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SEC Registration Number

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(Company's Full Name)

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

Mr. Jeffrey C. Lim

(Contact Person)

831-1000

(Company Telephone Number)

09	30
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Month Day
(Fiscal Year)

17-Q

(Form Type)

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Month Day
(Annual Meeting)

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(Secondary License Type, If Applicable)

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Dept. Requiring this Doc.

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Amended Articles Number/Section

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Total No. of Stockholders

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Total Amount of Borrowings

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Domestic

Foreign

To be accomplished by SEC Personnel concerned

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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, 2014**
2. SEC Identification Number **AS0940000-88** 3. BIR Tax Identification No. **003-058-789**
4. Exact name of registrant as specified in its charter **SM PRIME HOLDINGS, INC.**
5. **PHILIPPINES** 6. (SEC Use Only)
Province, Country or other jurisdiction of Industry Classification Code:
incorporation or organization
7. **Mall of Asia Arena Annex Building, Coral Way cor. J.W Diokno Blvd., Mall of Asia**
Complex, Brgy. 76, Zone 10, CBP-1A, Pasay City **1300**
Address of principal office Postal Code
8. **(632) 831-1000**
Registrant's telephone number, including area code
9. _____
Former name, former address, and former fiscal year, if changed since last report.
10. Securities registered pursuant to Sections 4 and 8 of the SRC

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
CAPITAL STOCK, P 1 PAR VALUE	27,819,137,294

11. Are any or all of these securities listed on the Philippine Stock Exchange.
Yes [☒] No [☐]

12. Indicate by check mark whether the registrant:

(a) has filed all reports required to be filed by Section 11 of the Securities Regulation Code (SRC) and SRC Rule 11(a)-1 thereunder and Sections 26 and 141 of The Corporation Code of the Philippines during the preceding 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 90 days.

Yes [☒] No [☐]

SM Prime Holdings, Inc. and Subsidiaries

Consolidated Financial Statements
September 30, 2014 and December 31, 2013
and Nine Months Ended September 30, 2014 and 2013

SM PRIME HOLDINGS, INC. AND SUBSIDIARIES**CONSOLIDATED BALANCE SHEETS****(Amounts in Thousands)**

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
ASSETS		
Current Assets		
Cash and cash equivalents (Notes 7, 22, 28 and 29)	P35,360,733	P27,141,506
Short-term investments (Notes 8, 22, 28 and 29)	–	887,900
Investments held for trading (Notes 9, 22, 28 and 29)	966,695	1,151,464
Receivables (Notes 10, 17, 22, 28 and 29)	30,616,040	27,184,434
Condominium and residential units for sale (Note 11)	5,689,004	6,102,653
Land and development - current portion (Note 12)	27,982,460	13,281,246
Available-for-sale investments (Notes 13, 22, 28 and 29)	677,432	663,456
Prepaid expenses and other current assets (Notes 14, 22, 28 and 29)	8,840,669	9,936,120
Total Current Assets	110,133,033	86,348,779
Noncurrent Assets		
Available-for-sale investments - net of current portion (Notes 13, 22, 28 and 29)	29,041,065	22,705,618
Property and equipment - net (Note 15)	1,375,108	1,578,893
Investment properties - net (Notes 16, 20 and 22)	194,332,289	171,666,409
Land and development - net of current portion (Note 12)	21,090,589	21,539,938
Derivative assets (Notes 28 and 29)	1,700,903	1,778,810
Deferred tax assets - net (Note 26)	888,687	690,525
Other noncurrent assets (Notes 17, 22, 25, 28 and 29)	26,582,897	29,274,710
Total Noncurrent Assets	275,011,538	249,234,903
	P385,144,571	P335,583,682
LIABILITIES AND EQUITY		
Current Liabilities		
Loans payable (Notes 18, 22, 28 and 29)	P2,770,000	P3,250,000
Accounts payable and other current liabilities (Notes 19, 22, 28 and 29)	53,967,303	45,298,216
Current portion of long-term debt (Notes 20, 22, 28 and 29)	7,358,730	7,387,260
Income tax payable	742,101	946,593
Total Current Liabilities	64,838,134	56,882,069
Noncurrent Liabilities		
Long-term debt - net of current portion (Notes 20, 22, 28 and 29)	121,512,831	95,675,730
Tenants' deposits (Notes 27, 28 and 29)	11,147,960	10,248,792
Liability for purchased land - net of current portion (Notes 19, 28 and 29)	1,402,187	1,117,809
Deferred tax liabilities - net (Note 26)	2,424,884	2,022,539
Derivative liabilities (Notes 28 and 29)	110,585	159,974
Other noncurrent liabilities (Notes 16, 22, 25, 28 and 29)	3,488,213	3,255,244
Total Noncurrent Liabilities	140,086,660	112,480,088
Total Liabilities (Carried Forward)	204,924,794	169,362,157

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
Total Liabilities (Brought Forward)	P204,924,794	P169,362,157
Equity Attributable to Equity Holders of the Parent (Notes 21 and 30)		
Capital stock (Notes 6, 21 and 30)	33,166,300	33,166,300
Additional paid-in capital - net (Notes 6 and 21)	22,280,423	22,303,436
Cumulative translation adjustment	1,376,617	1,381,268
Net unrealized gain on available-for-sale investments (Note 13)	25,952,085	19,958,330
Net fair value changes on cash flow hedges (Note 29)	239,426	429,149
Remeasurement income (loss) on defined benefit obligation (Note 25)	(5,006)	771
Retained earnings (Note 21):		
Appropriated	42,200,000	42,200,000
Unappropriated	55,987,315	47,807,664
Treasury stock (Notes 21 and 30)	(3,979,446)	(3,980,378)
Total Equity Attributable to Equity Holders of the Parent	177,217,714	163,266,540
Non-controlling Interests (Note 21)	3,002,063	2,954,985
Total Equity	180,219,777	166,221,525
	P385,144,571	P335,583,682

See accompanying Notes to Consolidated Financial Statements.

SM PRIME HOLDINGS, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF INCOME
(Amounts in Thousands)

	Nine Months Ended September 30	
		2013
		(As restated - Notes 2 and 6)
	2014	(Unaudited)
REVENUE		
Rent (Notes 22 and 27)	P26,442,415	P23,668,445
Sales:		
Real estate	15,968,154	15,795,086
Cinema ticket	3,264,816	2,707,583
Others (Note 22)	2,123,344	1,763,144
	47,798,729	43,934,258
COSTS AND EXPENSES (Note 23)	27,681,456	26,251,352
INCOME FROM OPERATIONS	20,117,273	17,682,906
OTHER INCOME (CHARGES)		
Interest expense (Notes 22, 24, 28 and 29)	(2,860,546)	(2,579,646)
Interest and dividend income (Notes 13, 22 and 24)	506,088	910,978
Restructuring costs (Note 6)	—	(523,054)
Others - net (Notes 9, 12, 13, 17, 20, 22 and 29)	(282,378)	(83,253)
	(2,636,836)	(2,274,975)
INCOME BEFORE INCOME TAX	17,480,437	15,407,931
PROVISION FOR (BENEFIT FROM) INCOME TAX (Note 26)		
Current	3,431,884	3,082,952
Deferred	234,429	(29,886)
	3,666,313	3,053,066
NET INCOME	P13,814,124	P12,354,865
Attributable to		
Equity holders of the Parent (Notes 21 and 30)	P13,456,619	P12,037,512
Non-controlling interests (Note 21)	357,505	317,353
	P13,814,124	P12,354,865
Basic/Diluted earnings per share (Note 30)	P0.485	P0.434

See accompanying Notes to Consolidated Financial Statements.

SM PRIME HOLDINGS, INC. AND SUBSIDIARIES**CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME**

(Amounts in Thousands)

	Nine Months Ended September 30	
		2013
		(As restated -
	2014	Notes 2 and 6)
		(Unaudited)
NET INCOME	P13,814,124	P12,354,865
OTHER COMPREHENSIVE INCOME (LOSS)		
Other comprehensive income (loss) to be reclassified to profit or loss in subsequent periods:		
Unrealized gain due to changes in fair value in available-for-sale investments (Note 13)	5,993,755	2,371,394
Net fair value changes on cash flow hedges (Note 29)	(189,723)	742,709
Cumulative translation adjustment	(4,651)	527,988
	5,799,381	3,642,091
Other comprehensive income (loss) not to be reclassified to profit or loss in subsequent periods -		
Remeasurement income (loss) on defined benefit obligation (Note 25)	(6,444)	17,047
TOTAL COMPREHENSIVE INCOME	P19,607,061	P16,014,003
Attributable to		
Equity holders of the Parent (Notes 21 and 30)	P19,250,223	P15,696,650
Non-controlling interests (Note 21)	356,838	317,353
	P19,607,061	P16,014,003

See accompanying Notes to Consolidated Financial Statements.

SM PRIME HOLDINGS, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF INCOME
(Amounts in Thousands)

	Three Months Ended September 30	
		2013
		(As restated - Notes 2 and 6)
	2014	
		(Unaudited)
REVENUE		
Rent (Notes 22 and 27)	P8,773,011	P7,958,478
Sales:		
Real estate	4,065,769	3,442,255
Cinema ticket	913,159	788,661
Others (Note 22)	622,831	579,736
	14,374,770	12,769,130
COSTS AND EXPENSES (Note 23)	8,415,437	7,705,218
INCOME FROM OPERATIONS	5,959,333	5,063,912
OTHER INCOME (CHARGES)		
Interest expense (Notes 22, 24, 28 and 29)	(976,479)	(917,392)
Interest and dividend income (Notes 13, 22 and 24)	230,717	265,397
Restructuring costs (Note 6)	–	(174,882)
Others - net (Notes 9, 12, 13, 17, 20, 22 and 29)	(285,573)	36,220
	(1,031,335)	(790,657)
INCOME BEFORE INCOME TAX	4,927,998	4,273,255
PROVISION FOR (BENEFIT FROM) INCOME TAX (Note 26)		
Current	1,109,599	1,034,000
Deferred	44,253	(131,392)
	1,153,852	902,608
NET INCOME	P3,774,146	P3,370,647
Attributable to		
Equity holders of the Parent (Notes 21 and 30)	P3,658,655	P3,267,084
Non-controlling interests (Note 21)	115,491	103,563
	P3,774,146	P3,370,647
Basic/Diluted earnings per share (Note 30)	P0.132	P0.118

See accompanying Notes to Consolidated Financial Statements.

SM PRIME HOLDINGS, INC. AND SUBSIDIARIES**CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME****(Amounts in Thousands)**

	Three Months Ended September 30	
		2013
		(As restated -
	2014	Notes 2 and 6)
		(Unaudited)
NET INCOME	P3,774,146	P3,370,647
OTHER COMPREHENSIVE INCOME (LOSS)		
Other comprehensive income (loss) to be reclassified to profit or loss in subsequent periods:		
Unrealized gain (loss) due to changes in fair value in available-for-sale investments (Note 13)	1,580,474	(580,892)
Net fair value changes on cash flow hedges (Note 29)	45,328	(401,206)
Cumulative translation adjustment	329,514	61,796
	1,955,316	(920,302)
Other comprehensive income not to be reclassified to profit or loss in subsequent periods -		
Remeasurement income on defined benefit obligation (Note 25)	–	2,926
TOTAL COMPREHENSIVE INCOME	P5,729,462	P2,453,271
Attributable to		
Equity holders of the Parent (Notes 21 and 30)	P5,613,971	P2,349,708
Non-controlling interests (Note 21)	115,491	103,563
	P5,729,462	P2,453,271

See accompanying Notes to Consolidated Financial Statements.

