Before Interest and Taxes (EBIT) / Interest Charges	1.079	5.51
Asset to Equity Ratio	Total Assets / Total Stockholders' Equity	1.889	1.98
Profitability Ratios			
Gross Profit Margin	Sales - Cost of Goods Sold or Cost of service / Sales	0.494	0.46
Net Profit Margin	Net Profit / Sales	0.138	0.25
Return on Assets	Net Income / Total Assets	0.005	0.01
Return on Equity	Net Income / Total Stockholders' Equity	0.008	0.02
Price / Earnings Ratio	Price Per Share / Earnings Per Common Share	0.026	0.052

PART I—FINANCIAL INFORMATION

Item 1. Financial Statements.

Please refer to Annex A.

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

Please refer to Annex B.


PART II—OTHER INFORMATION

NONE

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.

Registrant: Waterfront Philippines, Inc.
Issuer Atty.


Signature and Title ATTY. ARSENIO ALFILER JR.
Assistant Corporate Secretary

Date 06/29/2020


Signature and Title MR. RICHARD RICARDO
Compliance Officer

Date 06/29/2020

WATERFRONT PHILIPPINES, INCORPORATED AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
As of March 31, 2020

Annex A
Page 1 of 4

	Unaudited	Unaudited	Audited
	March 31, 2020	March 31, 2019	December 31, 2019
ASSETS			
Current Assets			
Cash and cash equivalents	729,810,089	678,510,306	675,355,640
Receivables - net	659,991,900	1,139,622,946	588,509,192
Notes receivable	94,322,042	120,273,728	235,728,850
Insurance receivable	-	-	-
Inventories	28,212,728	27,032,353	30,442,158
Due from related parties - current portion	2,474,921,716	3,959,082,175	2,425,338,356
Prepaid expenses and other current assets	312,795,340	248,185,084	204,551,794
Total Current Assets	4,300,053,815	6,172,706,592	4,159,925,990
Noncurrent Assets			
Due from related parties - noncurrent portion	830,650,008	356,003,499	1,130,375,000
Right-of-use assets-net	-	-	125,959,870
Property and equipment - net	6,617,313,773	5,073,419,358	6,617,313,773
Equity Securities - at fair value through other comprehensive income	17,827,920	-	17,827,920
Deferred tax assets	124,547,808	41,258,062	239,295,050
Other noncurrent assets	841,078,011	359,580,906	740,182,672
Total Noncurrent Assets	8,431,417,520	5,830,261,825	8,870,954,285
	12,731,471,335	12,002,968,417	13,030,880,275
LIABILITIES AND EQUITY			
Current Liabilities			
Accounts payable and accrued expenses	2,081,566,485	2,841,426,393	2,135,561,140
Loans payable - current portion	651,000,000	376,000,000	650,000,000
Income tax payable	11,673,201	46,951	50,875,852
Contract payable	-	-	-
Provisions	30,284,990	12,627,453	-
Other current liabilities	23,042,790	141,814,117	47,700,560
Total Current Liabilities	2,797,567,466	3,371,914,914	2,884,137,552
Noncurrent Liabilities			
Loans payable - noncurrent portion	844,148,936	1,168,085,107	890,425,532
Deferred tax liabilities	1,026,213,790	734,446,886	1,438,555,445
Retirement benefits liability	-	16,123,667	-
Other noncurrent liabilities	525,823,562	643,334,184	461,010,550
Total Noncurrent Liabilities	2,396,186,288	2,561,989,844	2,789,991,527
Total Liabilities	5,193,753,754	5,933,904,758	5,674,129,079
Equity Attributable to Equity Holders of the Parent Company			
Capital stock	2,498,991,753	2,498,991,753	2,498,991,753
Additional paid-in capital	706,364,357	706,364,357	706,364,357
Revaluation surplus in property and equipment	2,704,177,114	1,834,710,345	2,704,177,114
Foreign currency translation adjustment	54,703,530	47,004,278	54,703,530
Fair value reserve	2,932,577	5,105,963	2,932,577
Retirement benefits reserve	122,581,712	113,635,221	108,135,895
Earnings/(Deficit)	-	-	-
Appropriated	-	-	-
Unappropriated	651,128,376	144,757,621	515,575,652
Total Equity Attributable to Equity Holders of the Parent Company	6,740,879,419	5,350,569,538	6,590,880,878
Non-controlling Interest	796,838,162	718,494,121	765,870,318
	12,731,471,335	12,002,968,417	13,030,880,275

See Notes to the Consolidated Financial Statements.

WATERFRONT PHILIPPINES, INCORPORATED AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
As of March 31, 2020

Annex A
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	Unaudited	Unaudited	Audited
	March 31, 2020	March 31, 2019	December 31, 2019
REVENUES			
Hotel	290,067,049.24	406,979,701	1,393,162,019
Nonhotel	90,639,974	55,594,171	510,653,504
Interest and other income	78,630,392	7,769,084	35,974,882
	459,337,415	470,342,956	1,939,790,405
COSTS AND EXPENSES			
Cost of sales			
Hotel	131,211,159	195,709,876	933,415,873
Nonhotel	101,030,730	59,641,490	443,006,419
	232,241,889	255,351,366	1,376,422,292
	227,095,526	214,991,590	563,368,113
OTHER EXPENSES (INCOME)			
Depreciation and amortization	37,678,210	49,757,960	233,848,916
Interest expense	30,400,778	17,808,750	200,945,037
Penalties and other charges	-	-	-
Impairment losses, bad debts written off and provisions	-	-	73,356,032
Casualty losses	-	-	-
Interest income	-	-	-
Foreign exchange losses (gains) - net	-	-	5,914,510
Others - net	95,826,123	31,541,303	(526,247,873)
	163,905,110	99,108,013	(12,183,378)
INCOME (LOSS) BEFORE INCOME TAX	63,190,415	115,883,577	575,551,491
INCOME TAX EXPENSE (BENEFIT)	-	-	141,147,012
NET INCOME (LOSS)	63,190,415	115,883,578	434,404,479
OTHER COMPREHENSIVE INCOME			
Appraisal on increase on property and equipment	-	-	1,389,405,337
Foreign currency translation differences for foreign operations	-	-	7,699,252
Actuarial gains on defined benefit plan	-	-	12,913,568
Net change in fair value of AFS investment	-	-	(3,901,950)
Deferred tax effect	-	-	(420,695,671)
	-	-	985,420,536
TOTAL COMPREHENSIVE INCOME (LOSS)	63,190,415	115,883,578	1,419,825,015

Forward

	2020	2019	2018
Net income/(loss) attributable to:			
Equity holders of the Parent Company	75,245,124	130,971,969	402,990,162
Non-controlling interest	(12,054,709)	(15,088,391)	31,414,317
	63,190,415	115,883,578	434,404,479
Total comprehensive income (loss) attributable to:			
Equity holders of the Parent Company	75,245,124	130,971,969	1,383,009,670
Non-controlling interest	(12,054,709)	(15,088,391)	36,815,345
	63,190,415	115,883,578	1,419,825,015
EARNINGS PER SHARE - Basic and Diluted	0.030	0.052	0.161

See Notes to the Consolidated Financial Statements.

