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SECURITIES AND EXCHANGE COMMISSION

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Company Information _____

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Company Type Stock Corporation

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COVER SHEET

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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

Month

3 1

Day

SEC 17 - Q3

FORM TYPE

1 0

Month

1 3

Day

Annual Meeting

Secondary License
Type, If Applicable

Dept. Requiring this Doc.

Amended Articles Number/Section

439

Total No. of Stockholders

Total Amount of Borrowings

Domestic

Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document I.D.

Cashier

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SECURITIES AND EXCHANGE COMMISSION

SEC 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

September 30, 2019

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	September 30, 2019
Currency (Indicate units, if applicable)	PESO

Balance Sheet

	Period Ended	Calendar Year Ended (Audited)
	September 30, 2019	Dec 31, 2018
Current Assets	5,090,264,114	3,775,183,959
Total Assets	12,135,911,448	10,656,321,788
Current Liabilities	2,950,668,637	2,525,749,457
Total Liabilities	6,340,396,505	4,719,395,607
Retained Earnings/(Deficit)	133,580,722	13,785,652
Stockholders' Equity	5,795,514,943	5,936,926,181
Stockholders' Equity - Parent	5,109,240,720	5,207,871,208
Book Value per Share	2.04	2.08

	Current Year (Trailing 12 months)	Previous Year (Trailing 12 months)
Earnings/(Loss) Per Share (Basic)	(0.087)	0.041
Earnings/(Loss) Per Share (Diluted)	(0.087)	0.041

Income Statement

	Current Year (3 Months)	Previous Year (3 Months)	Current Year-To- Date	Previous Year-To- Date
Operating Revenue	349,597,083	430,786,097	1,270,728,390	1,417,265,407
Other Revenue	221,851,890	70,954,290	248,977,222	86,492,457
Gross Revenue	571,448,972	501,740,386	1,519,705,612	1,503,757,864
Operating Expense	385,206,258	166,931,581	950,962,681	825,425,217
Other Expense	117,747,165	264,344,307	304,619,659	400,174,580
Gross Expense	502,953,422	431,275,888	1,255,582,339	1,225,599,796
Net Income/(Loss) Before Tax	68,495,549	70,464,498	264,123,272	278,158,068
Income Tax Expense	115,877,718	20,664,152	144,328,203	20,664,152
Net Income/(Loss) After Tax	(47,382,168)	49,800,346	119,795,070	257,493,916
Net Income Attributable to Parent Equity Holder	(20,485,350)	60,111,110	167,099,966	292,933,216
Earnings/(Loss) Per Share (Basic)	(0.008)	0.024	0.067	0.117
Earnings/(Loss) Per Share (Diluted)	(0.008)	0.024	0.067	0.117

Financial Ratios

	Formula	Current Year September 30, 2019	Previous Year September 30, 2018
Liquidity Analysis Ratios:			
Current Ratio or Working Capital Ratio	Current Assets / Current Liabilities	1.73	2.46
Quick Ratio	(Current Assets - Inventory - Prepayments) / Current Liabilities	1.68	2.39
Solvency Ratio	Total Assets / Total Liabilities	1.91	2.22
Financial Leverage Ratios			
Debt Ratio	Total Debt / Total Assets	0.52	0.45
Debt-to-Equity Ratio	Total Debt / Total Stockholders' Equity	1.09	0.82
Interest Coverage	Earnings Before Interest and Taxes (EBIT) / Interest Charges	0.87	1.57
Asset to Equity Ratio	Total Assets / Total Stockholders' Equity	2.09	1.82
Profitability Ratios			
Gross Profit Margin	Sales - Cost of Goods Sold or Cost of service / Sales	0.37	0.45
Net Profit Margin	Net Profit / Sales	0.17	0.18
Return on Assets	Net Income / Total Assets	0.02	0.02
Return on Equity	Net Income / Total Stockholders' Equity	0.05	0.04
Price / Earnings Ratio	Price Per Share / Earnings Per Common Share	0.067	0.117
Book Value	Total Common Stockholder's Equity-Parent/No. of Common Shares	2.04	2.18

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.