SM PRIME HOLDINGS, INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

(Amounts in Thousands)

Equity Attributable to Equity Holders of the Parent (Notes 21 and 30)												
	Capital Stock	Additional		Net Unrealized	Remeasurement	Net Fair Value	Retained Earnings (Note 21)		Treasury	Non-controlling		Total
	(Notes 6, 21 and 30)	Paid-in Capital - Net (Notes 6 and 21)	Cumulative Translation Adjustment	Gain on Available-for-Sale Investments (Note 13)	Loss on Defined Benefit Obligation (Note 25)	Changes on Cash Flow Hedges (Note 29)	Appropriated	Unappropriated	(Notes 21 and 30)	Total	Interests (Note 21)	Equity
At January 1, 2014	₱33,166,300	₱22,303,436	₱1,381,268	₱19,958,330	₱771	₱429,149	₱42,200,000	₱47,807,664	(₱3,980,378)	₱163,266,540	₱2,954,985	₱166,221,525
Net income for the period	–	–	–	–	–	–	–	13,456,619	–	13,456,619	357,505	13,814,124
Other comprehensive income (loss)	–	–	(4,651)	5,993,755	(5,777)	(189,723)	–	–	–	5,793,604	(667)	5,792,937
Total comprehensive income (loss) for the period	–	–	(4,651)	5,993,755	(5,777)	(189,723)	–	13,456,619	–	19,250,223	356,838	19,607,061
Cash dividends	–	–	–	–	–	–	–	(5,285,636)	–	(5,285,636)	–	(5,285,636)
Cash dividends received by non-controlling interests	–	–	–	–	–	–	–	–	–	–	(309,760)	(309,760)
Cash dividends received by a subsidiary	–	–	–	–	–	–	–	8,668	–	8,668	–	8,668
Acquisition of non-controlling interests	–	(23,013)	–	–	–	–	–	–	932	(22,081)	–	(22,081)
At September 30, 2014 (Unaudited)	₱33,166,300	₱22,280,423	₱1,376,617	₱25,952,085	(₱5,006)	₱239,426	₱42,200,000	₱55,987,315	(₱3,979,446)	₱177,217,714	₱3,002,063	₱180,219,777
At January 1, 2013	₱33,166,300	₱19,668,994	₱607,237	₱19,781,021	(₱61,088)	₱–	₱42,200,000	₱36,250,679	(₱3,985,462)	₱147,627,681	₱2,834,304	₱150,461,985
Net income for the period	–	–	–	–	–	–	–	12,037,512	–	12,037,512	317,353	12,354,865
Other comprehensive income	–	–	527,988	2,371,394	17,047	742,709	–	–	–	3,659,138	–	3,659,138
Total comprehensive income for the period	–	–	527,988	2,371,394	17,047	742,709	–	12,037,512	–	15,696,650	317,353	16,014,003
Equity adjustment from common control business combination	–	1,950,098	–	–	–	–	–	(1,950,098)	–	–	–	–
Cash dividends	–	–	–	–	–	–	–	(4,690,893)	–	(4,690,893)	–	(4,690,893)
Cash dividends received by non-controlling interests	–	–	–	–	–	–	–	–	–	–	(319,760)	(319,760)
At September 30, 2013 (As restated - Notes 2 and 6) (Unaudited)	₱33,166,300	₱21,619,092	₱1,135,225	₱22,152,415	(₱44,041)	₱742,709	₱42,200,000	₱41,647,200	(₱3,985,462)	₱158,633,438	₱2,831,897	₱161,465,335

See accompanying Notes to Consolidated Financial Statements.

SM PRIME HOLDINGS, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
(Amounts in Thousands)

	Nine Months Ended September 30	
	2014	2013 (As restated - Notes 2 and 6)
	(Unaudited)	
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax and non-controlling interests	₱17,480,437	₱15,407,931
Adjustments for:		
Depreciation and amortization (Notes 15, 16 and 23)	4,937,126	4,422,523
Interest expense (Note 24)	2,860,546	2,579,646
Interest income and dividend income (Notes 13 and 24)	(506,088)	(910,978)
Restructuring costs	–	523,054
Loss (gain) on:		
Fair value changes on investment held-for-trading (Note 9)	96,930	(118,270)
Fair value changes on derivatives – net (Note 29)	6,794	(34,260)
Sale of investment held for trading	5,775	–
Sale of available-for-sale investments (Note 13)	(2,349)	(17,111)
Unrealized foreign exchange loss (gain) - net	14,778	(22,954)
Operating income before working capital changes	24,893,949	21,829,581
Decrease (increase) in:		
Receivables	(3,202,414)	(2,093,568)
Condominium and residential units for sale	1,597,039	(114,202)
Land and development	(13,717,146)	(6,071,789)
Prepaid expenses and other current assets	1,518,953	(433,861)
Increase in:		
Accounts payable and other current liabilities	8,041,711	8,190,530
Tenants deposits	902,216	854,815
Cash generated from operations	20,034,308	22,161,506
Income tax paid	(3,635,224)	(3,075,639)
Interest paid	(29,252)	(45,234)
Cash provided by operating activities	16,369,832	19,040,633
CASH FLOWS FROM INVESTING ACTIVITIES		
Additions to:		
Investment properties	(24,755,229)	(17,112,797)
Available-for-sale-investments	(356,462)	100,620
Property and equipment	(106,240)	(210,006)
Investments held for trading	(65,416)	–
Pre-termination of short-term investments	887,900	–
Proceeds from sale of:		
Investments held for trading	150,000	299,137
Available-for-sale-investments	3,144	–
Proceeds from early redemption of available-for-sale investments	–	1,000,000
Interest received	308,333	486,653
Dividends received	223,782	328,938
Investment in a joint venture	–	(5,115,105)
Increase in other noncurrent assets	(1,332,060)	(2,199,392)
Net cash used in investing activities	(25,042,248)	(22,421,952)

(Forward)

	Nine Months Ended September 30	
		2013
		(As restated -
	2014	Notes 2 and 6)
		(Unaudited)
CASH FLOWS FROM FINANCING ACTIVITIES		
Availments of loans	P37,546,250	P64,886,812
Payments of:		
Long-term debt	(4,864,280)	(17,637,450)
Dividends	(5,586,728)	(5,010,653)
Interest	(2,583,923)	(3,635,187)
Bank loans	(7,620,000)	(19,921,313)
Payments of restructuring costs	–	(523,054)
Net cash provided by financing activities	16,891,319	18,159,155
EFFECT OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS	324	14,515
NET INCREASE IN CASH AND CASH EQUIVALENTS	8,219,227	14,792,351
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	27,141,506	21,299,366
CASH AND CASH EQUIVALENTS AT END OF PERIOD	P35,360,733	P36,091,717

See accompanying Notes to Consolidated Financial Statements.

SM PRIME HOLDINGS, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. Corporate Information and Corporate Restructuring

SM Prime Holdings, Inc. (SMPH or the Parent Company) was incorporated in the Philippines and registered with the Securities and Exchange Commission (SEC) on January 6, 1994. SMPH and its subsidiaries (collectively known as “the Company”) are incorporated to acquire by purchase, exchange, assignment, gift or otherwise, and to own, use, improve, subdivide, operate, enjoy, sell, assign, transfer, exchange, lease, let, develop, mortgage, pledge, traffic, deal in and hold for investment or otherwise, including but not limited to real estate and the right to receive, collect and dispose of, any and all rentals, dividends, interest and income derived therefrom; the right to vote on any proprietary or other interest on any shares of stock, and upon any bonds, debentures, or other securities; and the right to develop, conduct, operate and maintain modernized commercial shopping centers and all the businesses appurtenant thereto, such as but not limited to the conduct, operation and maintenance of shopping center spaces for rent, amusement centers, movie or cinema theatres within the compound or premises of the shopping centers, to construct, erect, manage and administer buildings such as condominium, apartments, hotels, restaurants, stores or other structures for mixed use purposes.

SMPH’s shares of stock are publicly traded in the Philippine Stock Exchange (PSE).

As at September 30, 2014, SMPH is 51.03% and 25.74% directly-owned by SM Investments Corporation (SMIC) and the Sy Family, respectively. SMIC, the ultimate parent company, is a Philippine corporation which listed its common shares with the PSE in 2005. SMIC and all its subsidiaries are herein referred to as the “SM Group”.

The registered office and principal place of business of SMPH is 10th Floor, Mall of Asia Arena Annex Building, Coral Way cor. J.W. Diokno Blvd., Mall of Asia Complex, Brgy. 76, Zone 10, CBP-1A, Pasay City 1300.

Corporate Restructuring

In 2013, SMPH initiated a corporate restructuring exercise to consolidate all of the SM Group’s real estate companies and real estate assets under one single listed entity which is SMPH (collectively, the “SM Property Group”). The overall objective is to bring to the equities market the most comprehensive and integrated Philippine property company that will engage the investor community in the long-term growth potential not just of the Philippine property sector, but also of the consumer and tourism sectors. This will leverage on SM’s strong brand franchise, group synergies, dominant position in mall and residential development, extensive marketing and supplier network, huge landbank and other resources to strongly enhance the overall value of the company and all its future projects, which also include township and mixed-use development, commercial and resorts development, and hotels and convention centers. The corporate restructuring involves the following transactions:

- SM Land, Inc.’s (SM Land) tender offers for SM Development Corporation (SMDC) and Highlands Prime, Inc. (HPI);
- Merger of SMPH (the “Surviving entity”) and SM Land (the “Absorbed entity”); and
- Acquisition of unlisted real estate companies and real estate assets from SMIC and the Sy Family.

The corporate restructuring was approved by the Board of Directors (BOD) of SMPH on May 31, 2013 and ratified by the stockholders in a special stockholders meeting held on July 10, 2013. This was subsequently approved by the SEC on October 10, 2013 (see Note 6).

2. Basis of Preparation

The accompanying consolidated financial statements have been prepared on a historical cost basis, except for derivative financial instruments, investments held for trading and available-for-sale (AFS) investments which have been measured at fair value. The consolidated financial statements are presented in Philippine peso, which is the Parent Company's functional and presentation currency under Philippine Financial Reporting Standards (PFRS). All values are rounded to the nearest peso, except when otherwise indicated.

Statement of Compliance

The accompanying consolidated financial statements have been prepared in compliance with PFRS. PFRS includes statements named PFRS, Philippine Accounting Standards (PAS) and Philippine Interpretations from the International Financial Reporting and Interpretations Committee (IFRIC) issued by the Financial Reporting Standards Council.

Changes in Accounting Policies and Disclosures

The accounting policies adopted are consistent with those of the previous financial year, except for the following amended PFRS and PAS which the Company has adopted starting January 1, 2014:

- PFRS 10, PFRS 12 and PAS 27 - *Investment Entities (Amendments)*, became effective for annual periods beginning on or after January 1, 2014
- PAS 19, *Employee Benefits - Defined Benefit Plans: Employee Contributions (Amendments)*, became effective for annual periods beginning on or after July 1, 2014.
- PAS 32, *Financial Instruments: Presentation - Offsetting Financial Assets and Financial Liabilities (Amendments)*, became effective for annual periods beginning on or after January 1, 2014.
- PAS 36, *Impairment of Assets - Recoverable Amount Disclosures for Non-Financial Assets (Amendments)*, became effective retrospectively for annual periods beginning on or after January 1, 2014.
- PAS 39, *Financial Instruments: Recognition and Measurement - Novation of Derivatives and Continuation of Hedge Accounting (Amendments)*, became effective for annual periods beginning on or after January 1, 2014.
- Philippine Interpretation IFRIC 21, *Levies*, became effective for annual periods beginning on or after January 1, 2014.

The standards that have been adopted are deemed to have no material impact on the consolidated financial statements of the Company.

Future Changes in Accounting Policies

Standards and Interpretations

The Company did not early adopt the following standards and Philippine Interpretations that have been approved but are not yet effective. The Company will adopt these standards and interpretations on their effective dates.

- PFRS 9, *Financial Instruments*, currently has no mandatory effective date and may be applied before the completion of the limited amendments to the classification and measurement model and impairment methodology. PFRS 9, as issued, reflects the first and third phases of the project to replace PAS 39 and applies to the classification and measurement of financial assets and liabilities and hedge accounting, respectively. Work on the second phase, which relate to impairment of financial instruments, and the limited amendments to the classification and measurement model is still ongoing, with a view to replace PAS 39 in its entirety. PFRS 9 requires all financial assets to be measured at fair value at initial recognition. A debt financial asset may, if the fair value option (FVO) is not invoked, be subsequently measured at amortized cost if it is held within a business model that has the objective to hold the assets to collect the contractual cash flows and its contractual terms give rise, on specified dates, to cash flows that are solely payments of principal and interest on the principal outstanding. All other debt instruments are subsequently measured at fair value through profit or loss. All equity financial assets are measured at fair value either through other comprehensive income or profit or loss. Equity financial assets held for trading must be measured at fair value through profit or loss. For liabilities designated as at FVPL using the fair value option, the amount of change in the fair value of a liability that is attributable to changes in credit risk must be presented in other comprehensive income. The remainder of the change in fair value is presented in profit or loss, unless presentation of the fair value change relating to the entity's own credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss. All other PAS 39 classification and measurement requirements for financial liabilities have been carried forward to PFRS 9, including the embedded derivative bifurcation rules and the criteria for using the FVO. The adoption of the first phase of PFRS 9 will have an effect on the classification and measurement of the Company's financial assets, but will potentially have no impact on the classification and measurement of financial liabilities.