WATERFRONT PHILIPPINES, INCORPORATED AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
As of March 31, 2020

Annex A
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	Unaudited March 31, 2020	Unaudited March 31, 2019	Audited December 31, 2019
EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT COMPANY			
Capital stock - P1 par value per share	2,498,991,753	2,498,991,753	2,498,991,753
Additional Paid-in Capital	706,364,357	706,364,357	706,364,357
Revaluation Surplus in Property and Equipment			
Balance at beginning of year	2,704,177,114	1,834,710,345	1,834,710,345
Other comprehensive income - net of income tax effect	-	-	968,266,607
Derecognition of land held under finance lease due to acquisition of a subsidiary	-	-	-
Transfer of revaluation surplus absorbed through depreciation for the year - net of income tax effect	-	-	(98,799,838)
Balance at end of year	2,704,177,114	1,834,710,345	2,704,177,114
Unrealized Valuation Gain (Loss) on AFS Investments			
Balance at beginning of year	-	-	-
Valuation loss taken into equity during the year	-	-	-
Change in equity ownership of non-controlling interest in a subsidiary	-	-	-
Balance at end of year	-	-	-
Foreign Currency Translation Adjustment			
Balance at beginning of year	54,703,530	47,004,278	47,004,278
Other comprehensive income - net of income tax effect	-	-	7,699,252
Balance at end of year	54,703,530	47,004,278	54,703,530
Deficit			
Appropriation for renovation and business expansion	-	-	-
Unappropriated	-	-	-
Balance at beginning of year	515,575,652	13,785,652	13,785,652
Transfer of revaluation surplus absorbed through depreciation for the year - net of income tax effect	-	-	98,799,838
Change in retirement benefits reserve	-	-	-
Net income for the year	135,552,724	130,971,969	402,990,162
Balance at end of year	651,128,376	144,757,621	515,575,652
Total deficit	651,128,376	144,757,621	515,575,652
	6,615,365,130	5,231,828,354	6,479,812,406
Fair value reserve, beginning of the year	2,932,577	5,105,963	5,105,963
Other comprehensive income-net tax effect	-	-	(2,173,386)
Total fair value reserve	2,932,577	5,105,963	2,932,577
Retirement benefits reserve, beginning of the year	108,135,895	101,908,860	101,908,860
Other comprehensive income-net tax effect	14,445,817	11,726,361	6,227,035
Total retirement benefits reserve	122,581,712	113,635,221	108,135,895
	6,740,879,419	5,350,569,538	6,590,880,878
NON-CONTROLLING INTEREST			
Balance at beginning of year	765,870,318	729,054,973	729,054,973
Derecognition related to land due to recession of finance lease	-	-	-
Change in equity ownership of non-controlling interest in a subsidiary	-	-	-
Valuation loss on AFS investments taken into equity during the year	43,022,553	4,527,539	-
Reacquisition of APHC shares	-	-	-
Other comprehensive income - net of income tax effect	-	-	5,401,028
Net income/(loss) for the year	(12,054,709)	(15,088,391)	31,414,317
Balance at end of year	796,838,162	718,494,121	765,870,318
	7,537,717,581	6,069,063,659	7,356,751,196

See Notes to the Consolidated Financial Statements.

WATERFRONT PHILIPPINES, INCORPORATED AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
As of March 31, 2020

Annex A
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	Unaudited	Unaudited	Audited
	March 31, 2020	March 31, 2019	December 31, 2019
CASH FLOWS FROM OPERATING ACTIVITIES			
Loss before income tax	63,190,416	115,883,579	575,551,491
Adjustments for:			
Depreciation and amortization	37,678,210	49,757,960	233,848,916
Interest expense	30,400,778	17,808,750	200,945,037
Loss on sale on acesite shares	-	-	-
Retirement benefit costs	19,442,076	16,123,667	7,551,068
Provisions	(30,284,990)	(12,627,453)	-
Unrealized foreign exchange loss (gain)	-	-	13,609,982
Penalties and other charges	-	-	-
(Gain from insurance claims) casualty losses - net	-	-	(234,090,174)
Impairment losses	-	-	73,356,032
Interest income	(78,630,392)	(7,769,084)	(285,332,328)
Operating income before working capital changes	41,796,098	179,177,419	585,440,024
Decrease (increase) in:			
Receivables	91,684,793	(444,440,402)	(249,989,290)
Inventories	2,229,430	(2,525,942)	(5,935,747)
Prepaid expenses and other current assets	(108,243,546)	(110,316,401)	(66,683,111)
Increase (decrease) in:			
Accounts payable and accrued expenses	(53,994,653)	(210,033,761)	440,591,352
Other current liabilities	24,657,770	431,622,505	(181,532,732)
Cash generated from operations	(1,870,109)	(156,516,582)	521,890,496
Interest received	78,630,392	7,769,084	12,507,699
Income taxes paid	39,202,651	(23,347,496)	(236,877,213)
Retirement plan contributions paid	-	-	(15,500,000)
Benefits paid	-	-	(9,447,376)
Interest paid	(30,400,778)	(17,808,750)	(119,783,910)
Net cash provided by operating activities	85,562,157	(189,903,744)	152,789,696
CASH FLOWS FROM INVESTING ACTIVITIES			
Acquisitions of property and equipment	(37,678,210)	(19,957,940)	(356,003,995)
Investment in a subsidiary	-	-	-
Due from related parties	(350,653,814)	(796,794,859)	101,453,719
Proceeds from insurance claims on property damage	-	-	431,250,000
Proceeds from sale of property and equipment	-	-	-
Notes Receivable	141,406,808	133,700,597	28,092,436
Changes in other non-current assets	632,383,441	212,604,198	(550,737,952)
Net cash used in investing activities	385,458,226	(470,448,004)	(345,945,792)
<i>Forward</i>			
	Unaudited	Unaudited	Audited
	March 31, 2020	March 31, 2019	December 31, 2019
CASH FLOWS FROM FINANCING ACTIVITIES			
(Increase)Decrease in loans payable	(47,276,596)	(894,085,107)	(277,659,575)
(Increase) Decrease in due from related parties	-	-	4,464,829
Increase (decrease) in other noncurrent liabilities	(369,289,338)	1,520,305,134	443,004,822
Payment of obligation under finance lease	-	-	(13,940,367)
Net cash provided by (used in) financing activities	(416,565,934)	626,220,027	155,869,709
INCREASE (DECREASE) IN TRANSLATION ADJUSTMENT FOR THE YEAR			
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	54,454,449	(34,131,721)	(37,286,387)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	675,355,640	712,642,027	712,642,027
CASH AND CASH EQUIVALENTS AT END OF YEAR	729,810,089	678,510,306	675,355,640

See Notes to the Consolidated Financial Statements.