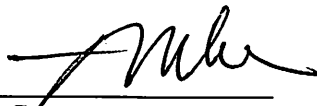
PART II—OTHER INFORMATION

NONE

SIGNATURES

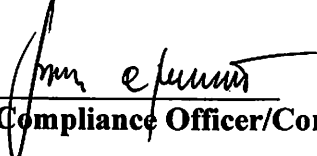
Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

Registrant: Waterfront Philippines, Inc.
Issuer Atty. Arthur R. Ponsaran

Signature and Title 
Corporate Secretary

Date 11/12/2019

Principal Financial/Accounting Officer/Controller Precilla O. Toriano

Signature and Title 
Compliance Officer/Corporate Director of Finance

Date 11/12/2019

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.

	<u>Percentage of Ownership</u>	
	<u>Direct</u>	<u>Indirect</u>
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 (10) 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 (11) 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 at 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 - Cebu 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 coffee 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 newly-renovated 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 the Visayas-Mindanao area. Spanning 22 meters wide, 96 meters 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 the 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. 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. Future developments include 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.

The hotel is conveniently located in front of the Mactan - Cebu 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. 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.

In the year 2016, the property extended the Annex parking to provide more slots for the guests and this year also marks the 20th anniversary of Waterfront Mactan Casino Hotel, Inc.

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 businesses. The hotel is a 98% owned subsidiary of Waterfront Philippines, Incorporated and is operating under its trading 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 guest rooms 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.

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.

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

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.

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

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 Horizon Corporation (*previously 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 specialized 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 in May of 2006. Its pastry products include cakes, cookies and sandwiches. The subsidiary has already catered to most of the renowned coffee shops in the city of Cebu.

Waterfront Wellness Group, Inc.

This subsidiary is located in the Ground Level of Waterfront Cebu City Casino Hotel occupying 617.53 square meters. Previously WCitigyms and Wellness, Inc. is a fully equipped gym with specialized trainers and state of the art equipments. The gym offers a 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.

Citigym entices the public by opening -The Citigym Hit Zone. This is Citigym's "Do It Right" and smart solution to Cebu's growing interest in high intensity workout routines.

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 Highroller 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 company participated in a joint venture with Jin Lin Management Corporation, its sole marketing agent and co-venturer on September 24, 2001. This joint venture was terminated on April 15, 2002.

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 earn interest at annual average of 0.13% to 2.88% in 2019 and 2018 and have average maturities ranging from 30 to 35 days for both years.

2. Receivables

This account consists:

	September 2019	September 2018
Trade	326,053,855	191,412,816
Others	874,424,383	562,875,026
	1,200,478,238	754,287,841
Less allowance for doubtful accounts	(10,125,644)	(14,009,297)
Total	1,190,352,593	740,278,544

3. Inventories

This account consists of:

	September 2019	September 2018
Food and Beverage	13,726,938	14,320,544
Operating Supplies	8,309,273	9,718,448
Others	3,673,983	2,631,921
Total	25,710,194	26,702,885

4. Related Party Transactions

This represents interest bearing advances from TWGI and PRC. Non-interest bearing advances from PHES, AFS investment and notes receivable wherein the Group extended loans to ALEC (Acesite Leisure and Entertainment Corporation) at 4% per annum.

5. Accounts Payable and Accrued Expenses

This account consists of:

	September 2019	September 2018
Trade	817,998,822	645,746,282
Accrued Expenses	1,201,328,698	1,073,221,417
Others	146,061,182	126,682,153
Total	2,165,388,701	1,845,649,852

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.

As at the report date, there had been no updates on the matter.

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

	September 2019	September 2018
Net Income (Loss)	119,795,070	292,933,216
Weighted Average Number of Shares Outstanding	2,498,991,753	2,498,991,753
Earnings (Loss) per share	(0.008)	0.117

There are no dilutive potential shares as of September 30, 2019 and 2018.

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.

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.

9. Other Lease Agreements

Group as Lessor

Lease Agreements with Concessionaires

WCCCHI, WMCHI and DIHCI 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.

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.

On May 02, 2018, the legal counsel served copies of the reply in the case pending before the Court of Tax Appeals.

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 September 30, 2019 and 2018 together with its financial conditions as of the same period.