On hedge accounting, PFRS 9 replaces the rules-based hedge accounting model of PAS 39 with a more principles-based approach. Changes include replacing the rules-based hedge effectiveness test with an objectives-based test that focuses on the economic relationship between the hedged item and the hedging instrument, and the effect of credit risk on that economic relationship; allowing risk components to be designated as the hedged item, not only for financial items, but also for non-financial items, provided that the risk component is separately identifiable and reliably measurable; and allowing the time value of an option, the forward element of a forward contract and any foreign currency basis spread to be excluded from the designation of a financial instrument as the hedging instrument and accounted for as costs of hedging. PFRS 9 also requires more extensive disclosures for hedge accounting.

The Company will not adopt the standard before the completion of the limited amendments and the second phase of the project.

- Philippine Interpretation IFRIC 15, *Agreements for the Construction of Real Estate*, covers accounting for revenue and associated expenses by entities that undertake the construction of real estate directly or through subcontractors. The interpretation requires that revenue on construction of real estate be recognized only upon completion, except when such contract

qualifies as construction contract to be accounted for under PAS 11, *Construction Contracts*, or involves rendering of services in which case revenue is recognized based on stage of completion. Contracts involving provision of services with the construction materials and where the risks and reward of ownership are transferred to the buyer on a continuous basis will also be accounted for based on stage of completion. The SEC and the Financial Reporting Standards Council have deferred the effectivity of this interpretation until the final Revenue standard is issued by the International Accounting Standards Board and an evaluation of the requirements of the final Revenue standard against the practices of the Philippine real estate industry is completed. The adoption of this interpretation will result to a change in the revenue and cost recognition from percentage of completion method to completed contract method. The Company has made an assessment and is continuously monitoring the impact of this new interpretation to its consolidated financial statements.

Improvements to PFRSs (2010–2012 cycle)

The annual improvements contain non-urgent but necessary amendments to the following standards effective on or after July 1, 2014 and are applied prospectively:

- PFRS 2, *Share-based Payment - Definition of Vesting Condition*, revised the definitions of vesting condition and market condition and added the definitions of performance condition and service condition to clarify various issues. This amendment shall be applied prospectively. This amendment does not apply to the Company as it has no share-based payments.
- PFRS 3, *Business Combinations - Accounting for Contingent Consideration in a Business Combination*, clarifies that a contingent consideration that meets the definition of a financial instrument should be classified as a financial liability or as equity in accordance with PAS 32. Contingent consideration that is not classified as equity is subsequently measured at fair value through profit or loss whether or not it falls within the scope of PFRS 9 (or PAS 39, if PFRS 9 is not yet adopted). The amendment shall be applied prospectively. The Company shall consider this amendment for future business combinations.
- PFRS 8, *Operating Segments - Aggregation of Operating Segments and Reconciliation of the Total of the Reportable Segments' Assets to the Entity's Assets*, require entities to disclose the judgment made by management in aggregating two or more operating segments. This disclosure should include a brief description of the operating segments that have been aggregated in this way and the economic indicators that have been assessed in determining that the aggregated operating segments share similar economic characteristics. The amendments also clarify that an entity shall provide reconciliations of the total of the reportable segments' assets to the entity's assets if such amounts are regularly provided to the chief operating decision maker. These amendments shall be applied retrospectively. The amendments affect disclosures only and have no impact on the Company's financial position or performance.
- PFRS 13, *Fair Value Measurement - Short-term Receivables and Payables*, clarifies that short-term receivables and payables with no stated interest rates can be held at invoice amounts when the effect of discounting is immaterial.
- PAS 16, *Property, Plant and Equipment - Revaluation Method - Proportionate Restatement of Accumulated Depreciation*, clarifies that, upon revaluation of an item of property, plant and equipment, the carrying amount of the asset shall be adjusted to the revalued amount, and the asset shall be treated in one of the following ways:

- a) The gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount of the asset. The accumulated depreciation at the date of revaluation is adjusted to equal the difference between the gross carrying amount and the carrying amount of the asset after taking into account any accumulated impairment losses.
- b) The accumulated depreciation is eliminated against the gross carrying amount of the asset.

The amendment shall apply to all revaluations recognized in annual periods beginning on or after the date of initial application of this amendment and in the immediately preceding annual period. The amendment has no impact on the Company's financial position or performance.

- PAS 24, *Related Party Disclosures - Key Management Personnel*, clarify that an entity is a related party of the reporting entity if the said entity, or any member of a group for which it is a part of, provides key management personnel services to the reporting entity or to the parent company of the reporting entity. The amendments also clarify that a reporting entity that obtains management personnel services from another entity (also referred to as management entity) is not required to disclose the compensation paid or payable by the management entity to its employees or directors. The reporting entity is required to disclose the amounts incurred for the key management personnel services provided by a separate management entity. The amendments shall be applied retrospectively. The amendments affect disclosures only and have no impact on the Company's financial position or performance.
- PAS 38, *Intangible Assets - Revaluation Method - Proportionate Restatement of Accumulated Amortization*, clarify that, upon revaluation of an intangible asset, the carrying amount of the asset shall be adjusted to the revalued amount, and the asset shall be treated in one of the following ways:
 - a) The gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount of the asset. The accumulated amortization at the date of revaluation is adjusted to equal the difference between the gross carrying amount and the carrying amount of the asset after taking into account any accumulated impairment losses.
 - b) The accumulated amortization is eliminated against the gross carrying amount of the asset.

The amendments also clarify that the amount of the adjustment of the accumulated amortization should form part of the increase or decrease in the carrying amount accounted for in accordance with the standard. The amendments shall apply to all revaluations recognized in annual periods beginning on or after the date of initial application of this amendment and in the immediately preceding annual period. The amendments have no impact on the Company's financial position or performance.

Improvements to PFRSs (2011–2013 cycle)

The annual improvements contain non-urgent but necessary amendments to the following standards effective on or after July 1, 2014 and are applied prospectively:

- PFRS 1, *First-time Adoption of Philippine Financial Reporting Standards - Meaning of 'Effective PFRSs'*, clarifies that an entity may choose to apply either a current standard or a new standard that is not yet mandatory, but that permits early application, provided either standard is applied consistently throughout the periods presented in the entity's first PFRS financial statements. This amendment is not applicable to the Company as it is not a first-time adopter of PFRS.

- PFRS 3, *Business Combinations - Scope Exceptions for Joint Arrangements*, clarifies that PFRS 3 does not apply to the accounting for the formation of a joint arrangement in the financial statements of the joint arrangement itself.
- PFRS 13, *Fair Value Measurement - Portfolio Exception*, clarifies that the portfolio exception in PFRS 13 can be applied to financial assets, financial liabilities and other contracts. The amendment has no significant impact on the Company's financial position or performance.
- PAS 40, *Investment Property*, clarifies the interrelationship between PFRS 3 and PAS 40 when classifying property as investment property or owner-occupied property. The amendment stated that judgment is needed when determining whether the acquisition of investment property is the acquisition of an asset or a group of assets or a business combination within the scope of PFRS 3. This judgment is based on the guidance of PFRS 3. The amendment has no significant impact on the Company's financial position or performance.

Basis of Consolidation

The consolidated financial statements include the accounts of the Parent Company and the following subsidiaries:

Company	Country of Incorporation	Percentage of Ownership	
		2014	2013
First Asia Realty Development Corporation (FARDC)	Philippines	74.2	74.2
Premier Central, Inc.	- do -	100.0	100.0
Consolidated Prime Dev. Corp.	- do -	100.0	100.0
Premier Southern Corp.	- do -	100.0	100.0
San Lazaro Holdings Corporation	- do -	100.0	100.0
Southernpoint Properties Corp.	- do -	100.0	100.0
First Leisure Ventures Group Inc. (FLVGI)	- do -	50.0	50.0
SMDC and Subsidiaries ^(a)	- do -	100.0	100.0
Magenta Legacy, Inc. ^(a)	- do -	100.0	100.0
Associated Development Corporation ^(a)	- do -	100.0	100.0
HPI ^(a)	- do -	100.0	100.0
SM Hotels and Conventions Corp. and Subsidiaries (SMHCC) ^(a)	- do -	100.0	100.0
SM Arena Complex Corporation (SMACC) ^(a)	- do -	100.0	100.0
Costa del Hamilo, Inc. (Costa) ^(a)	- do -	100.0	100.0
Prime Metro Estate, Inc. (PMI) ^(a)	- do -	60.0	60.0
Tagaytay Resorts and Development Corporation (TRDC) ^(a)	- do -	100.0	100.0
CHAS Realty and Development Corporation and Subsidiaries (CHAS) ^(b)	- do -	100.0	100.0
Summerhills Home Development Corp. (SHDC) ^(c)	- do -	100.0	100.0
Affluent Capital Enterprises Limited and Subsidiaries	British Virgin Islands (BVI)	100.0	100.0
Mega Make Enterprises Limited and Subsidiaries	- do -	100.0	100.0
Springfield Global Enterprises Limited	- do -	100.0	100.0
Simply Prestige Limited and Subsidiaries ^(c)	- do -	100.0	100.0
SM Land (China) Limited and Subsidiaries (SM Land China)	Hong Kong	100.0	100.0

a. Acquired in 2013 as part of SM Property Group corporate restructuring accounted for as common control business combination using pooling of interest method.

b. Acquired in 2013 from unrelated parties accounted for under acquisition method.

c. Acquired in 2013 accounted for as common control business combination using pooling of interest method.

The consolidated financial statements also include the historical financial information of the real estate assets accounted for as “business” acquired from SMIC.

Properties	Classification	Location
Taal Vista Hotel	Land and building	Tagaytay
Radisson Cebu Hotel	Building	Cebu
Pico Sands Hotel	Building	Batangas
SMX Convention Center	Building	Pasay
Mall of Asia Arena	Building	Pasay
Mall of Asia Arena Annex	Building	Pasay
Corporate Office	Building	Pasay
Casino and Waste Water Treatment Plant	Building	Tagaytay
Tagaytay land	Land	Tagaytay
EDSA West land	Land	Quezon City
Park Inn Davao	Building	Davao

FLVGI is accounted for as a subsidiary by virtue of control, as evidenced by the majority members of the BOD representing the Parent Company.

The individual financial statements of the Parent Company and its subsidiaries, which were prepared for the same reporting period using their own set of accounting policies, are adjusted to the accounting policies of the Company when consolidated financial statements are prepared. All intracompany balances, transactions, income and expenses, and profits and losses resulting from intracompany transactions and dividends are eliminated in full.

Subsidiaries are consolidated from the date of acquisition, being the date on which the Company obtains control, and continue to be consolidated until the date that such control ceases. Control is achieved when the Company is exposed, or has rights, to variable returns from its involvement with the investee and when the Company has the ability to affect those returns through its power over the investee.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Company loses control over a subsidiary, it:

- Derecognizes the assets (including goodwill) and liabilities of the subsidiary;
- Derecognizes the carrying amount of any non-controlling interest;
- Derecognizes the cumulative translation differences recorded in equity;
- Recognizes the fair value of the consideration received;
- Recognizes the fair value of any investment retained;
- Recognizes any surplus or deficit in profit or loss; and
- Reclassifies the parent’s share of components previously recognized in other comprehensive income to profit or loss or retained earnings, as appropriate.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Company and are presented separately in the consolidated statements of income and within equity section in the consolidated balance sheets, separately from equity attributable to equity holders of the parent.