WATERFRONT PHILIPPINES, INCORPORATED AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Organization and Status of the Business

Corporate Information

Waterfront Philippines, Incorporated (the Parent Company) was incorporated in the Philippines and registered with the Philippine Securities and Exchange Commission (SEC) on September 23, 1994. The Parent Company is 46%-owned by The Wellex Group, Inc. (TWGI), an entity registered and domiciled in the Philippines, which is listed in the Philippine Stock Exchange (PSE). The Parent Company holds equity interests in hotels and resorts, a fitness gym, entities engaged in the international marketing and promotion of casinos, manufacturing of pastries, and hotel management and operations.

The Parent Company and the following subsidiaries (collectively referred to as the Group) were incorporated in the Philippines, except for Waterfront Promotion Ltd. (WPL) and Club Waterfront International Limited (CWIL), which were registered in the Cayman Islands.

	Percentage of Ownership	
	Direct	Indirect
Hotels and Resorts		
Waterfront Cebu City Casino Hotel, Incorporated (WCCCHI)	100	-
Waterfront Mactan Casino Hotel, Incorporated (WMCHI)	100	-
Davao Insular Hotel Company, Inc. (DIHCI)	98	-
Acesite (Phils.) Hotel Corporation (APHC)	56	-
Grand Ilocandia Resort and Development, Inc. (GIRDI)	54	-
Real Estate		
CIMA Realty Phil., Inc. (CIMAR)	-	56*
Fitness Gym		
Waterfront Wellness Group, Inc. (WWGI)	100	-
International Marketing and Promotion of Casinos		
WPL	100	-
Mayo Bonanza, Inc. (MBI)	100	-
CWIL (through direct ownership in WPL)	-	100
Waterfront Entertainment Corporation (WEC)	100	-
Pastries Manufacturing		
Waterfront Food Concepts Inc. (WFC)	100	-
Hotel Management and Operation		
Waterfront Hotel Management Corp. (WHMC)	100	-

Hotels

□ **Waterfront Cebu City Casino Hotel, Inc.**

WCCCHI was incorporated on September 23, 1994 to manage and undertake operations of Waterfront Cebu City Hotel and Casino (WCCHC). WCCCHI achieved a milestone during the year by opening the doors of WCCHC on January 5, 1998, with 158 guest-rooms which has already grown to 561 by the last quarter of 1999, six-storey convention center known as the *Waterfront Convention Center*, previously known as Cebu International Convention Center and six-storey **Entertainment Block**. Located in this Entertainment Block is a 1,000-square meter 5-

star restaurant, which completes the Company's restaurants row. On February 5, 1998, PAGCOR commenced operations at the new purposely-built casino at the Entertainment Block.

-Waterfront Convention Center-(WCC)

Waterfront Convention Center previously known as Cebu International Convention Center is a six-storey building, especially-designed to adapt to any event size and purpose, with a total gross area of 40,587 square meters, and has been in operation since January 5, 1998. Major amenities of the center include ten (11) function rooms and two (2) Grand Ballrooms with a seating capacity of 4,000. WCC is the only convention and exhibition center of international standard in Cebu City.

- Entertainment Block

The Entertainment block is a six-storey building with a total gross area of 34,938 square meters. It is comprised of eleven (9) Food and Beverage entertainment outlets, an 11,000 square meters of public and international gaming area that includes the "Casino Filipino", and 62 hotel rooms and suites

- Hotel Tower Block

The Hotel Tower block is a 22-storey building with a total gross area of 44,334 square meters. It consists of a podium, containing the lobby, a food and beverage outlet, a reception, a shopping arcade, three (3) press function rooms, and a high rise block of 498 hotel rooms and suites.

The Hotel, with its fairytale-inspired façade, is conveniently located in the center of Cebu City and is within easy reach from key business, commercial and shopping districts and is just 30 minutes away from the Mactan International Airport.

Waterfront Cebu City Hotel & Casino has elegantly designed and well-appointed guest rooms and suites. The 18th Floor is the Waterfront Ambassador Club with a two floor Club Lounge exclusive for Ambassador Floor guests. Waterfront Ambassador Club guests enjoy butler service, complimentary business services and a business boardroom fit for a group of up to 8 people, equipped with a built-in LCD projector, a roll-up screen, PA and recording system, a local area network (LAN) and a poly communication system. The 2nd floor lounge is outfitted with 3 computer stations, where guests can avail of complimentary WIFI access, flat-screen television entertainment, an array of lifestyle and business magazines as well as newspapers and board games. The hotel offers a 10,000-square meter convention center, which is the largest convention center in the Visayas and Mindanao, and is designed to adapt to multiple types of events. The convention center is equipped with 10 function rooms, 2 executive board rooms, and 2 Grand Ballrooms, each seating 4,000 people. It has played host to a myriad of national as well as regional events, conventions and conferences.

Waterfront Cebu City Hotel and Casino operates 9 F&B outlets, including a hotel coffees shop, a Japanese restaurant, an Italian restaurant and a poolside snack bar. The hotel has a fully functional business center paired with flat-screen computers, internet access and private boardrooms.

The intricately designed lobby was inspired based on two main objectives; first, to transform the existing single dimension grand lobby into a multi-dimensional lifestyle-concept space that will enhance the guests' experience when dining and lounging in the lobby; and second, to improve traffic patterns, through the construction of larger check-in areas and through maximizing the Lobby's three entrances. Waterfront Cebu City Hotel and Casino's massive, high-ceilinged lobby has always been its principal attraction in fact it is touted as the largest hotel lobby in Visayas-Mindanao area. Spanning 22 meters wide, 96 meters in long and 35 meters high and crisscrossed by hundreds of people each day, the hotel's grand lobby sets the whizzing pulse for the hotel and dictates its overall ambiance. Apart from improvements to the general structure of the lobby, the Lobby Lounge itself will offer an all-new dining and lounging experience, with newly-installed glass panels, semi-closing each side of the lounge. Fully-equipped bar areas have also been installed in the middle of each of the lounge's two sections, ensuring diners of more efficient and

prompt service. To enhance the overall guest experience, the hotel has put together additional features such as nightly entertainment from the city's top performers, and soulful afternoon music by soloists.

Among the hotel's newest pride comes in the form of delectable treats, introducing Lobby Lounge's new service concepts.

Afternoon Tea

Guests can now relive the splendor and grace of the old English days with the Lobby Lounge's Afternoon Tea offering. It is a tea and dessert concept created to give guests a whole new tea experience by giving emphasis on unique ways to enjoy a cup of tea. Guests can expect an array of snack choices to complement their tea selection. The Afternoon Tea comes with a choice of Traditional Afternoon Tea with a Local Twist or Chocolate Temptations. For each selection, guests may opt for tea, coffee or hot chocolate. Each selection also comes with a variety of snack options to go along with their choice of beverage.