RESULTS OF OPERATIONS

	September 2019	September 2018
Revenues	1,519,705,612	1,503,757,864
Less: Costs and Expenses	950,962,681	825,425,217
Net Income (Loss) Before Fixed Financial and Other Charges	568,742,931	678,332,648
Less: Fixed Financial and Other Charges (Dep'n and Amort'n, and Interest)	304,619,659	400,174,580
Income (Loss) before Income Tax	264,123,272	278,158,068
Income Tax Expense (Benefit)	144,328,203	20,664,152
Income (Loss) before Share in Minority Interest	167,099,966	292,933,216
Share of Minority Interest	(47,304)897	(35,439,301)
Net Income (Loss)	119,795,070	257,493,916
Earnings (loss) Per share	(0.008)	0.117

FINANCIAL CONDITION

	September 2019	September 2018
Assets		
Current assets	5,090,264,114	5,584,295,842
Non-current Assets	7,045,647,334	5,846,906,291
Total Assets	12,135,911,448	11,431,202,133
Liabilities and Stockholders' Equity		
Current Liabilities	2,950,668,637	2,269,494,608
Non-current Liabilities	3,389,727,868	2,889,578,641
Total Stockholders' Equity	5,109,240,720	5,443,066,485
Minority Interest	686,274,223	829,062,399
Total Liabilities and Stockholders' Equity	12,135,911,448	11,431,202,133

RESULTS OF OPERATIONS

Period ended September 30, 2019 compared to Period Ended September 30, 2018

Income Statement

Hotels and other subsidiaries gross revenues for the 3rd quarter of 2019 and 2018 are Php 1.52 billion and Php 1.5 billion respectively, slight increase of 1% from last year. Consolidated costs and expenses for all properties increased by 15% 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.

2nd QUARTER

For most aspects of operations, 2019 continued the upward trajectory seen in the past year. Concurrently, however, challenges have presented themselves, slowing the growth potential in some areas of our operations. We are confident that these challenges can be resolved by employing the right strategies towards setting the entire group back in sync and on track.

In addition, our new tagline, “We’re at the center of it all.” and our new revitalized brand signify our leadership in the industry, our strength and ability to draw the market. It demonstrates an alignment of objectives, a powerful, unified message and a confident voice. Waterfront continues to leverage its strengths, both of its infrastructure and its network, to maintain a competitive edge in the hospitality industry.

3rd QUARTER

Operations remained steadfast in its course towards increasing occupancy, thereby increasing revenues as well as significantly cutting operational costs. Despite challenges brought about by competitors and changes in the market, the operations continue to solidify its growth and momentum before the year winds up to a close. WCCCHI, WIHD and WMCHI catered to numerous conventions during the quarter.

Operations wise, the group has earned a positive figure for the quarter. However, because of the PAGCOR Advance Rental that the group has received, it was necessary to recognize the appropriate Provision for Income Tax which ultimately resulted into a Net Loss for the quarter.

TOP FIVE (5) PERFORMANCE INDICATORS

	September 2019	September 2018
Occupancy Percentage	86%	74%
Average Room Rates	2,806	2,634
Food Covers	870,552	871,265
Average Food Checks	411	414
Average Food Costs	37%	36%

Occupancy Percentage

The occupancy percentage is up by 12% as compared to 3rd quarter of last year. Occupancy percentage is computed by dividing the total number of rooms sold over the total number of rooms available for sale.

Average Room Rate

Average room rate is 6.53% higher as compared from last year. Average room rate is computed by dividing the net rooms revenue over the total number of rooms sold.

Food Covers

Food covers this quarter decreased by 0.08% compared to the 3rd quarter of last year. Food covers pertains to the number of guests that availed of the restaurants services.

Average Food Check

The average food check or average consumption per guest this quarter decreased by 0.72% compared to the 3rd quarter of last year. Average Food Check is derived by dividing the total food and beverage revenue by total food covers.

Average Food Cost

The average food costs increased by 1%. Average Food Cost is computed by dividing the total food and beverage revenue by total food cost.

Revenues and Earnings per Share

Revenues increased by 1%, Php 1.52 billion for the 3rd quarter of 2019 and Php 1.50 billion of the same quarter last year and operating expenses increased by 15%.

GOP is at Php 951 Million in 2019 and Php 678 Million in 2018.

Loss per share this quarter is at Php 0.008 while same quarter last year was at Php 0.117 Earnings per share.

Fixed Financial and Other Charges

Total fixed financial and other charges, Php 305 million, reflecting a decrease from the previous year's PHP 400 million.