3. Significant Accounting Judgments, Estimates and Assumptions

The preparation of the consolidated financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenue, expenses, assets and liabilities, and the disclosure of contingent liabilities, at the reporting date. However, uncertainty about these estimates and assumptions could result in outcomes that could require a material adjustment to the carrying amount of the affected asset or liability in the future.

Judgments

In the process of applying the Company's accounting policies, management has made the following judgments, apart from those involving estimations, which have the most significant effect on the amounts recognized in the consolidated financial statements.

Revenue Recognition. The Company's process of selecting an appropriate revenue recognition method for a particular real estate sales transaction requires certain judgments based on the buyer's commitment on the sale which may be ascertained through the significance of the buyer's initial investment and completion of development. The buyer's commitment is evaluated based on collections, credit standing of the buyer and location of the property. The completion of development is determined based on engineer's judgments and estimates on the physical portion of contract work done and the completion of development beyond the preliminary stage.

Revenue from real estate sales amounted to ₱15,968 million and ₱15,795 million for the nine months ended September 30, 2014 and 2013, respectively.

Property Acquisition and Business Combination. The Company acquires subsidiaries which own real estate. At the time of acquisition, the Company considers whether the acquisition represents an acquisition of a business or a group of assets and liabilities. The Company accounts for an acquisition as a business combination if it acquires an integrated set of business processes in addition to the real estate property.

When the acquisition of subsidiary does not constitute a business, it is accounted for as an acquisition of a group of assets and liabilities. The purchase price is allocated to the assets and liabilities acquired based upon their relative fair values at the date of acquisition and no goodwill or deferred tax is recognized.

Classification of Property. The Company determines whether a property is classified as investment property or land and development.

Investment property comprises building spaces and improvements which are not occupied for use by, or in the operations of, the Company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation.

Inventory comprises property that is held for sale in the ordinary course of business in which the Company develops and intends to sell on or before completion of construction.

Distinction between Land and Development, Investment Properties and Property and Equipment. The Company determines whether a property qualifies as land and development. In making this judgment, the Company considers whether the property will be sold in the ordinary course of business or is part of its strategic landbanking activities which will be developed for sale as condominium residential projects. For investment properties, the Company considers whether the property generates cash flows largely independent of the other assets and is held primarily to earn rentals or capital appreciation. Property and equipment is held for use in the supply of goods or services or for administrative purposes.

The Company considers each property separately in making its judgment.

The aggregate carrying values of land and development, investment properties and property and equipment amounted to P244,780 million and P208,066 million as at September 30, 2014 and December 31, 2013, respectively (see Notes 12, 15 and 16).

Operating Lease Commitments - as Lessor. The Company has entered into commercial property leases in its investment property portfolio. Management has determined, based on an evaluation of the terms and conditions of the arrangements, that it retains all the significant risks and rewards of ownership of the properties and thus accounts for the contracts as operating leases.

Rent income amounted to P26,442 million and P23,668 million for the nine months ended September 30, 2014 and 2013, respectively (see Note 27).

Operating Lease Commitments - as Lessee. The Company has entered into various lease agreements as a lessee. Management has determined that all the significant risks and benefits of ownership of these properties, which the Company leases under operating lease arrangements, remain with the lessor. Accordingly, the leases were accounted for as operating leases.

Rent expense amounted to P863 million and P789 million for the nine months ended September 30, 2014 and 2013, respectively (see Notes 23 and 27).

Impairment of AFS Investments - Significant or Prolonged Decline in Fair Value. The Company determines that an AFS investment is impaired when there has been a significant or prolonged decline in the fair value below its cost. The Company determines that a decline in fair value of greater than 20% below cost is considered to be a significant decline and a decline for a period longer than 12 months is considered to be a prolonged decline. The determination of what is significant or prolonged requires judgment. In making this judgment, the Company evaluates, among other factors, the normal volatility in price. In addition, impairment may be appropriate when there is evidence of deterioration in the financial health of the investee, industry and sector performance.

There was no impairment loss recognized on AFS investments for the nine months ended September 30, 2014 and 2013. The carrying values of AFS investments amounted to ₱29,718 million and ₱23,369 million as at September 30, 2014 and December 31, 2013, respectively (see Note 13).

Estimates and Assumptions

The key estimates and assumptions that may have significant risks of causing material adjustments to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Revenue and Cost Recognition. The Company's revenue recognition policies require management to make use of estimates and assumptions that may affect the reported amounts of revenues and costs. The Company's revenue from real estate and construction contracts recognized based on the percentage of completion are measured principally on the basis of the estimated completion of a physical proportion of the contract work.

Revenue from sale of real estate amounted to ₱15,968 million and ₱15,795 million for the nine months ended September 30, 2014 and 2013, respectively, while cost of real estate sold amounted to ₱9,086 million and ₱9,517 million for the nine months ended September 30, 2014 and 2013, respectively (see Note 23).

Estimation of Allowance for Impairment Losses on Receivables. The Company maintains an allowance for impairment loss at a level considered adequate to provide for potential uncollectible receivables. The level of allowance is evaluated by the Company on the basis of factors that affect the collectibility of the accounts. These factors include, but are not limited to, the length of the relationship with the customers and counterparties, average age of accounts and collection experience. The Company performs a regular review of the age and status of these accounts, designed to identify accounts with objective evidence of impairment and to provide the appropriate allowance for doubtful accounts. The review is accomplished using a combination of specific and collective assessment. The amount and timing of recorded expenses for any period would differ if the Company made different judgments or utilized different methodologies. An increase in allowance for impairment loss would increase the recorded costs and expenses and decrease current assets.

Allowance for impairment losses amounted to ₱430 million and ₱323 million as at September 30, 2014 and December 31, 2013, respectively. Receivables, including noncurrent portion of receivables from sale of real estate, amounted to ₱39,892 million and ₱37,462 million as at September 30, 2014 and December 31, 2013, respectively (see Notes 10 and 17).

Net Realizable Value of Condominium Units for Sale and Land and Development. The Company writes down the carrying value of condominium units held for sale and land and development cost when the net realizable value becomes lower than the carrying value due to changes in market prices or other causes. The net realizable value of properties under construction is assessed with reference to market price at the balance sheet date for similar completed property, less estimated cost to complete the construction and estimated cost to sell. The carrying value is reviewed regularly for any decline in value.

The carrying values of condominium units for sale and land and development amounted to ₱5,689 million and ₱49,073 million as at September 30, 2014, respectively, and ₱6,103 million and ₱34,821 million as at December 31, 2013, respectively (see Notes 11 and 12).

Impairment of AFS Investments - Calculation of Impairment Losses. The computation for the impairment of AFS debt instruments requires an estimation of the present value of the expected future cash flows and the selection of an appropriate discount rate. In the case of AFS equity instruments, the Company expands its analysis to consider changes in the investee's industry and sector performance, legal and regulatory framework, changes in technology and other factors that affect the recoverability of the investments.

The carrying values of AFS investments amounted to ₱29,718 million and ₱23,369 million as at September 30, 2014 and December 31, 2013, respectively (see Note 13).

Estimated Useful Lives of Property and Equipment and Investment Properties. The useful life of each of the Company's property and equipment and investment properties is estimated based on the period over which the asset is expected to be available for use. Such estimation is based on a collective assessment of industry practice, internal technical evaluation and experience with similar assets. The estimated useful life of each asset is reviewed periodically and updated if expectations differ from previous estimates due to physical wear and tear, technical or commercial obsolescence and legal or other limitations on the use of the asset. It is possible, however, that future financial performance could be materially affected by changes in the amounts and timing of recorded expenses brought about by changes in the factors mentioned above. A reduction in the estimated useful life of any property and equipment and investment properties would increase the recorded costs and expenses and decrease noncurrent assets.

The aggregate carrying values of property and equipment and investment properties amounted to ₱195,707 million and ₱173,245 million as at September 30, 2014 and December 31, 2013, respectively (see Notes 15 and 16).

Impairment of Other Nonfinancial Assets. The Company assesses at each reporting date whether there is an indication that an item of property and equipment and investment properties may be impaired. Determining the value of the assets, which requires the determination of future cash flows expected to be generated from the continued use and ultimate disposition of such assets, requires the Company to make estimates and assumptions that can materially affect the consolidated financial statements. Future events could cause the Company to conclude that these assets are impaired. Any resulting impairment loss could have a material impact on the financial position and performance.

The preparation of the estimated future cash flows involves judgment and estimations. While the Company believes that its assumptions are appropriate and reasonable, significant changes in these assumptions may materially affect the assessment of recoverable values and may lead to future additional impairment charges.

The aggregate carrying values of property and equipment and investment properties amounted to ₱195,707 million and ₱173,245 million as at September 30, 2014 and December 31, 2013, respectively (see Notes 15 and 16).

Realizability of Deferred Tax Assets. The Company's assessment on the recognition of deferred tax assets on deductible temporary differences and carryforward benefits of excess minimum corporate income tax (MCIT) and net operating loss carryover (NOLCO) is based on the projected taxable income in future periods. Based on the projection, not all deductible temporary differences and carryforward benefits of excess MCIT and NOLCO will be realized. Consequently, only a portion of the Company's deferred tax assets was recognized.

Deferred tax assets recognized in the consolidated balance sheets amounted to P889 million and P691 million as at September 30, 2014 and December 31, 2013, respectively, while the unrecognized deferred tax assets amounted to P81 million and P93 million as at September 30, 2014 and December 31, 2013, respectively (see Note 26).

Fair Value of Financial Assets and Liabilities. The Company carries certain financial assets and liabilities at fair value, which requires extensive use of accounting judgments and estimates. The significant components of fair value measurement were determined using verifiable objective evidence (i.e., foreign exchange rates, interest rates and volatility rates). The amount of changes in fair value would differ if the Company utilized different valuation methodologies and assumptions. Any changes in the fair value of these financial assets and liabilities would directly affect consolidated profit or loss and consolidated other comprehensive income.

The fair value of financial assets and liabilities are discussed in Note 29.

Contingencies. The Company is currently involved in various legal and administrative proceedings. The estimate of the probable costs for the resolution of these proceedings has been developed in consultation with in-house as well as outside legal counsel handling defense in these matters and is based upon an analysis of potential results. The Company currently does not believe that these proceedings will have a material adverse effect on its consolidated financial position and performance. It is possible, however, that future consolidated financial performance could be materially affected by changes in the estimates or in the effectiveness of strategies relating to these proceedings. No provisions were made in relation to these proceedings.

4. **Summary of Significant Accounting and Financial Reporting Policies**

Cash and Cash Equivalents

Cash includes cash on hand and in banks. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash with original maturities of three months or less from acquisition date and are subject to an insignificant risk of change in value.

Short-term Investments

Short-term investments are cash placements, shown under current assets, with original maturities of more than three months but less than one year.

Determination of Fair Value

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- in the principal market for the asset or liability, or
- in the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a nonfinancial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

Assets and liabilities for which fair value is measured or disclosed in the consolidated financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities;

Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and

Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognized in the consolidated financial statements on a recurring basis, the Company determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Company determines the policies and procedures for both recurring and non-recurring fair value measurements. For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy.

The Company recognizes transfers into and transfers out of fair value hierarchy levels by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) as at the date of the event or change in circumstances that caused the transfer.

"Day 1" Difference. Where the transaction price in a non-active market is different from the fair value of other observable current market transactions in the same instrument or based on a valuation technique whose variables include only data from observable market, the Company recognizes the difference between the transaction price and fair value (a "Day 1" difference) in the consolidated statements of income unless it qualifies for recognition as some other type of asset or liability. In cases where use is made of data which is not observable, the difference between the transaction price and model value is only recognized in the consolidated statements of income when the inputs become observable or when the instrument is derecognized. For each transaction, the Company determines the appropriate method of recognizing the "Day 1" difference amount.

Financial Instruments - Initial Recognition and Subsequent Measurement

Date of Recognition. The Company recognizes a financial asset or a financial liability in the consolidated balance sheets when it becomes a party to the contractual provisions of the instrument. In the case of a regular way purchase or sale of financial assets, recognition and derecognition, as applicable, are done using settlement date accounting. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period

generally established by regulation or convention in the market place. Derivatives are recognized on a trade date basis.

Initial Recognition of Financial Instruments. Financial instruments are recognized initially at fair value, which is the fair value of the consideration given (in case of an asset) or received (in case of a liability). The initial measurement of financial instruments, except for those classified as fair value through profit or loss (FVPL), includes transaction costs.