Wine Dispenser

Guests can now take a sip of Lobby Lounge's extensive selection of wine. The wine dispenser is an innovative addition to the wining and dining experience at the hotel. It serves the purpose of allowing guests to select among an array of bottles, through tasting by the glass. This concept intends to give guests an opportunity to sample different wines in small amounts before deciding to order a full glass or bottle. Guests may test wines from the dispenser in three different amounts. This way, guests can choose the perfect wine fit for their palate. To enjoy the wine dispenser service, guests must avail of the Wine Card which comes in prepaid or postpaid.

To complement the Hotel's main lobby, a group check-in counter is constructed, dedicated solely to corporate and travel groups; a larger Duty Free shopping is also provided; and an additional Casino Filipino gaming space of 2,350 square meters is launched together with it. This will not only enhance the current lobby, but will also increase operational efficiency and add more exciting features for the hotel's customers.

□ *Waterfront Mactan Casino Hotel, Inc.*

Waterfront Mactan was incorporated on September 23, 1994 to manage and undertake operations of Waterfront Mactan Island Hotel and Casino (*WMIHC*). WMCHI has completed Phase I of Waterfront Mactan Island Hotel and Casino (*WMIHC*). It is located right across Mactan-Cebu International Airport, on a land area of approximately 3.2 hectares. The hotel features 164 rooms and suites, 6 food-and-beverage and entertainment outlets, with a total built-up area of 38,000 square meters. Equipped with one of the largest casinos in the Philippines, WMIHC has made Cebu the only city in Southeast Asia that offers casino facilities to transients while waiting for their flights. For future development is Phase II consisting of 200-guest rooms, which will be built depending on the demands of the market. It has recently improved its rooms by installing fax machines and Internet connections to cater to the needs of its guests. Additionally, the company has acquired the newest hospitality software in the industry, the **OPERA** Property Management System, which is designed to help run the hotel operations at a greater level of productivity and profitability. This was installed last January 14, 2003.

The hotel is conveniently located in front of the Mactan International and Domestic Airport, just a three-minute drive to the Industrial Zone, a fifteen-minute drive to the beaches of Mactan Island and just thirty minutes away from Cebu City's shopping and financial district.

Year 2016, the property extended the Annex parking to provide more slots for the guests.

□ *Davao Insular Hotel Company, Inc. or Waterfront Insular Hotel Davao, Inc*

Davao Insular Hotel Company Inc. was incorporated in the Philippines on July 3, 1959 to engage in the operation of hotel and related hotel businesses. The hotel is a 98% owned subsidiary of Waterfront Philippines, Incorporated and is operating under its trade name Waterfront Insular Hotel Davao. Waterfront Insular Hotel, the prestigious business hotel in a sprawling garden resort setting, is only five to ten minutes to the downtown area. Nestled along the picturesque Davao Gulf, its open air corridors provide a refreshing view of the hotel's beautifully landscaped tropical garden and the sea.

With a greater area than any other hotel facility in the city, it is unmatched in servicing large business meetings, conventions, and exhibit groups. The hotel consists of four low-rise buildings of 159 guestrooms and suites, 5 function rooms and 6 F&B outlets. Every room opens to a lanai overlooking a lush garden the blue waters of the Davao Gulf or a scenic coconut grove. Features included in the newly re-opened hotel are the 5 Gazebos located along the beach area. The hotel is every guest's gateway to the diverse, colorful and rich cultural heritage of Davao City.

On 2015, the property re-opens its gym with 48 square meters to continuously serve its guests and to ensure guests satisfaction.

Discover the rich cultural heritage of Davao which stems from the different groups and tribes that populated the area throughout its history and be astonished of artworks in the hotel lobby where it showcases pieces of artifacts featuring the various object d'art from the different tribes and historical.

□ *ACESITE (PHILS.) Hotel Corporation*

The principal property of the Company is a 22-storey building known as the Manila Pavilion Hotel located at the corner of United Nations Avenue and Maria Y. Orosa Street in Ermita, Manila. The Hotel has 337 guestrooms and suites that have individually controlled central air conditioning, private bathroom with bathtub and shower, multi-channel radio, color TV with cable channels and telecommunications facilities. It has 3 function rooms and one of this is Alcuaz which can accommodate 250-300 guests. The hotel has approximately 2,200 sq. meters of meeting/banquet/conference facilities, and also houses several restaurants, such as Seasons Café (coffee shop), the El Rey (bar & lounge) and the Patisserie (bakeshop and deli items). Other guest services and facilities include a chapel, swimming pool, gym, business center and a valet-service basement car park. Concessionaires and tenants include beauty salon, foot spa, photography services, transportation services, travel agency, flower shop and boutiques. In addition, Casino Filipino - Pavilion, owned and operated by PAGCOR, occupies part of the first, second, third, fourth and fifth floors (a total of 12,696.17 sq. m.) of the building.

The Company acquired 100% interest of CIMAR, a former subsidiary of Acesite Limited (BVI) or ALB, in October 2011. In July 2011, The Company and CIMAR executed a Memorandum of Agreement (MOA), which effectively settle all pending cases and controversies between the two parties. In fulfillment of all the terms and conditions of the MOA, CIMAR's stockholders including all their nominees, agreed to sign, sell, transfer and convey all existing shares of stocks of CIMAR to the Company.

Year 2015, Alcuaz function that can accommodate 250-300 guests was renovated and 111 rooms under superior room category were opened.

On March 18, 2018, a fire broke out in APHC's hotel property that damaged the lower floors of the main building as well as the podium building occupied by the casino area and restaurants that resulted to the suspension of its hotel operations. Based on the Fire Certification issued by the Bureau of Fire Protection - National Headquarters on April 23, 2018, the cause of the subject fire has been declared and classified as "accidental in nature". APHC incurred casualty losses due to damages on its inventories and hotel property. APHC has filed for property damage and business insurance claims. Further, in 2018, APHC has started the reconstruction and restoration of the main hotel and podium buildings.

❑ ***Waterfront Hotel Management Corporation (previously Waterfront Management Corp.)***

The newly opened G-Hotel by Waterfront located in 2090 Roxas Boulevard, Malate Manila on November of 2006 is being managed by Waterfront Management Corporation. It is a seven-story building with 10 deluxe suites, 20 deluxe king and 20 deluxe twin rooms which offers a personalized butler service. A boutique hotel boasting with its trendy Café Noir, pool bar Mirage and an elegant ballroom, Promenade, added to the list of must-go places in the busy district of Manila. The black and white concept of its lobby is distinctly G-Hotel.

On October 01, 2014, the BOD approved the cessation of the Company's business operations. Consequently, the Company's activities were confined mainly to the collection of receivables, settlement of liabilities, and other administrative matters, while maintaining its status as non-operating entity seeking for other business opportunities.