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

FINANCIAL CONDITION

Cash and Cash Equivalents

Cash and cash equivalents as of the 3rd quarter of this year is at Php 732 million, lower by Php 70.97 million from last year or a 9% decrease.

Receivables

Receivables for the period also increased from Php 554 million 3rd quarter last year to Php 1,190 million 3rd quarter of 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 decreased by 4%.

Due from related parties-current portion

This account decreased by 168 million from last year's 3rd quarter. This represents interest bearing advances from TWGI and PRC. Non-interest bearing advances from PHES and AFS investment. Notes receivable wherein the Group extended loans to ALEC (Acesite Leisure and Entertainment Corporation) at 4% per annum.

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 decreased by 7% or Php 385.67 million from last year. Significant decrease was brought by the fire incident.

Accounts Payable and Accrued Expenses

This account increased by 17% or Php 319.74 million from last year.

Loans Payable

The account remains static at Php 375 million. This refers to loan with Social Security System.

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 concurrent 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, 2019 and 2018.

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.

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 2019 and 2018.

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 2019 and 2018. 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
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
As of September 30, 2019

Annex A
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	Unaudited	Unaudited	Audited
	September 30, 2019	September 30, 2018	December 31, 2018
ASSETS			
Current Assets			
Cash and cash equivalents	731,739,114	802,713,555	712,642,027
Receivables - net	1,190,352,593	554,378,236	561,481,947
Notes receivable	120,273,728	129,106,906	253,974,325
Insurance receivable	-	973,750,628	-
Inventories	25,710,194	26,670,913	24,506,411
Due from related parties - current portion	2,841,816,065	3,009,969,918	2,084,710,566
Prepaid expenses and other current assets	180,372,420	87,705,686	137,868,683
Total Current Assets	5,090,264,114	5,584,295,842	3,775,183,959
Noncurrent Assets			
Receivables from Acesite Limited (BVI)	-	-	-
Due from related parties - noncurrent portion	1,284,245,675	355,696,765	1,433,580,249
Retirement Benefits Asset	2,313,746	-	-
Property and equipment - net	5,001,960,363	5,387,629,822	5,103,219,378
Available-for-sale (AFS) investments	21,729,870	16,281,640	21,729,870
Deferred tax assets	90,925,523	55,707,432	117,373,236
Other noncurrent assets	644,472,157	31,590,632	205,235,096
Total Noncurrent Assets	7,045,647,334	5,846,906,291	6,881,137,829
	12,135,911,448	11,431,202,133	10,656,321,788
LIABILITIES AND EQUITY			
Current Liabilities			
Accounts payable and accrued expenses	2,165,388,701	1,845,649,852	1,631,392,632
Loans payable - current portion	375,000,000	375,000,000	650,000,000
Income tax payable	46,951	-	23,394,447
Contract payable	-	-	-
Provisions	-	-	-
Other current liabilities	410,232,985	48,844,756	220,962,378
Total Current Liabilities	2,950,668,637	2,269,494,608	2,525,749,457
Noncurrent Liabilities			
Loans payable - noncurrent portion	-	1,500,000,000	1,168,085,107
Deferred tax liabilities	734,541,651	1,020,164,918	1,019,149,566
Retirement benefits liability	-	74,979,025	-
Other noncurrent liabilities	2,655,186,217	294,434,698	6,411,477
Total Noncurrent Liabilities	3,389,727,868	2,889,578,641	2,193,646,150
Total Liabilities	6,340,396,505	5,159,073,249	4,719,395,607
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	1,610,747,065	2,211,108,991	1,834,710,345
Foreign currency translation adjustment	52,542,000	52,542,000	47,004,278
Fair value reserve	5,105,963	2,063,223	5,105,963
Retirement benefits reserve	101,908,860	83,695,458	101,908,860
Earnings/(Deficit):			
Appropriated	-	-	-
Unappropriated	133,580,722	(111,699,297)	13,785,652
Total Equity Attributable to Equity Holders of the Parent Co	5,109,240,720	5,443,066,485	5,207,871,208
Non-controlling Interest	686,274,223	829,062,399	729,054,973
	12,135,911,448	11,431,202,133	10,656,321,788

See Notes to the Consolidated Financial Statements.