The Company classifies its financial instruments in the following categories: financial assets and financial liabilities at FVPL, loans and receivables, held-to-maturity (HTM) investments, AFS investments and other financial liabilities. The classification depends on the purpose for which the instruments are acquired and whether they are quoted in an active market. Management determines the classification at initial recognition and, where allowed and appropriate, re-evaluates this classification at every reporting date.

Financial Assets and Liabilities at FVPL. Financial assets and liabilities at FVPL include financial assets and liabilities held for trading and financial assets and liabilities designated upon initial recognition as at FVPL.

Financial assets and liabilities are classified as held for trading if they are acquired for the purpose of selling or repurchasing in the near term. Derivatives, including any separated derivatives, are also classified under financial assets or liabilities at FVPL, unless these are designated as hedging instruments in an effective hedge or financial guarantee contracts. Gains or losses on investments held for trading are recognized in the consolidated statements of income under “Others - net” account. Interest income on investments held for trading is included in the consolidated statements of income under the “Interest and dividend income” account. Instruments under this category are classified as current assets/liabilities if these are held primarily for the purpose of trading or expected to be realized/settled within 12 months from balance sheet date. Otherwise, these are classified as noncurrent assets/liabilities.

Financial assets and liabilities may be designated by management at initial recognition as FVPL when any of the following criteria is met:

- the designation eliminates or significantly reduces the inconsistent treatment that would otherwise arise from measuring the assets and liabilities or recognizing gains or losses on a different basis; or
- the assets and liabilities are part of a group of financial assets, financial liabilities or both which are managed and their performance are evaluated on a fair value basis, in accordance with a documented risk management or investment strategy; or
- the financial instrument contains an embedded derivative, unless the embedded derivative does not significantly modify the cash flows or it is clear, with little or no analysis, that it would not be separately recorded.

Classified as financial assets at FVPL are the Company’s investments held for trading and derivative assets. The aggregate carrying values of financial assets under this category amounted to ₱2,668 million and ₱2,930 million as at September 30, 2014 and December 31, 2013, respectively. Included under financial liabilities at FVPL are the Company’s derivative liabilities. The carrying values of financial liabilities at FVPL amounted to ₱111 million and ₱160 million as at September 30, 2014 and December 31, 2013, respectively (see Note 29).

Loans and Receivables. Loans and receivables are nonderivative financial assets with fixed or determinable payments that are not quoted in an active market. They are not entered into with the intention of immediate or short-term resale and are not designated as AFS investments or financial assets at FVPL.

After initial measurement, loans and receivables are subsequently measured at amortized cost using the effective interest method, less allowance for impairment. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees that are an integral part of the effective interest rate. Gains and losses are recognized in the consolidated statements of income when the loans and receivables are derecognized and impaired, as well as through the amortization process. Loans and receivables are included under current assets if realizability or collectibility is within twelve months from reporting period. Otherwise, these are classified as noncurrent assets.

Classified under this category are cash and cash equivalents, short-term investments, receivables (including noncurrent portion of receivables from sale of real estate), cash in escrow (included under "Prepaid expenses and other current assets" account) and bonds and deposits (included under "Other noncurrent assets" account). Other than those loans and receivables whose carrying values are reasonable approximation of fair values, the aggregate carrying values of financial assets under this category amounted to ₱9,276 million and ₱10,277 million as at September 30, 2014 and December 31, 2013, respectively (see Note 29).

HTM Investments. HTM investments are quoted nonderivative financial assets with fixed or determinable payments and fixed maturities for which the Company's management has the positive intention and ability to hold to maturity. Where the Company sells other than an insignificant amount of HTM investments, the entire category would be tainted and reclassified as AFS investments. After initial measurement, these investments are measured at amortized cost using the effective interest method, less impairment in value. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees that are an integral part of the effective interest rate. Gains and losses are recognized in the consolidated statements of income when the HTM investments are derecognized or impaired, as well as through the amortization process. Assets under this category are classified as current assets if maturity is within twelve months from reporting period. Otherwise, these are classified as noncurrent assets.

The Company has no financial assets under this category as at September 30, 2014 and December 31, 2013.

AFS Investments. AFS investments are nonderivative financial assets that are designated under this category or are not classified in any of the other categories. These are purchased and held indefinitely, and may be sold in response to liquidity requirements or changes in market conditions. Subsequent to initial recognition, AFS investments are carried at fair value in the consolidated balance sheets. Changes in the fair value of such assets are reported as net unrealized gain or loss on AFS investments in the consolidated statements of comprehensive income until the investment is derecognized or the investment is determined to be impaired. On derecognition or impairment, the cumulative gain or loss previously reported in consolidated statements of comprehensive income is transferred to the consolidated statements of income. Interest earned on holding AFS investments are recognized in the consolidated statements of income using the effective interest method. Assets under this category are classified as current assets if expected to be disposed of within twelve months from reporting period and as noncurrent assets if expected date of disposal is more than twelve months from reporting period.

Classified under this category are the investments in corporate notes and quoted and unquoted shares of stocks of certain companies. The carrying values of financial assets classified under this category amounted to ₱29,718 million and ₱23,369 million as at September 30, 2014 and December 31, 2013, respectively (see Notes 13 and 29).

Other Financial Liabilities. This category pertains to financial liabilities that are not held for trading or not designated as at FVPL upon the inception of the liability. These include liabilities arising from operations or borrowings.

Other financial liabilities are recognized initially at fair value and are subsequently carried at amortized cost, taking into account the impact of applying the effective interest method of amortization (or accretion) for any related premium, discount and any directly attributable transaction costs. Gains and losses on other financial liabilities are recognized in the consolidated statements of income when the liabilities are derecognized, as well as through the amortization process. Other financial liabilities are classified as current liabilities if settlement is within 12 months from balance sheet date. Otherwise, these are classified as noncurrent liabilities.

Classified under this category are loans payable, accounts payable and other current liabilities, long-term debt, tenants' deposits, liability for purchased land and other noncurrent liabilities (except for taxes payables and other payables covered by other accounting standards). Other than those other financial liabilities whose carrying values are reasonable approximation of fair values, the aggregate carrying values of financial liabilities under this category amounted to ₱136,973 million and ₱109,829 million as at September 30, 2014 and December 31, 2013, respectively (see Note 29).

Classification of Financial Instruments Between Liability and Equity

A financial instrument is classified as liability if it provides for a contractual obligation to:

- deliver cash or another financial asset to another entity;
- exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the Company; or
- satisfy the obligation other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of own equity shares.

If the Company does not have an unconditional right to avoid delivering cash or another financial asset to settle its contractual obligation, the obligation meets the definition of a financial liability.

The components of issued financial instruments that contain both liability and equity elements are accounted for separately, with the equity component being assigned the residual amount after deducting from the instrument as a whole the amount separately determined as the fair value of the liability component on the date of issue.

Debt Issue Costs

Debt issue costs are presented as reduction in long-term debt and are amortized over the terms of the related borrowings using the effective interest method.

Derivative Financial Instruments

The Company uses various derivative financial instruments such as non-deliverable forwards, interest rate swaps and cross currency swaps to hedge the risks associated with foreign currency and interest rate fluctuations (see Note 29). Such derivative financial instruments are initially recognized at fair value on the date on which the derivative contract is entered into and are subsequently re-measured at fair value. Derivatives are carried as assets when the fair value is positive and as liabilities when the fair value is negative. The method of recognizing the resulting gain or loss depends on whether the derivative is designated as a hedge of an identified risk and qualifies for hedge accounting treatment or accounted for as derivative not designated as accounting hedges.

The objective of hedge accounting is to match the impact of the hedged item and the hedging instrument in the consolidated statements of income. To qualify for hedge accounting, the hedging relationship must comply with strict requirements such as the designation of the derivative as a hedge of an identified risk exposure, hedge documentation, probability of occurrence of the forecasted transaction in a cash flow hedge, assessment and measurement of hedge effectiveness, and reliability of the measurement bases of the derivative instruments.

At the inception of a hedge relationship, the Company formally designates and documents the hedge relationship to which it wishes to apply hedge accounting and the risk management objective and strategy for undertaking the hedge. The documentation includes identification of the hedging instrument, the hedged item or transaction, the nature of the risk being hedged and how the entity will assess the hedging instrument's effectiveness in offsetting the exposure to changes in the hedged item's fair value or cash flows attributable to the hedged risk. Such hedges are expected to be highly effective in achieving offsetting changes in fair value or cash flows and are assessed on an on-going basis to determine that they actually have been highly effective throughout the financial reporting periods for which they were designated.

The Company's derivative financial instruments are accounted for as either cash flow hedges or transactions not designated as hedges.

Cash Flow Hedges. Cash flow hedges are hedges of the exposure to variability in cash flows that is attributable to a particular risk associated with a recognized asset, liability or a highly probable forecast transaction and could affect the consolidated statements of income. Changes in the fair value of a hedging instrument that qualifies as a highly effective cash flow hedge are recognized as "Net fair value changes on cash flow hedges" in the consolidated statements of comprehensive income, whereas any hedge ineffectiveness is immediately recognized in the consolidated statements of income under "Others - net" account (see Note 29).

Amounts taken to equity are transferred to the consolidated statements of income when the hedged transaction affects profit or loss, such as when the hedged financial income or financial expense is recognized. However, if an entity expects that all or a portion of a loss recognized in other comprehensive income will not be recovered in one or more future periods, it shall reclassify from equity to profit or loss as a reclassification adjustment the amount that is not expected to be recovered.

Hedge accounting is discontinued prospectively when the hedge ceases to be highly effective. When hedge accounting is discontinued, the cumulative gains or losses on the hedging instrument that has been reported as "Net fair value changes on cash flow hedges" is retained in the other comprehensive income until the hedged transaction impacts the consolidated statements of income. When the forecasted transaction is no longer expected to occur, any net cumulative gains

or losses previously reported in the consolidated statements of comprehensive income is recognized immediately in the consolidated statements of income.

Other Derivative Instruments Not Accounted for as Hedges. Certain freestanding derivative instruments that provide economic hedges under the Company's policies either do not qualify for hedge accounting or are not designated as accounting hedges. Changes in the fair values of derivative instruments not designated as hedges are recognized immediately under "Others - net" account in the consolidated statements of income (see Note 29). Derivatives are carried as assets when the fair value is positive and as liabilities when the fair value is negative.

Embedded Derivatives. An embedded derivative is a component of a hybrid instrument that also includes a nonderivative host contract with the effect that some of the cash flows of the hybrid instrument vary in a way similar to a stand-alone derivative. An embedded derivative is separated from the host contract and accounted for as a derivative if all of the following conditions are met: a) the economic characteristics and risks of the embedded derivative are not closely related to the economic characteristics and risks of the host contract; b) a separate instrument with the same terms as the embedded derivative would meet the definition of a derivative; and c) the hybrid instrument is not recognized at FVPL.

The Company assesses whether embedded derivatives are required to be separated from the host contracts when the Company becomes a party to the contract. Subsequent reassessment is prohibited unless there is a change in the terms of the contract that significantly modifies the cash flows that otherwise would be required under the contract, in which case reassessment is required. The Company determines whether a modification to cash flows is significant by considering the extent to which the expected future cash flows associated with the embedded derivative, the host contract or both have changed and whether the change is significant relative to the previously expected cash flow on the contract.

Derecognition of Financial Assets and Liabilities

Financial Assets. A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognized when:

- the rights to receive cash flows from the asset have expired;
- the Company retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a "pass-through" arrangement; or
- the Company has transferred its rights to receive cash flows from the asset and either (a) has transferred substantially all the risks and rewards of the asset, or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset and has neither transferred nor retained substantially all the risks and rewards of the asset, the asset is recognized to the extent of the Company's continuing involvement in the asset. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

Financial Liabilities. A financial liability is derecognized when the obligation under the liability is discharged or cancelled or has expired.

When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in profit or loss.