❑ ***Mayo Bonanza, Inc.***

Mayo Bonanza, Incorporated (MBI), a 100% owned subsidiary of WPI was incorporated on November 24, 1995 in the Philippines with principal activities in the operation and management of amusement, entertainment, and recreation businesses. MBI is to extend the gaming business of the Company. Its primary purpose is to establish, operate, and manage the business of amusement entertainment, and recreation facilities for the use of the paying public. The Company entered into an agreement with the Philippine Amusement and Gaming Corporation (PAGCOR) whereby the latter shall operate the former's slot machine outside of casinos in line with PAGCOR's slot machine arcade project.

On May 30, 2016, BOD approved the cessation of the Company's business operations effective July 01, 2016.

❑ ***Waterfront Entertainment Corporation***

WPI has successfully established the country's first ever integrated hotel reservations and booking system featuring a full-service, round-the-clock, 7 days a week Central Reservation Office. This service ranges from systems and solutions specializing in the operations hotel framework. It offers specialize hotel consultancy services to hotel owners, operators, brands, developers, lenders and investors with the support of hand-picked networks of experts covering all elements of the hotel or hospitality business within a global perspective.

❑ ***Waterfront Food Concepts, Inc.***

Waterfront Food Concepts, Inc. is a pastry business, catering to pastry requirements of Waterfront Cebu, Waterfront Mactan and other established coffee shops and food service channels outside the hotels. The property is located in the lobby level of Waterfront Cebu City Casino Hotel. It has started its operation on May of 2006. Its pastry products include cakes, cookies and sandwiches. The subsidiary has already catered most of the renowned coffee shops in the city of Cebu.

❑ ***Waterfront Wellness Group, Inc.***

This new subsidiary is located in the Ground Level of Waterfront Cebu City Casino Hotel occupying 617.53 square meters. Formerly, W Citigyms and Wellness, Inc. is a fully equipped gym with specialized trainers and state of the art equipments. The gym offers variety of services from aerobic instructions to belly dancing, boxing, yoga classes and a lot more. It also has its own nutritionist/dietician. Its highly trained therapists perform massage and spa services to guests within the hotel. The management has plan of opening Citigyms in all its hotels.

❑ ***Grand Ilocandia Resort and Development, Inc.***

As of March 31, 2000, the Company carried its investments in GIRDI at cost since it intended to dispose such investment in the near future. In November 2000, GIRDI sold all of its property and equipment, inclusive of the hotel facilities and related operating assets and the investment in marketable securities.

□ *Waterfront Promotions Limited/Club Waterfront International Limited*

Waterfront Promotion Ltd. was incorporated on March 6, 1995, under and by virtue of the laws of Cayman Islands to act as the marketing arm for the international marketing and promotion of hotels and casinos under the trade name of Club Waterfront International Limited (CWIL). It is a wholly owned subsidiary of Waterfront Philippines, Inc., a domestic company. Under the agreement with PAGCOR, WPL has been granted the privilege to bring in foreign players under the program in Waterfront Cebu City Hotel and Grand Ilocandia Resort Development Corp. On the other hand, CWIL is allowed to bring in foreign players in Waterfront Mactan Hotel. In connection to this, the company markets and organizes groups of foreign players as participants to the Philippine Amusement and Gaming Corporation's (PAGCOR) Foreign High Roller Marketing Program. The company also entered into agreements with various junket operators to market the casinos for foreign customers. Under these agreements, the company grants incentive programs to junket operators such as free hotel expenses, free airfares and rolling commissions.

The operations for Waterfront Promotions Limited, and likewise for Club Waterfront International Limited, had ceased for the year 2003 in March due to the bleak market.

Basis of Consolidation

The consolidated financial statements include the accounts of the Parent Company, as well as those of its subsidiaries enumerated in Note 1 to the consolidated financial statements.

Subsidiaries

Subsidiaries are entities controlled by the Group. The Group controls an entity if and only if, the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control.

The financial statements of the subsidiaries are prepared for the same reporting period as the Parent Company and are included in the consolidated financial statements from the date when control commences until the date when control ceases.

The accounting policies of subsidiaries are being aligned with the policies adopted by the Group. Losses applicable to the NCI in a subsidiary are allocated to the NCI even if doing so causes the NCI to have a deficit balance.

Segment Reporting

An operating segment is a component of the Group that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Group's other components. All operating results are reviewed regularly by the Group's BOD, the chief operating decision maker of the Group, to make decisions about resources to be allocated to the segment and to assess its performance, and for which discrete financial information is available.

Segment results that are reported to the Group's BOD include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly corporate assets, head office expenses and income tax assets and liabilities.

Segment capital expenditure is the total cost incurred during the year to acquire property and equipment.

The Group's businesses are operated and organized according to the nature of business provided, with each segment representing a strategic business unit, namely, the Hotel operations, Marketing operations and Corporate and Other Operations segments.

The Group's only reportable geographical segment is the Philippines.

Revenue Recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Income is measured at the fair value of the consideration received, net of trade discounts, rebates, and other sales taxes or duties. The following

specific criteria must also be met before revenue is recognized:

Rooms

Room revenue is recognized based on actual occupancy.

Food and Beverage

Food and beverage revenue is recognized when orders are served and billed.

Rent and Related income

Rent and related income on leased areas of the Group's properties is accounted for on a straight-line basis over the term of the lease, except for cancellable leases which are recognized at amount collected or collectible based on the contract provision.

Other Revenues

Other revenues are recognized upon execution of service or when earned.

Interest Income

Interest income is recognized as it accrues using the effective interest method.

1. Cash and Cash Equivalents

Cash in banks earn interest at the respective bank deposit rates. Short-term placements average maturities ranging from 30 to 35 days

2. Receivables

This account consists:

	March 2020	March 2019
Trade	195,594,816	248,036,017
Others	476,518,833	932,889,119
	672,113,649	1,180,925,135
Less allowance for doubtful accounts	(12,121,749)	(41,302,189)
Total	659,991,900	1,139,622,946

3. Inventories

This account consists of:

	March 2020	March 2019
Food and Beverage	15,547,435	13,504,614
Operating Supplies	11,485,647	11,978,880
Others	1,179,646	1,548,859
Total	28,212,728	27,032,353

4. Related Party Transactions

In 2019, the Parent Company extended interest-bearing, collateral free advances to TWGI, PRC and Crisanta Realty at a rate of two percent (2%) per annum. This also includes PHES which is due and demandable.

5. Accounts Payable and Accrued Expenses

This account consists of:

	March 2020	March 2019
Trade	329,263,833	286,211,220
Accrued Expenses	320,888,907	230,236,018
Others	1,431,413,744	324,979,155
Total	2,081,566,485	841,426,393

6. Loans Payable

This account consists of:

SSS Loan

SSS vs WPI. Et al civil case no. Q-04-52629 at regional trial court, Quezon City. On October 28, 1999, the Parent Company obtained a five-year term loan from SSS amounting to P375.00 million originally due on October 29, 2004. The SSS loan bears interest at the prevailing market rate plus 3% or 14.5% per annum, whichever is higher. Interest is repriced annually and is payable semi-annually. Initial interest payments are due 180 days from the date of the release of the proceeds of the loan. The repayment of the principal shall be based on eight (8) semi-annual payments, after a one-year grace period.