WATERFRONT PHILIPPINES, INCORPORATED AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
For the Quarter Ended September 30, 2019

Annex A
Page 2 of 5

	Unaudited July - September 2019	Unaudited July - September 2018	Audited December 31, 2018
REVENUES			
Hotel	337,507,490	424,712,994	1,811,283,901.00
Nonhotel	12,089,593	6,073,103	
Interest and other income	221,851,890	70,954,290	38,628,090
	571,448,972	501,740,387	1,849,911,991
COSTS AND EXPENSES			
Cost of sales			
Hotel	368,618,521	155,940,882	974,930,699
Nonhotel	16,587,736	10,990,699	415,539,675
	385,206,258	166,931,581	1,390,470,374
	186,242,714	334,808,806	459,441,617
OTHER EXPENSES (INCOME)			
Depreciation and amortization	72,561,095	40,903,389	264,684,158
Interest expense	111,100,618	48,863,651	161,702,483
Penalties and other charges	-	-	
Impairment losses, bad debts written off and provisions	-	-	4,942,908
Loss on sale on Acesite shares	-	-	410,172,382
Interest income	-	-	(98,420,887)
Foreign exchange losses (gains) - net	(315,845)	(508,915)	(2,844,716)
Others - net	(65,598,704)	175,086,182	(11,091,784)
	117,747,165	264,344,307	729,144,544
INCOME (LOSS) BEFORE INCOME TAX	68,495,549	70,464,499	(269,702,927)
INCOME TAX EXPENSE (BENEFIT)	115,877,718	20,664,152	(157,773,765)
NET INCOME (LOSS)	(47,382,168)	49,800,347	(111,929,162)
OTHER COMPREHENSIVE INCOME			
Appraisal on increase on property and equipment	-	-	-
Foreign currency translation differences for foreign operations	-	-	(5,537,722)
Actuarial gains on defined benefit plan	-	-	44,879,613
Net change in fair value of AFS investment	-	-	5,462,730
Reduction of deferred tax liability relating to revaluation surplus	-	-	
Deferred tax effect	-	-	(13,463,885)
	-	-	31,340,736
TOTAL COMPREHENSIVE INCOME (LOSS)	(47,382,168)	49,800,347	(80,588,426)
EARNINGS (LOSS) PER SHARE - Basic and Diluted	-0.008	0.024	0.017
<i>There are no dilutive potential shares</i>			
<i>Forward</i>			
	2019	2018	2018
Net income/(loss) attributable to:			
Equity holders of the Parent Company	(20,485,350)	60,111,110	42,019,520
Non-controlling interest	(26,896,819)	(10,310,764)	(153,948,682)
	(47,382,168)	49,800,346	(111,929,162)
Total comprehensive income (loss) attributable to:			
Equity holders of the Parent Company	(20,485,350)	60,111,110	57,737,940
Non-controlling interest	(26,896,819)	(10,310,764)	(138,326,366)
	(47,382,168)	49,800,346	(80,588,426)
EARNINGS PER SHARE - Basic and Diluted	(0.008)	0.024	0.017

See Notes to the Consolidated Financial Statements.

WATERFRONT PHILIPPINES, INCORPORATED AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
As of September 30, 2019