Impairment of Financial Assets

The Company assesses at each reporting period whether a financial asset or a group of financial assets is impaired. A financial asset or a group of financial assets is deemed to be impaired, if and only if, there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset (an incurred loss event) and that loss event has an impact on the estimated future cash flows of the financial asset or a group of financial assets that can be reliably estimated. Objective evidence of impairment may include indications that the borrower or a group of borrowers is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganization and where observable data indicate that there is measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

Financial Assets Carried at Amortized Cost. The Company first assesses whether objective evidence of impairment exists for financial assets that are individually significant, and individually or collectively for financial assets that are not individually significant. If it is determined that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, the asset is included in a group of financial assets with similar credit risk characteristics and that group of financial assets is collectively assessed for impairment. Assets that are individually assessed for impairment and for which an impairment loss is or continues to be recognized are not included in the collective impairment assessment.

If there is objective evidence that an impairment loss on loans and receivables carried at amortized cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate (i.e., the effective interest rate computed at initial recognition).

The carrying amount of the impaired asset shall be reduced through the use of an allowance account. The amount of the loss shall be recognized in the consolidated statements of income. Interest income continues to be accrued on the reduced carrying amount based on the original effective interest rate of the asset. Loans and receivables together with the associated allowance are written off when there is no realistic prospect of future recovery and all collateral, if any, has been realized or has been transferred to the Company. If, in a subsequent period, the amount of the impairment loss increases or decreases because of an event occurring after the impairment was recognized, the previously recognized impairment loss is increased or decreased by adjusting the allowance account. If a future write-off is later recovered, the recovery is recognized in the consolidated statements of income under "Others - net" account.

Financial Assets Carried at Cost. If there is objective evidence that an impairment loss has been incurred in an unquoted equity instrument that is not carried at fair value because its fair value cannot be reliably measured, or on a derivative asset that is linked to and must be settled by delivery of such an unquoted equity instrument, the amount of the loss is measured as the

difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the current market rate of return for a similar financial asset.

AFS Investments. In the case of equity instruments classified as AFS investments, evidence of impairment would include a significant or prolonged decline in fair value of investments below its cost. Where there is evidence of impairment, the cumulative loss - measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognized in the consolidated statements of income - is removed from the consolidated statements of comprehensive income and recognized in the consolidated statements of income. Impairment losses on equity investments are not reversed through the consolidated statements of income. Increases in fair value after impairment are recognized directly in the consolidated statements of comprehensive income.

In the case of debt instruments classified as AFS investments, impairment is assessed based on the same criteria as financial assets carried at amortized cost. Future interest income is based on the reduced carrying amount of the asset and is accrued based on the rate of interest used to discount future cash flows for the purpose of measuring impairment loss. Such accrual is recorded as part of "Interest and dividend income" account in the consolidated statements of income. If, in subsequent year, the fair value of a debt instrument increased and the increase can be objectively related to an event occurring after the impairment loss was recognized in the consolidated statements of income, the impairment loss is reversed through the consolidated statements of income.

Offsetting Financial Instruments

Financial assets and financial liabilities are offset and the net amount is reported in the consolidated balance sheets if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously. This is not generally the case with master netting agreements, and the related assets and liabilities are presented at gross in the consolidated balance sheets.

Land and Development and Condominium Units for Sale

Land and development and condominium units for sale are stated at the lower of cost and net realizable value. Net realizable value is the selling price in the ordinary course of business, less costs to complete and the estimated cost to make the sale. Land and development and condominium units for sale include properties held for future development and properties being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation.

Cost incurred for the development and improvement of the properties includes the following:

- Land cost;
- Amounts paid to contractors for construction and development; and
- Borrowing costs, planning and design costs, costs of site preparation, professional fees, property transfer taxes, construction overheads and other related costs.

Prepaid Expenses and Other Current Assets

Other current assets consist of advances to suppliers and contractors, input tax, creditable withholding taxes, deposits, cash in escrow, prepayments and others. Advances to contractors are carried at cost. These represent advance payments to contractors for the construction and development of the projects. These are recouped upon every progress billing payment depending

on the percentage of accomplishment. Advances for project development represent advances made for the purchase of land and is stated initially at cost. Advances for project development are subsequently measured at cost, net of any impairment. Prepaid taxes and other prepayments are carried at cost less amortized portion. These include prepayments for taxes and licenses, rent, advertising and promotions and insurance. Deposits represent advances made for acquisitions of property for future development and of shares of stocks.

Property Acquisitions and Business Combinations

When property is acquired, through corporate acquisitions or otherwise, management considers the substance of the assets and activities of the acquired entity in determining whether the acquisition represents an acquisition of a business.

When such an acquisition is not judged to be an acquisition of a business, it is not treated as a business combination. Rather, the cost to acquire the corporate entity is allocated between the identifiable assets and liabilities of the entity based on their relative fair values at the acquisition date. Accordingly, no goodwill or additional deferred tax arises. Otherwise, the acquisition is accounted for as a business combination.

Business combinations are accounted for using the acquisition method. Applying the acquisition method requires the (a) determination whether the Company will be identified as the acquirer, (b) determination of the acquisition-date, (c) recognition and measurement of the identifiable assets acquired, liabilities assumed and any non-controlling interest in the acquire and (d) recognition and measurement of goodwill or a gain from a bargain purchase.

The cost of an acquisition is measured as the aggregate of the consideration transferred, measured at acquisition date fair value and the amount of any non-controlling interest in the acquiree. For each business combination, the Company measures the non-controlling interest in the acquiree either at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition costs incurred are expensed and included in the costs and expenses.

When the Company acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

If the business combination is achieved in stages, the acquisition date fair value of the Company's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date through profit or loss.

Any contingent consideration to be transferred by the Company is recognized at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration which is deemed to be an asset or liability is recognized in accordance with PAS 39 either in profit or loss or as change to other comprehensive income. If the contingent consideration is classified as equity, it is not remeasured until it is finally settled and final difference is recognized within equity.

Goodwill

Initial Measurement of Goodwill or Gain on a Bargain Purchase. Goodwill is initially measured by the Company at cost being the excess of the aggregate of the consideration transferred and the amount recognized for non-controlling interest over the net identifiable assets acquired and liabilities assumed. If this consideration is lower than the fair value of the net assets of the subsidiary acquired, the difference is recognized in profit or loss as gain on a bargain purchase. Before recognizing a gain on a bargain purchase, the Company determines whether it has correctly identified all of the assets acquired and all of the liabilities assumed and recognize any additional assets or liabilities that are identified in that review.

Subsequent Measurement of Goodwill. Following initial recognition, goodwill is measured at cost less any accumulated impairment losses.

Impairment Testing of Goodwill. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition-date, allocated to each of the Company's cash-generating units (CGU), or groups of CGUs, that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units or groups of units. Each unit or group of units to which the goodwill is allocated:

- represents the lowest level within the Company at which the goodwill is monitored for internal management purposes; and
- is not larger than an operating segment as defined in PFRS 8, *Operating Segments*, before aggregation.

Frequency of Impairment Testing. Irrespective of whether there is any indication of impairment, the Company tests goodwill acquired in a business combination for impairment annually.

Allocation of Impairment Loss. An impairment loss is recognized for a CGU if the recoverable amount of the unit or group of units is less than the carrying amount of the unit or group of units. The impairment loss is allocated to reduce the carrying amount of the assets of the unit or group of units first to reduce the carrying amount of goodwill allocated to the CGU or group of units and then to the other assets of the unit or group of units pro rata on the basis of the carrying amount of each asset in the unit or group of units.

Measurement Period. If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Company reports in its consolidated financial statements provisional amounts for the items for which the accounting is incomplete. The measurement period ends as soon as the Company receives the information it was seeking about facts and circumstances that existed as of the acquisition-date or learns that more information is not obtainable. The measurement period does not exceed one year from the acquisition-date.

Common Control Business Combinations

Business combinations involving entities or businesses under common control are business combinations in which all of the entities or businesses are ultimately controlled by the same party or parties both before and after the business combination, and that control is not transitory. Business combinations under common control are accounted for similar to pooling of interest method. Under the pooling of interest method:

- The assets, liabilities and equity of the acquired companies for the reporting period in which the common control business combinations occur and for the comparative periods presented,

are included in the consolidated financial statements at their carrying amounts as if the consolidation had occurred from the beginning of the earliest period presented in the financial statements, regardless of the actual date of the acquisition;

- No adjustments are made to reflect the fair values, or recognize any new assets or liabilities at the date of the combination. The only adjustments would be to harmonize accounting policies between the combining entities;
- No 'new' goodwill is recognized as a result of the business combination;
- The excess of the cost of business combinations over the net carrying amounts of the identifiable assets and liabilities of the acquired companies is considered as equity adjustment from business combinations, included under "Additional paid-in capital - net" account in the equity section of the consolidated balance sheets; and
- The consolidated statement of income in the year of acquisition reflects the results of the combining entities for the full year, irrespective of when the combination took place.

Acquisition of Non-controlling Interests

Changes in a parent's ownership interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions (i.e., transactions with owners in their capacity as owners). In such circumstances, the carrying amounts of the controlling and non-controlling interests shall be adjusted to reflect the changes in their relative interests in the subsidiary. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid shall be recognized directly in equity and included under "Additional paid-in capital - net" account in the equity section of the consolidated balance sheets.

Property and Equipment

Property and equipment, except land, is stated at cost less accumulated depreciation and amortization and any accumulated impairment in value. Such cost includes the cost of replacing part of the property and equipment at the time that cost is incurred, if the recognition criteria are met, and excludes the costs of day-to-day servicing. Land is stated at cost less any impairment in value.

The initial cost of property and equipment consists of its purchase price, including import duties, taxes and any directly attributable costs necessary in bringing the asset to its working condition and location for its intended use. Cost also includes any related asset retirement obligation and interest incurred during the construction period on funds borrowed to finance the construction of the projects. When each major inspection is performed, its cost is recognized in the carrying amount of the property and equipment as a replacement if the recognition criteria are satisfied. Expenditures incurred after the item has been put into operation, such as repairs, maintenance and overhaul costs, are normally recognized as expense in the period such costs are incurred. In situations where it can be clearly demonstrated that the expenditures have improved the condition of the asset beyond the originally assessed standard of performance, the expenditures are capitalized as additional cost of property and equipment.

Depreciation and amortization are calculated on a straight-line basis over the following estimated useful lives of the assets:

Land improvements	5 years
Buildings	10–25 years
Building and leasehold improvements	5–10 years or term of the lease, whichever is shorter
Data processing equipment	5–8 years
Transportation equipment	5–6 years
Furniture, fixtures and office equipment	5–10 years

The residual values, useful lives and method of depreciation and amortization of the assets are reviewed and adjusted, if appropriate, at each reporting period.

The carrying values of property and equipment are reviewed for impairment when events or changes in circumstances indicate that the carrying value may not be recoverable.

Fully depreciated assets are retained in the accounts until they are no longer in use and no further depreciation and amortization is credited or charged to current operations.

An item of property and equipment is derecognized when either it has been disposed or when it is permanently withdrawn from use and no future economic benefits are expected from its use or disposal. Any gains or losses arising on the retirement and disposal of an item of property and equipment are recognized in the consolidated statements of income in the period of retirement or disposal.

Investment Properties

Investment properties are measured initially at cost. The cost of a purchased investment property comprises of its purchase price and any directly attributable costs. Subsequently, investment properties, except land and construction in progress, are measured at cost, less accumulated depreciation and amortization and accumulated impairment in value, if any. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met, and excludes the costs of day-to-day servicing of an investment property. Land is stated at cost less any impairment in value.

Property under construction or development for future use as an investment property is classified as investment property.

Depreciation and amortization are calculated on a straight-line basis over the following estimated useful lives of the assets:

Land improvements	5 years
Land use rights	40–60 years
Buildings and improvements	20–35 years
Building equipment, furniture and others	3–15 years
Building and leasehold improvements	5 years or terms of lease whichever is shorter

The residual values, useful lives and method of depreciation and amortization of the assets are reviewed and adjusted, if appropriate, at each reporting period.

Construction in progress represents structures under construction and is stated at cost. This includes cost of construction, property and equipment, and other direct costs. Cost also includes interest on borrowed funds incurred during the construction period. Construction in progress is not depreciated until such time that the relevant assets are completed and are ready for use.

Investment property is derecognized when either it has been disposed or when it is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of an investment property are recognized in the consolidated statements of income in the period of retirement or disposal.