The SSS loan was availed to finance the completion of the facilities of WCCCHI. It was secured by a first mortgage over parcels of land owned by WII and by the assignment of 200 million common shares of the Parent Company owned by TWGI. The common shares assigned were placed in escrow in the possession of an independent custodian mutually agreed upon by both parties.

On August 7, 2003, when the total loan obligation to SSS, including penalties and interest, amounted to P605.00 million, the Parent Company was considered in default with the payments of the loan obligations, thus, on the same date, SSS executed a foreclosure proceeding on the mortgaged parcels of land. The SSS's winning bid on the foreclosure sale amounting to P198.00 million was applied to penalties and interest amounting to P74.00 million and P124.00 million, respectively. In addition, the Parent Company accrued penalties charged by SSS amounting to P30.50 million covering the month of August until December 2003, and unpaid interest expense of P32.00 million.

The Parent Company, WII and TWGI were given the right to redeem the foreclosed property within one (1) year from October 17, 2003, the date of registration of the certificate of sale. The Parent Company recognized the proceeds of the foreclosure sale as its liability to WII and TWGI. The Parent Company, however, agreed with TWGI to offset this directly against its receivable from the latter. In August 2004, the redemption period for the Parent Company, WII and TWGI expired.

The remaining balance of the SSS loan is secured by the shares of stock of the Parent Company owned by TWGI and shares of stock of WII numbering 235 million and 80 million shares, respectively.

The Parent Company, at various instances, initiated negotiations with the SSS for restructuring of the loan but was not able to conclude a formal restructuring agreement.

On January 13, 2015, the RTC of Quezon City issued a decision declaring null and void the contract of loan and the related mortgages entered into by the Parent Company with SSS on the ground that the officers and the SSS are not authorized to enter the subject loan agreement. In the decision, the RTC of Quezon City directed the Company to return to SSS the principal amount of loan amounting to P375.00 million and directed the SSS to return to the Company and to its related parties titles and documents held by SSS as collaterals.

On January 22, 2016, SSS appealed with the CA assailing the RTC of Quezon City decision in favor of the Parent Company, et al. SSS filed its Appellant's Brief and the Parent Company filed a Motion for Extension of Time to file Appellee's Brief until May 16, 2016.

On May 16, 2016, the Parent Company filed its Appellee's Brief with the CA, furnishing the RTC of Quezon City and the Office of the Solicitor General with copies. SSS was given a period to reply but it did not file any.

On September 6, 2016, a resolution for possible settlement was received by the Parent Company from the CA. However, on February 7, 2017 a Notice to Appear dated December 7, 2016 was received by the Parent Company from the Philippine Mediation Center Unit - Court of Appeals (PMCU-CA) directing the Parent Company and SSS to appear in person and without counsel at the PMCU-CA on January 23, 2017 to choose their mediator and the date of initial mediation conference and to consider the possibility of settlement. Since the Notice to Appear was belatedly received, the parties were not

able to appear before the PMCU-CA.

On February 27, 2017, a Second Notice to Appear issued by the PMCU-CA directing all parties to appear on February 27, 2017 at a specified time was received by the Parent Company only on February 27, 2017 after the specified time of the meeting. The Parent Company failed to appear.

On June 30, 2017, a resolution issued by the CA, resolved to submit the appeal for decision.

On August 30, 2019, the Court of Appeals rendered its Decision reversing and setting aside the Decision dated January 13, 2015 and Order dated May 11, 2015 rendered by the RTC of Quezon City.

On November 4, 2019, the counsel for the Parent Company, WPI and TWGI filed a petition for review with the SC. As at the date of the BOD's approval of the consolidated financial statements, the Parent Company is still awaiting Notice/Resolution from the SC on the Petition for Review.

Outstanding principal balance of the loan amounted to Php375 million as at December 31, 2019 and 2018. Interest expense related to the SSS loan recognized in the consolidated statement of profit or loss and other comprehensive income amounted to 59.92 million in 2019 and Php60 million in both 2018 and 2017.

7. The earnings (loss) per share is computed as follows:

	March 2020	March 2019
Net Income (Loss)	75,245,124	130,971,969
Weighted Average Number of Shares Outstanding	2,498,991,753	2,498,991,753
Earnings (Loss) per share	0.030	0.052

There are no dilutive potential shares as of March 31, 2020 and 2019.

8. Lease Agreement with Philippine Amusement and Gaming Corporation ("PAGCOR')

The Parent Company, in behalf of WCCCHI and WMCHI, entered into lease agreements with PAGCOR. The lease agreement of WCCCHI with PAGCOR covered the Main Area (8,123.60 sq.m.), Slot Machine Expansion Area (883.38 sq.m.), Mezzanine (2,335 sq.m.) and 5th Floor Junket Area (2,336 sq.m.) for a total area of 13,677.98 sq.m. which commenced on March 3, 2011 and March 16, 2011, for the Main Area and Slot Machine Expansion Area, respectively. The lease agreement of WMCHI with PAGCOR covered the Main Area (4,076.24 sq.m.) and Chip Washing Area (1,076 sq.m.) for a total area of 5,152.24 sq.m. which was last renewed on March 21, 2011. Both leases expired on August 2, 2016. Thereafter, PAGCOR paid the WCCCHI and WMCHI rental on a month-to-month basis. The lease was renewed on February 15, 2018, for a period of 1 year. On May 29, 2019, the lease was further renewed until the year 2032.

APHC also has a lease agreement with PAGCOR covering the Main Area (7,093.05 sq.m.), Expansion Area A (2,130.36 sq.m.), Expansion Area B (3,069.92 sq.m.) and Air Handling Unit Area (402.84 sq.m.) for a total lease area of 12,696.17 sq.m. The lease agreement was last renewed on December 1, 2010 and expired on December 31, 2017. As at December 31, 2017, PAGCOR continued to operate a portion of the lease area on a month-to-month basis while completing its pullout from APHC. The month-to-month lease of PAGCOR effectively ended on March 18, 2018 due to the fire incident.

9. Other Lease Agreements

Group as Lessor

Lease Agreements with Concessionaires

WCCCHI, WMCHI, DIHCI and APHC have lease agreements with concessionaires for the commercial spaces available in their respective hotels. These agreements typically run for a period of less than one year, renewable upon the mutual agreement of the parties.

Rent revenue recognized as part of "Rent and related income" in profit or loss and amounted to

P56.39 million, P85.29 million and P135.63 million in 2017, 2016 and 2015, respectively.