Annex A
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	Unaudited September 30, 2019	Unaudited September 30, 2018	Audited December 31, 2018
REVENUES			
Hotel	1,015,611,141.74	1,399,019,955	1,811,283,901.00
Nonhotel	255,117,248	18,245,453	
Interest and other income	248,977,222	86,492,457	38,628,090
	1,519,705,612	1,503,757,864	1,849,911,991
COSTS AND EXPENSES			
Cost of sales			
Hotel	725,482,902	795,734,087	974,930,699
Nonhotel	225,479,778	29,691,130	415,539,675
	950,962,681	825,425,217	1,390,470,374
	568,742,931	678,332,648	459,441,617
OTHER EXPENSES (INCOME)			
Depreciation and amortization	147,092,280	117,412,107	264,684,158
Interest expense	141,100,618	108,185,206	161,702,483
Penalties and other charges	-	-	
Impairment losses, bad debts written off and provisions	-	-	4,942,908
Loss on sale on Acesite shares	-	-	410,172,382
Interest income	-	-	(98,420,887)
Foreign exchange losses (gains) - net	(315,845)	(508,915)	(2,844,716)
Others - net	16,742,605	175,086,182	(11,091,784)
	304,619,659	400,174,580	729,144,544
INCOME(LOSS) BEFORE INCOME TAX	264,123,272	278,158,068	(269,702,927)
INCOME TAX EXPENSE (BENEFIT)	144,328,203	20,664,152	(157,773,765)
NET INCOME (LOSS)	119,795,070	257,493,916	(111,929,162)
OTHER COMPREHENSIVE INCOME			
Appraisal on increase on property and equipment	-	-	-
Foreign currency translation differences for foreign operations	-	-	(5,537,722)
Actuarial gains on defined benefit plan	-	-	44,879,613
Net change in fair value of AFS investment	-	-	5,462,730
Reduction of deferred tax liability relating to revaluation surplus	-	-	
Deferred tax effect	-	-	(13,463,885)
	-	-	31,340,736
TOTAL COMPREHENSIVE INCOME (LOSS)	119,795,070	257,493,916	(80,588,426)
EARNINGS PER SHARE - Basic and Diluted	0.067	0.117	0.017
<i>Forward</i>			
	2019	2018	2018
Net loss attributable to:			
Equity holders of the Parent Company	167,099,966	292,933,216	42,019,520
Non-controlling interest	(47,304,897)	(35,439,301)	(153,948,682)
	119,795,070	257,493,915	(111,929,162)
Total comprehensive income (loss) attributable to:			
Equity holders of the Parent Company	167,099,966	292,933,216	57,737,940
Non-controlling interest	(47,304,897)	(35,439,301)	(138,326,366)
	119,795,070	257,493,915	(80,588,426)
EARNINGS PER SHARE - Basic and Diluted	0.067	0.117	0.017

See Notes to the Consolidated Financial Statements.

WATERFRONT PHILIPPINES, INCORPORATED AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
As of September 30, 2019

Annex A
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	Unaudited September 30, 2019	Unaudited September 30, 2018	Audited December 31, 2018
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	1,834,710,345	2,211,108,991	2,211,108,991
Other comprehensive income - net of income tax effect	-	-	-
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	(223,963,280)	-	(376,398,646)
Balance at end of year	1,610,747,065	2,211,108,991	1,834,710,345
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	52,542,000	52,542,000	52,542,000
Other comprehensive income - net of income tax effect	-	-	(5,537,722)
Balance at end of year	52,542,000	52,542,000	47,004,278
Deficit			
Appropriation for renovation and business expansion			
Unappropriated	-	-	-
Balance at beginning of year	13,785,652	(404,632,514)	(404,632,514)
Transfer of revaluation surplus absorbed through depreciation for the year - net of income	-	-	376,398,646
Change in retirement benefits reserve	-	-	-
Net income for the year	119,795,070	292,933,217	42,019,520
Balance at end of year	133,580,722	(111,699,297)	13,785,652
Total deficit	133,580,722	(111,699,297)	13,785,652
	5,002,225,897	5,357,307,804	5,100,856,385
Fair value reserve, beginning of the year	5,105,963	2,063,223	2,063,223
Other comprehensive income-net tax effect	-	-	3,042,740
Total fair value reserve	5,105,963	2,063,223	5,105,963
Retirement benefits reserve, beginning of the year	101,908,860	83,695,458	83,695,458
Other comprehensive income-net tax effect	-	-	18,213,402
Total retirement benefits reserve	101,908,860	83,695,458	101,908,860
Total Equity Attributable to Equity Holders of the Parent Company	5,109,240,720	5,443,066,485	5,207,871,208
NON-CONTROLLING INTEREST			
Balance at beginning of year	729,054,973	867,381,339	867,381,339
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	4,524,147	(2,879,639)	-
Reacquisition of APHC shares	-	-	-
Other comprehensive income - net of income tax effect	-	-	15,622,316
Net income/(loss) for the year	(47,304,897)	(35,439,301)	(153,948,682)
Balance at end of year	686,274,223	829,062,399	729,054,973
	5,795,514,943	6,272,128,884	5,936,926,181

See Notes to the Consolidated Financial Statements.