Transfers are made to investment property when, and only when, there is a change in use, evidenced by ending of owner-occupation or commencement of an operating lease to another party. Transfers are made from investment property when, and only when, there is a change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sell.

For a transfer from investment property to owner-occupied property or inventories, the cost of property for subsequent accounting is its carrying value at the date of change in use. If the property occupied by the Company as an owner-occupied property becomes an investment property, the Company accounts for such property in accordance with the policy stated under property and equipment up to the date of change in use.

Investments in Shares of Stocks of Associates and Joint Ventures

An associate is an entity over which the Company has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies.

A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The considerations made in determining significant influence or joint control are similar to those necessary to determine control over subsidiaries.

The Company's investments in shares of stocks of associates and joint ventures are accounted for under the equity method of accounting.

Under the equity method, investment in an associate or a joint venture is carried in the consolidated balance sheets at cost plus post-acquisition changes in the Company's share in the net asset of the associate or joint venture. The consolidated statements of income reflects the share in the result of operations of the associate or joint venture. Where there has been a change recognized directly in the equity of the associate or joint venture, the Company recognizes its share in any changes and discloses this, when applicable, in the consolidated statements of comprehensive income. Profit and losses resulting from transactions between the Company and the associate or joint venture are eliminated to the extent of the interest in the associate or joint venture. After application of the equity method, the Company determines whether it is necessary to recognize any additional impairment loss with respect to the Company's net investment in the associate or joint venture. An investment in associate or joint venture is accounted for using the equity method from the date when it becomes an associate or joint venture. On acquisition of the investment, any difference between the cost of the investment and the investor's share in the net fair value of the associate's identifiable assets, liabilities and contingent liabilities is accounted for as follow:

- Goodwill relating to an associate or joint venture is included in the carrying amount of the investment. However, amortization of that goodwill is not permitted and is therefore not included in the determination of the Company's share in the associate's or joint venture's profits or losses.
- Any excess of the Company's share in the net fair value of the associate's identifiable assets, liabilities and contingent liabilities over the cost of the investment is excluded from the carrying amount of the investment and is instead included as income in the determination of the investor's share in the associate's or joint venture's profit or loss in the period in which the investment is acquired.

Also, appropriate adjustments to the Company's share of the associate's or joint venture's profit or loss after acquisition are made to account for the depreciation of the depreciable assets based on their fair values at the acquisition date and for impairment losses recognized by the associate or joint venture.

The Company discontinues the use of equity method from the date when it ceases to have significant influence or joint control over an associate or joint venture and accounts for the investment in accordance with PAS 39, from that date, provided the associate or joint venture does not become a subsidiary. Upon loss of significant influence or joint control over the associate or joint venture, the Company measures and recognizes any remaining investment at its fair value. Any difference in the carrying amount of the associate or joint venture upon loss of significant influence or joint control and the fair value of the remaining investment and proceeds from disposal is recognized in the consolidated statements of income. When the Company's interest in an investment in associate or joint venture is reduced to zero, additional losses are provided only to the extent that the Company has incurred obligations or made payments on behalf of the associate or joint venture to satisfy obligations of the investee that the Company has guaranteed or otherwise committed. If the associate or joint venture subsequently reports profits, the Company resumes recognizing its share of the profits if it equals the share of net losses not recognized.

The financial statements of the associates and joint ventures are prepared for the same reporting period as the Company. The accounting policies of the associates and joint ventures conform to those used by the Company for like transactions and events in similar circumstances.

Impairment of Nonfinancial Assets

The carrying values of property and equipment, investment properties and investments in shares of stock of associates and joint ventures are reviewed for impairment when events or changes in circumstances indicate that the carrying values may not be recoverable. If any such indication exists, and if the carrying value exceeds the estimated recoverable amount, the assets or cash-generating units are written down to their recoverable amounts. The recoverable amount of the asset is the greater of fair value less costs to sell or value in use. The fair value less costs to sell is the amount obtainable from the sale of an asset in an arm's-length transaction between knowledgeable, willing parties, less costs of disposal. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For an asset that does not generate largely independent cash inflows, the recoverable amount is determined for the cash-generating unit to which the asset belongs. Impairment losses are recognized in the consolidated statements of income in those expense categories consistent with the function of the impaired asset.

An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment loss may no longer exist or may have decreased. If such indication exists, the recoverable amount is estimated. A previously recognized impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognized. If that is the case, the carrying amount of the asset is increased to its recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation and amortization, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in consolidated statements of income. After such a reversal, the depreciation or amortization charge is adjusted in future periods to allocate the asset's revised carrying amount, less any residual value, on a systematic basis over its remaining useful life.

Tenants' Deposits

Tenants' deposits are measured at amortized cost. Tenants' deposits refers to security deposits received from various tenants upon inception of the respective lease contracts on the Company's investment properties. At the termination of the lease contracts, the deposits received by the Company are returned to tenants, reduced by unpaid rental fees, penalties and/or deductions from repairs of damaged leased properties, if any. The related lease contracts usually have a term of more than twelve months.

Customers' Deposits

Customers' deposits, included under "Accounts payable and other current liabilities" account, mainly represent reservation fees and advance payments. These deposits will be recognized as revenue in the consolidated statements of income as the related obligations to the real estate buyers are fulfilled.

Capital Stock

Capital stock is measured at par value for all shares issued. Incremental costs incurred directly attributable to the issuance of new shares are shown in equity as deduction from proceeds, net of tax. Proceeds and/or fair value of considerations received in excess of par value, if any, are recognized as "Additional paid-in capital - net" account.

Retained Earnings

Retained earnings represent accumulated net profits, net of dividend distributions and other capital adjustments.

Treasury Stock

Own equity instruments which are acquired (treasury shares) are deducted from equity and accounted for at cost. No gain or loss is recognized in the consolidated statements of income on the purchase, sale, issuance or cancellation of own equity instruments.

Dividends

Dividends on common shares are recognized as liability and deducted from equity when approved by the BOD. Dividends for the year that are approved after balance sheet date are dealt with as an event after the reporting period.

Revenue

Revenue is recognized when it is probable that the economic benefits associated with the transaction will flow to the Company and the amount of the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding discounts, rebates and sales taxes or duties. The Company assesses its revenue arrangements against specific criteria to determine if it is acting as a principal or as an agent. The Company has

concluded that it is acting as principal in majority of its revenue arrangements. The following specific recognition criteria must also be met before revenue is recognized:

Sale of Real Estate. The Company assesses whether it is probable that the economic benefits will flow to the Company when the sales prices are collectible. Collectibility of the contract price is demonstrated by the buyer's commitment to pay, which is supported by the buyer's initial and continuous investments that motivates the buyer to honor its obligation. Collectibility is also assessed by considering factors such as collections, credit standing of the buyer and location of the property.

Revenue from sales of completed real estate projects is accounted for using the full accrual method. In accordance with Philippine Interpretations Committee Q&A No. 2006-01, the percentage-of-completion method is used to recognize income from sales of projects where the Company has material obligations under the sales contract to complete the project after the property is sold, the equitable interest has been transferred to the buyer, construction is beyond preliminary stage (i.e., engineering, design work, construction contracts execution, site clearance and preparation, excavation and the building foundation are finished), and the costs incurred or to be incurred can be measured reliably. Under this method, revenue is recognized as the related obligations are fulfilled, measured principally on the basis of the estimated completion of a physical proportion of the contract work.

Any excess of collections over the recognized receivables are included in the "Customers' deposits" account in the consolidated balance sheets. If any of the criteria under the full accrual or percentage-of-completion method is not met, the deposit method is applied until all the conditions for recording a sale are met. Pending recognition of sale, cash received from buyers are presented under the "Customers' deposits" account in the consolidated balance sheets.

Revenue from construction contracts included in the "Revenue from real estate" account in the consolidated statements of income is recognized using the percentage-of-completion method, measured principally on the basis of the estimated physical completion of the contract work.

Rent. Revenue is recognized on a straight-line basis over the lease term or based on the terms of the lease as applicable.

Sale of Cinema and Amusement Tickets. Revenue is recognized upon receipt of cash from the customer which coincides with the rendering of services.

Dividend. Revenue is recognized when the Company's right as a shareholder to receive the payment is established.

Management and Service Fees. Revenue is recognized when earned in accordance with the terms of the agreements.

Interest. Revenue is recognized as the interest accrues, taking into account the effective yield on the asset.

Management Fees

Management fees are recognized as expense in accordance with the terms of the agreements.

Costs and Expenses

Cost of Real Estate Sales. Cost of real estate sales is recognized consistent with the revenue recognition method applied. Cost of condominium units sold before the completion of the development is determined on the basis of the acquisition cost of the land plus its full development costs, which include estimated costs for future development works.

The cost of inventory recognized in the consolidated statements of income upon sale is determined with reference to the specific costs incurred on the property, allocated to saleable area based on relative size and takes into account the percentage of completion used for revenue recognition purposes.

Expected losses on contracts are recognized immediately when it is probable that the total contract costs will exceed total contract revenue. Changes in the estimated cost to complete the condominium project which affects cost of real estate sold and gross profit are recognized in the year in which changes are determined.

General, Administrative and Other Expenses. Costs and expenses are recognized as incurred.

Pension Benefits

The Company is a participant in the SM Corporate and Management Companies Employer Retirement Plan. The plan is a funded, noncontributory defined benefit retirement plan administered by a Board of Trustees covering all regular full-time employees. The cost of providing benefits under the defined benefit plan is determined using the projected unit credit method. This method reflects service rendered by employees to the date of valuation and incorporates assumptions concerning the employees' projected salaries. The net defined benefit liability or asset is the aggregate of the present value of the defined benefit obligation at the end of the reporting period reduced by the fair value of plan assets (if any), adjusted for any effect of limiting a net defined benefit asset to the asset ceiling. The asset ceiling is the present value of any economic benefits available in the form of refunds from the plan or reductions in future contributions to the plan.

Defined benefit pension costs comprise the following:

- Service cost
- Net interest on the net defined benefit obligation or asset
- Remeasurements of net defined benefit obligation or asset

Service cost which include current service costs, past service costs and gains or losses on non-routine settlements are recognized as part of "Costs and expenses" under "Administrative" account in the consolidated statements of income. Past service costs are recognized when plan amendment or curtailment occurs.

Net interest on the net defined benefit obligation or asset is the change during the period in the net defined benefit obligation or asset that arises from the passage of time which is determined by applying the discount rate based on government bonds to the net defined benefit liability or asset. Net interest on the net defined benefit obligation or asset is recognized as part of "Costs and expenses" under "Administrative" account in the consolidated statements of income.

Remeasurements comprising actuarial gains and losses, return on plan assets and any change in the effect of the asset ceiling (excluding net interest on defined benefit obligation) are recognized immediately in other comprehensive income in the period in which they arise. Remeasurements are not reclassified to profit or loss in subsequent periods.

Plan assets are assets that are held by a long-term employee benefit fund. Fair value of plan assets is based on market price information. When no market price is available, the fair value of plan assets is estimated by discounting expected future cash flows using a discount rate that reflects both the risk associated with the plan assets and the maturity or expected disposal date of those assets (or, if they have no maturity, the expected period until the settlement of the related obligations).

The Company's right to be reimbursed of some or all of the expenditure required to settle a defined benefit obligation is recognized as a separate asset at fair value when and only when reimbursement is virtually certain.

Foreign Currency-denominated Transactions

The consolidated financial statements are presented in Philippine peso, which is SMPH's functional and presentation currency. Transactions in foreign currencies are initially recorded in the functional currency rate at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are restated at the functional currency rate of exchange at reporting period. Nonmonetary items denominated in foreign currency are translated using the exchange rates as at the date of initial recognition. All differences are taken to the consolidated statements of income.

Foreign Currency Translation

The assets and liabilities of foreign operations are translated into Philippine peso at the rate of exchange ruling at reporting period and their respective statements of income are translated at the weighted average rates for the year. The exchange differences arising on the translation are included in the consolidated statements of comprehensive income and are presented within the "Cumulative translation adjustment" account in the consolidated statements of changes in equity. On disposal of a foreign entity, the deferred cumulative amount of exchange differences recognized in equity relating to that particular foreign operation is recognized in the profit or loss.