Group as Lessee

Land under Operating Lease

On September 15, 1994, Waterfront Hotel and Resort Sdn. Bhd. (WHR), a former related party, executed a lease contract (the Agreement) with Mactan Cebu International Airport Authority (MCIAA) for the lease of certain parcels of land where the hotels were constructed. On October 14, 1994, WHR assigned its rights and obligations under the MCIAA contracts to WCCCHI and WMCHI.

10. Commitments and Contingencies

The following are the significant commitments and contingencies involving the Group:

a. On November 10, 2008, the Parent Company received a preliminary assessment notice from the BIR for deficiency taxes for the taxable year 2006. On February 9, 2009, the Parent Company sent a protest letter to BIR contesting the said assessment. On February 18, 2009, the Regional Office of the BIR sent a letter to the Parent Company informing the latter that the docket was returned to Revenue District Office for reinvestigation and further verification.

On December 8, 2009, the Parent Company received BIR's Final Decision on Disputed Assessment for deficiency taxes for the 2006 taxable year. The final decision of the BIR seeks to collect deficiency assessments totaling to P3.30 million. However, on January 15, 2010, the Parent Company appealed the final decision of the BIR with the Court of Tax Appeals (CTA) on the grounds of lack of legal and factual bases in the issuance of the assessments.

In its decision promulgated on November 13, 2012, the CTA upheld the expanded withholding tax (EWT) assessment and cancelled the VAT and compromise penalty assessments. The Parent Company decided not to contest the EWT assessment. The BIR filed its motion for reconsideration (MR) on December 4, 2012 and on April 24, 2013, the Court issued its amended decision reinstating the VAT assessment. The Parent Company filed its MR on the amended decision that was denied by the CTA in its resolution promulgated on September 13, 2013.

The Parent Company appealed the case to the CTA sitting En Banc on October 21, 2013. The CTA En Banc decision promulgated on December 4, 2014 affirmed the VAT and EWT assessments. The EWT assessment was paid on March 3, 2013.

The CTA En Banc decision was appealed to the SC on February 5, 2015 covering the VAT assessment only. As at December 31, 2017, the Parent Company is still awaiting the SC's decision. Management and its legal counsels believe that the position of the Parent Company is sustainable, and accordingly, believe that the Parent Company does not have a present obligation (legal or constructive) with respect to the assessment.

**MANAGEMENT DISCUSSION AND ANALYSIS
OF FINANCIAL CONDITIONS AND RESULTS OF OPERATIONS**

Below are the results of operations of the Parent Company and its subsidiaries, for the period ending March 31, 2020 and 2019 together with its financial conditions as of the same period.

RESULTS OF OPERATIONS

	March 2020	March 2019
Revenues	459,337,415	470,342,956
Less: Costs and Expenses	232,241,889	255,351,366
Net Income (Loss) Before Fixed Financial and Other Charges	63,190,415	214,991,591
Less: Fixed Financial and Other Charges (Dep'n and Amort'n, and Interest)	163,905,110	99,108,013
Income (Loss) before Income Tax	63,190,415	115,883,578
Income Tax Expense (Benefit)	0.00	0.00
Income (Loss) before Share in Minority Interest	75,245,124	130,971,969
Share of Minority Interest	(12,054,709)	(15,088,391)
Net Income (Loss)	63,190,415	115,883,578
Earnings (loss) Per share	0.026	0.052

FINANCIAL CONDITION

	March 2020	March 2019
Assets		
Current assets	4,300,053,815	6,172,706,592
Non-current Assets	8,431,417,520	5,830,261,825
Total Assets	12,731,471,335	12,002,968,417
Liabilities and Stockholders' Equity		
Current Liabilities	2,797,567,466	3,371,914,914
Non-current Liabilities	2,396,186,288	2,561,989,844
Total Stockholders' Equity	6,740,879,419	5,933,904,758
Minority Interest	796,838,162	718,494,121
Total Liabilities and Stockholders' Equity	12,731,471,335	12,002,968,417

RESULTS OF OPERATIONS**Period ended March 31, 2020 compared to Period Ended March 31, 2019****Income Statement**

Hotels and other subsidiaries gross revenues for the 1st quarter of 2020 and 2019 are Php 459.34 million and Php 470.34 million respectively, decreased by 2% from last year. Consolidated costs and expenses for all properties decreased by 9% as compared from last year.

*Seasonality or Cyclicity of Interim Operations***1ST QUARTER**

The occupancy for the two (2) hotels, WCCCHI and WMCHI, are high during the months of January and February because of the celebration of the Feast of Sto. Niño better, renowned as the "Sinulog" as well as the celebration of the Chinese New Year. Many visitors come to Cebu during this time just to witness and participate in the festivities. Sinulog is one of the city's main pull for tourists as well as other locals. The celebration of the Chinese New Year also added to the Company's revenues. As we all know, the country is full of Chinese nationalities and businessmen and celebrating their New Year would really be an advantage to the hotels in terms of revenues.

On March 16, 2020, the status of Enhanced Community Quarantine in light of the COVID-19 Pandemic was declared all over the country causing various bookings for events and groups to be cancelled or postponed.

Revenues and Earnings per Share

Revenues decreased by 2%, Php 459.34 million for the 1st quarter of 2020 and Php 470.34 million of the same quarter last year and operating expenses decreased by 9%.

GOP at Php 227.10 million in 2020 and Php 214.99 million in 2019.

Earnings per share this quarter is at Php 0.030 while same quarter last year was at Php 0.052.

Fixed Financial and Other Charges

Total fixed financial and other charges, Php 163.91 million, reflecting an increase of 65% from the previous year's PHP 99.11 million.

This account includes the depreciation and interest expense from SSS Loan.

Interest expense this quarter increased by 71% or Php 12.59 million.

FINANCIAL CONDITION**Cash and Cash Equivalents**

Cash and cash equivalents as of the 1st quarter of this year is at 729.81 million which is Php 51.30 million higher from last year or an increase of 8%.

Receivables

Receivables for the period decreased by 42% from Php 1140 million 1st quarter last year to Php 659.992 million 1st quarter this year.

Notes Receivable

The Group extended loans to Acesite Leisure and Entertainment Corporation (ALEC) and bear interest at 4% per annum. The loan is guaranteed by another entity in behalf of ALEC.

Insurance Receivable

On March 18, 2018, a fire broke out at the Hotel of Acesite (Phils.) Hotel Inc. damaging several floors, casinos and restaurants. Operations have been suspended since then. The Hotel has insurance coverage to answer for the damages sustained. It is expected that operations will continue after

damages are repaired.

Inventories

Inventory this year showed an increase of 4%.

Due from related parties-current portion

This account decreased by 37% from last year's 1st quarter. This represents interest bearing advances from TWGI and PRC. PHES and ALEC which are due and demandable.

Due from related parties-noncurrent portion

Crisanta Realty at a rate of two percent (2%) per annum is classified as non-current due in 5 years.