WATERFRONT PHILIPPINES, INCORPORATED AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
As of September 30, 2019

Annex A
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	Unaudited September 30, 2019	Unaudited September 30, 2018	Audited December 31, 2018
CASH FLOWS FROM OPERATING ACTIVITIES			
Income/(loss) before income tax	119,795,070	256,543,293	(269,702,927)
Adjustments for:			
Depreciation and amortization	147,092,280	99,604,594	264,684,158
Interest expense	141,100,618	30,000,000	161,702,483
Casualty losses - net	-	-	410,172,382
Retirement benefit costs	(1,021,463,312)	(7,959,479)	19,658,475
Provisions	-	(4,468,009)	-
Unrealized foreign exchange loss (gain)	(315,845)	-	(8,382,438)
Penalties and other charges	-	-	-
Gain on reversal of allowance for impairment losses	-	-	(8,350,581)
Impairment losses	-	-	4,942,908
Interest income	-	(13,212,615)	(98,420,887)
Operating income before working capital changes	(613,791,188)	360,507,784	476,303,573
Decrease (increase) in:			
Receivables	(495,170,049)	(19,347,221)	2,204,475
Inventories	(1,203,783)	422,285	3,824,972
Prepaid expenses and other current assets	(42,503,737)	4,571,432	(40,305,343)
Increase (decrease) in:			
Accounts payable and accrued expenses	533,680,224	64,636,871	102,955,348
Other current liabilities	(346,908,256)	(86,394,629)	205,584,634
Cash generated from operations	(965,896,790)	324,396,522	750,567,659
Interest received	-	13,212,615	4,015,390
Income taxes paid	(167,675,699)	(69,555,622)	(211,207,802)
Retirement plan contributions paid	-	-	(25,000,000)
Benefits paid	-	-	(81,053,765)
Interest paid	(141,100,618)	(30,000,000)	(101,480,251)
Net cash provided by operating activities	(1,274,673,107)	238,053,515	335,841,231
CASH FLOWS FROM INVESTING ACTIVITIES			
Acquisitions of property and equipment	(45,833,265)	2,065,662	(11,063,615)
Investment in a subsidiary	-	-	-
Due from related parties	(607,770,925)	(109,987,455)	(1,473,837,573)
Proceeds from insurance claims on property damage	-	-	300,000,000
Proceeds from sale of property and equipment	-	-	-
Notes Receivable	133,700,597	-	(58,967,111)
Increase in other noncurrent assets	(419,582,345)	88,292,635	(168,220,135)
Net cash used in investing activities	(939,485,938)	(19,629,158)	(1,412,088,434)
<i>Forward</i>			
	Years Ended December 31		
	September 30, 2019	September 30, 2018	December 31, 2018
CASH FLOWS FROM FINANCING ACTIVITIES			
(Increase)Decrease in loans payable	275,000,000	-	-
Proceeds from loan availment	-	-	1,500,000,000
Increase (decrease) in other noncurrent liabilities	2,630,230,407	26,406,578	(125,852)
Loan payments	-	-	(56,914,893)
Net cash provided by (used in) financing activities	2,905,230,407	26,406,578	1,442,959,255
INCREASE (DECREASE) IN TRANSLATION ADJUSTMENT FOR THE YEAR			
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	691,071,362	244,830,935	366,712,052
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	712,642,027	204,295,153	345,929,975
CASH AND CASH EQUIVALENTS AT END OF YEAR	1,403,713,389	449,126,088	712,642,027

**WATERFRONT PHILIPPINES, INCORPORATED AND
SUBSIDIARIES
SCHEDULE OF AGING OF ACCOUNTS RECEIVABLE FOR SEC REPORTING
As of September 30, 2019**

Trade Receivables	0-30 days	31-60 days	61-90 days	91-120 days	121 days over	Total
Waterfront Cebu City Casino Hotel Inc.	21,288,889.39	13,095,720.01	6,042,876.17	4,518,673.93	12,015,479.61	56,961,639.11
Waterfront Airport Hotel and Casino	4,958,710.87	1,169,438.38	2,602,566.99	3,522,526.31	13,438,288.91	25,691,531.46
Waterfront Insular Hotel Davao	9,986,689.15	2,267,746.70	450,722.78	130,329.46	4,222,420.37	17,057,908.46
Manila Pavilion Hotel					15,658,269.60	15,658,269.60
Total	9,986,689.15	2,267,746.70	450,722.78	130,329.46	4,222,420.37	17,057,908.46