Property, Plant and Equipment

The account reflects an increase of 30% or Php 1.543 million compared to last year.

Accounts Payable and Accrued Expenses

This account decreased by 27% or Php 759.86 million from last year.

Loans Payable

The total decrease in this account represents the loan payments made for the year.

Key Variable and Other Qualitative and Quantitative Factors:

- a. Any known Trends, Events or Uncertainties-(material impact on liquidity)-NONE
- b. There are no events that will trigger direct or contingent financial obligation that is material to the company, including any default or acceleration of an obligation.
- c. There are no material off-balance sheet transactions, arrangements, obligations (including, contingent obligations), and other relationships of the company with unconsolidated entities or other persons created during the reporting period.
- d. There are no material commitments for capital expenditures, general purpose of such commitments, expected sources of funds for such expenditures.
- e. From continuing operations, the Company is not exposed to any significant elements of income or loss except for those already affecting profit or loss.
- f. There are no significant elements of income or loss that did not arise from the issuer's continuing operations other than those already affecting profit or loss.

Risk Management Structure

The BOD is mainly responsible for the overall risk management approach and for the approval of risk strategies and principles of the Group. It also has the overall responsibility for the development of risk strategies, principles, frameworks, policies and limits. It establishes a forum of discussion of the Group's approach to risk issues in order to make relevant decisions.

Risk Management Committee

Risk management committee is responsible for the comprehensive monitoring, evaluation and analysis of the Group's risks in line with the policies and limits set by the BOD.

Financial Risk Management Objectives and Policies

The Group's principal financial instruments comprise of cash and cash equivalents, receivables, due from related parties, AFS investment, accounts payable and accrued expenses (except for local taxes and output VAT, withholding taxes and deferred income), other current liabilities, loans payable, and other noncurrent liabilities. These financial instruments arise directly from operations.

The main risks arising from the financial instruments of the Group are credit risk, liquidity risk and market risk. There has been no change to the Group's exposure to risks or the manner in which it manages and measures the risks in prior financial year. The Group's management reviews and approves policies for managing each of these risks.

Credit Risk

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Group's cash in banks, receivables and advances to related parties. The Group has established a credit policy under which each new customer is analyzed individually for creditworthiness before the Group's standard payment and delivery terms and conditions are offered. The Group's review includes external ratings, if they are available, financial statements, credit agency information, industry information, and in some cases bank references.

The Group limits its exposure to credit risk by establishing credit limits and maximum payment period for each customer, reviewing outstanding balances to minimize transactions with customers in industries experiencing particular economic volatility.

With respect to credit risk from other financial assets of the Group, which mainly comprise of due from related parties, the exposure of the Group to credit risk arises from the default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments.

There is no other significant concentration of credit risk in the Group.

Liquidity Risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due.

The Group monitors and maintains a level of cash deemed adequate by the management to finance the Group's operation and mitigate the effects of fluctuations in cash flows. Additional short-term funding is obtained through related party advances and from bank loans, when necessary.

Ultimate responsibility for liquidity risk management rests with the BOD, which has established an appropriate liquidity risk management framework for the management of the Group's short, medium and long-term funding and liquidity management requirements. The Group manages liquidity risk by maintaining adequate reserves, by continuously monitoring forecast and actual cash flows and matching the maturity profiles of financial assets and liabilities. For the Group's short-term funding, the Group's policy is to ensure that there are sufficient working capital inflows to match repayments of short-term debt.

Market Risk

Market risk is the risk that the fair value or cash flows of a financial instrument of the Group will fluctuate due to change in market prices. Market risk reflects interest rate risk, currency risk and other price risks.

Since the Group's loan in U.S. dollar had been fully paid in March 2016, the Group is not anymore significantly exposed to changes in foreign currency exchange rates.

Interest Rate Risk

Cash flow interest rate risk is the risk that the future cash flow of the financial instruments will fluctuate because of the changes in market interest rates. Fair value interest rate risk is the risk that the fair value of a financial instrument will fluctuate due to changes in market interest rates.

The Group's financial instrument that is exposed to interest risk is the interest-bearing funds made available by the Parent Company to WCCCHI to finance the construction of the Cebu City Hotel Project. Such funds were substantially sourced from a P375 million loan from SSS, as well as the stock rights offering of the Parent Company. The Parent Company is charging WCCCHI on the related interests and penalties on the contention that the latter benefited from the proceeds of the SSS loan

Equity Price Risk

Equity price risk is the risk that fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market.

The Group is exposed to equity price risk because of its investment in shares of stock of WII which are listed in the PSE totaling to 86,710,000 shares as at December 31, 2017 and 2016.

The Group monitors the changes in the price of the shares of stock of WII. In managing its price risk, the Group disposes of existing or acquires additional shares based on the economic conditions.

Fair Value of Financial Assets and Liabilities

The carrying amount of cash and cash equivalents, receivables, current portion of due from related parties, accounts payable and accrued expenses and other current liabilities approximate their fair values due to the short-term maturity of these instruments.

The fair value of interest-bearing due from related parties and loans payable is based on the discounted value of expected future cash flows using the applicable market rates for similar types of instruments as of the reporting date, thus, the carrying amount approximates fair value.

The fair value of AFS investment was determined using the closing market price of the investment listed on the PSE as of December 31, 2017 and 2016.

Capital Management

The primary objective of the Group's capital management is to ensure its ability to continue as a going concern and that it maintains a strong credit rating and healthy capital ratios in order to support its business and maximize shareholder value. Capital is defined as the invested money or invested purchasing power, the net assets or equity of the entity. The Group's overall strategy remains unchanged from 2017 and 2016.

The Group manages its capital structure and makes adjustments to it, in light of changes in economic conditions. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. No changes were made in the objectives, policies or processes in 2017 and 2016. For purposes of the Group's capital management, capital includes all equity items that are presented in the consolidated statement of changes in equity.

The Group is not subject to externally-imposed capital requirements.

WATERFRONT PHILIPPINES, INCORPORATED AND SUBSIDIARIES
SCHEDULE OF AGING OF ACCOUNTS RECEIVABLE FOR SEC REPORTING
As of March 31, 2020

Trade Receivables	0-30 days	31-60 days	61-90 days	91-120 days	121 days over	Total
Waterfront Cebu City Casino Hotel Inc.	11,965,157.98	14,681,229.88	8,557,719.44	6,339,350.51	35,896,553.06	77,440,010.87
Waterfront Airport Hotel and Casino	3,265,453.01	393,559.07	3,910,538.32	2,664,309.03	20,618,805.44	30,852,664.87
Waterfront Insular Hotel Davao	2,539,485.14	2,072,839.40	172,513.52	896,822.21	3,959,484.89	9,641,145.16
Manila Pavilion Hotel					20,742,139.39	20,742,139.39
Total	17,770,096.13	17,147,628.35	12,640,771.28	9,900,481.75	81,216,982.78	138,675,960.29