Leases

The determination of whether an arrangement is, or contains, a lease is based on the substance of the arrangement and requires an assessment of whether the fulfillment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset.

Company as Lessee. Finance leases, which transfer to the Company substantially all the risks and benefits incidental to ownership of the leased item, are capitalized at the inception of the lease at the fair value of the leased property or, if lower, at the present value of the minimum lease payments. Lease payments are apportioned between the finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are reflected in the consolidated statements of income.

Capitalized leased assets are depreciated over the shorter of the estimated useful life of the asset and the lease term, if there is no reasonable certainty that the Company will obtain ownership by the end of the lease term.

Leases which do not transfer to the Company substantially all the risks and benefits of ownership of the asset are classified as operating leases. Operating lease payments are recognized as expense in the consolidated statements of income on a straight-line basis over the lease term. Associated costs, such as maintenance and insurance, are expensed as incurred.

Company as Lessor. Leases where the Company does not transfer substantially all the risks and benefits of ownership of the asset are classified as operating leases. Lease income from operating leases are recognized as income on a straight-line basis over the lease term. Initial direct costs incurred in negotiating an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents are recognized as revenue in the period in which they are earned.

Provisions

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as interest expense. Where the Company expects a provision to be reimbursed, the reimbursement is recognized as a separate asset but only when the receipt of the reimbursement is virtually certain.

Borrowing Costs

Borrowing costs are capitalized if they are directly attributable to the acquisition or construction of a qualifying asset as part of the cost of that asset. Capitalization of borrowing costs commences when the activities to prepare the asset are in progress and expenditures and borrowing costs are being incurred. Borrowing costs are capitalized until the assets are substantially ready for their intended use. Borrowing costs are capitalized when it is probable that they will result in future economic benefits to the Company. All other borrowing costs are expensed as incurred. For borrowing associated with a specific asset, the actual rate on that borrowing is used. Otherwise, a weighted average cost of borrowings is used.

Taxes

Current Tax. Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted as at reporting period.

Deferred Tax. Deferred tax is provided, using the balance sheet liability method, on temporary differences at reporting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred tax liabilities are recognized for all taxable temporary differences, except:

- where the deferred tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- with respect to taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, where the timing of the reversal of the temporary

differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognized for all deductible temporary differences and carryforward benefits of excess MCIT and NOLCO, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carryforward benefits of excess MCIT and NOLCO can be utilized, except:

- where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- with respect to deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax assets to be utilized. Unrecognized deferred tax assets are reassessed at each reporting period and are recognized to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period the asset is realized or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at reporting period.

Income tax relating to items recognized directly in the consolidated statements of comprehensive income is recognized in the consolidated statements of comprehensive income and not in the consolidated statements of income.

Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to offset current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Value Added Tax (VAT). Revenue, expenses and assets are recognized net of the amount of VAT, except:

- where the tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case the tax is recognized as part of the cost of acquisition of the asset or as part of the expense item as applicable; and
- receivables and payables that are stated with the amount of tax included.

The net amount of VAT recoverable from, or payable to, the taxation authority is included as part of “Prepaid expenses and other current assets” and “Accounts payable and other current liabilities” accounts in the consolidated balance sheets.

Business Segments

The Company is organized and managed separately according to the nature of business. The four operating business segments are mall, residential, commercial and hotels and convention centers. These operating businesses are the basis upon which the Company reports its segment information presented in Note 5 to the consolidated financial statements.

Basic/Diluted Earnings Per Common Share (EPS)

Basic EPS is computed by dividing the net income for the period attributable to owners of the Parent by the weighted-average number of issued and outstanding common shares during the period, with retroactive adjustment for any stock dividends declared.

For the purpose of computing diluted EPS, the net income for the period attributable to owners of the Parent and the weighted-average number of issued and outstanding common shares are adjusted for the effects of all dilutive potential ordinary shares, if any.

Contingencies

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

Events after the Reporting Period

Post year-end events that provide additional information about the Company's financial position at the end of the reporting period (adjusting events) are reflected in the consolidated financial statements. Post year-end events that are not adjusting events are disclosed in the notes to the consolidated financial statements when material.

5. Segment Information

For management purposes, the Company is organized into business units based on their products and services, and has four reportable operating segments as follows: mall, residential, commercial and hotels and convention centers.

Mall segment develops, conducts, operates and maintains the business of modern commercial shopping centers and all businesses related thereto such as the conduct, operation and maintenance of shopping center spaces for rent, amusement centers, or cinema theaters within the compound of the shopping centers.

Residential and commercial segments are involved in the development and transformation of major residential, commercial, entertainment and tourism districts through sustained capital investments in buildings and infrastructure.

Hotels and convention centers segment engages in and carry on the business of hotel and convention centers and operates and maintains any and all services and facilities incident thereto.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss and is measured consistently with the operating profit or loss in the consolidated financial statements.

The amount of segment assets and liabilities and segment profit or loss are based on measurement principles that are similar to those used in measuring the assets and liabilities and profit or loss in the consolidated financial statements, which is in accordance with PFRS.

Inter-segment Transactions

Transfer prices between business segments are set on an arm's length basis similar to transactions with nonrelated parties. Such transfers are eliminated in the consolidated financial statements.

Business Segment Data

Nine months ended September 30, 2014 (Unaudited)						
	Mall	Residential	Commercial	Hotels and Convention Centers	Eliminations	Consolidated Balances
<i>(In Thousands)</i>						
Revenue:						
External customers	P28,214,673	P16,172,381	P2,086,458	P1,325,217	P-	P47,798,729
Inter-segment	55,196	916	125,996	64,100	(246,208)	-
	P28,269,869	P16,173,297	P2,212,454	P1,389,317	(P246,208)	P47,798,729
Segment results:						
Income before income tax	P12,809,608	P3,694,404	P809,006	P167,419	P-	P17,480,437
Provision for income tax	(2,996,422)	(423,038)	(206,375)	(40,478)	-	(3,666,313)
Net income	P9,813,186	P3,271,366	P602,631	P126,941	P-	P13,814,124
Net income attributable to:						
Equity holders of the Parent	P9,477,323	P3,271,366	P580,989	P126,941	P-	P13,456,619
Non-controlling interests	335,863	-	21,642	-	-	357,505
Other information:						
Capital expenditures	P22,109,938	P13,756,096	P2,068,256	P644,325	P-	P38,578,615
Depreciation and amortization	4,060,556	200,201	444,341	232,028	-	4,937,126
Nine months ended September 30, 2013 (As restated - Notes 2 and 6) (Unaudited)						
	Mall	Residential	Commercial	Hotels and Convention Centers	Eliminations	Consolidated Balances
<i>(In Thousands)</i>						
Revenue:						
External customers	P24,713,804	P15,947,334	P2,078,207	P1,194,913	P-	P43,934,258
Inter-segment	88,658	1,521	274,902	126,723	(491,804)	-
	P24,802,462	P15,948,855	P2,353,109	P1,321,636	(P491,804)	P43,934,258
Segment result:						
Income (loss) before income tax	P11,298,740	P3,359,137	P814,932	(P64,878)	P-	P15,407,931
Provision for income tax	(2,737,587)	(90,645)	(207,887)	(16,947)	-	(3,053,066)
Net income (loss)	P8,561,153	P3,268,492	P607,045	(P81,825)	P-	P12,354,865
Net income (loss) attributable to:						
Equity holders of the Parent	P8,264,137	P3,268,492	P586,708	(P81,825)	-	P12,037,512
Non-controlling interests	297,015	-	20,338	-	-	317,353
Other information:						
Capital expenditures	P14,451,102	P6,295,136	P2,519,466	P128,888	-	P23,394,592
Depreciation and amortization	3,511,430	148,785	480,910	281,398	-	4,422,523

September 30, 2014 (Unaudited)						
	Mall	Residential	Commercial	Hotels and Convention Centers	Eliminations	Consolidated Balances
<i>(In Thousands)</i>						
Segment assets	P240,321,826	P108,699,013	P27,941,410	P8,438,165	(P255,843)	P385,144,571
Segment liabilities	P141,880,975	P59,240,782	P2,505,393	P1,553,487	(P255,843)	P204,924,794
December 31, 2013 (Audited)						
	Mall	Residential	Commercial	Hotels and Convention Centers	Eliminations	Consolidated Balances
<i>(In Thousands)</i>						
Segment assets	P204,805,990	P97,345,097	P28,245,291	P7,173,803	(P1,986,499)	P335,583,682
Segment liabilities	P114,964,693	P50,203,798	P3,872,643	P1,682,990	(P1,361,967)	P169,362,157

For the nine months ended September 30, 2014 and 2013, there were no revenue transactions with a single external customer which accounted for 10% or more of the consolidated revenue from external customers.

6. Business Combinations

Common Control Business Combinations

As disclosed in Note 1, SMPH initiated the corporate restructuring of the SM Property Group involving a series of transactions. SMPH's management viewed the series of the corporate restructuring transactions described below as a "single" or "linked" arrangements effected by the Sy Family (the Controlling Shareholder) to re-organize its real estate businesses and assets. The companies and real estate assets (accounted for as business units) involved in the restructuring are all under the common control by the Sy Family. Thus, the re-organization was considered as common control business combinations and was accounted for using the pooling of interest method.

Assets, liabilities and equity of the acquired businesses are included in the consolidated financial statements at their carrying amounts. Financial information for periods prior to the date of business combination were also restated.

▪ *SM Land's Tender Offers for SMDC and HPI*

Both SMDC and HPI are companies primarily engaged in real estate development listed in the PSE and registered with the Philippine SEC. On June 4, 2013, SM Land launched a tender offer to the existing shareholders of SMDC and HPI in exchange for SMPH shares held by SM Land. The terms of the tender offer were executed at an exchange ratio of 0.472 SMPH share for 1 SMDC and 0.135 SMPH share for 1 HPI share. The exchange ratios were arrived at based on SMPH's one month volume-weighted average price (VWAP) of P18.66 per share and a six percent premium to SMDC's one month VWAP of P8.303 per share. For HPI, the exchange ratios were arrived at based on SMPH's one month VWAP of P18.66 per share and a fifteen percent premium to HPI's one month VWAP of P2.195 per share. The tender offers were completed on August 12, 2013. Total number of SMPH common shares held by SM Land exchanged to complete the tender offer to shareholders of SMDC and HPI is 1,778,427,940.

Subsequently, on November 5, 2013, SMDC and HPI were delisted from the PSE.

- *Merger of SMPH (the “Surviving entity”) and SM Land (the “Absorbed entity”)*

Following the completion of the tender offer, on October 10, 2013, the SEC approved the merger of SMPH and SM Land via a share-for-share swap where the stockholders of SM Land received new SMPH shares in exchange for their shareholdings in SM Land. SMPH is the surviving entity while SM Land is the absorbed entity. As a result of the merger, SMDC and HPI became subsidiaries of SMPH effective October 10, 2013. In addition to the shareholdings in SMDC and HPI, SMPH now holds SM Land’s real estate assets which includes among others, Mall of Asia Complex (MOAC), office buildings such as Two E-Com in MOAC, Cyber 1 and Cyber 2 in Makati, and certain real properties leased to SM SaveMore and SM Department Store. The merger ratio of 738 SMPH shares for 1 SM Land share were arrived based on the net appraised values of SMPH and SM Land as at February 28, 2013 as conducted by CB Richard Ellis. The total number of new SMPH common shares issued to SM Land shareholders is 14,390,923,857.

Also included in the plan of merger, which were also approved by the SEC on October 10, 2013 are the following:

- a) The increase in the authorized capital stock of SMPH by ₱20,000 million, from ₱20,000 million consisting of 20,000 million common shares with a par value of ₱1 per share to ₱40,000 million consisting of 40,000 million common shares with a par value of ₱1 per share, and the consequent amendment of Article VII of the Articles of Incorporation (see Note 21).
- b) The change in SMPH’s primary purpose from development and operation of commercial shopping centers to a mixed-use real property developer, and the consequent amendment of Article II of the Articles of Incorporation.

The merger resulted to equity adjustment from common control business combination, included under “Additional paid-in capital” account, amounting to ₱1,753 million.

- *Acquisition of Unlisted Real Estate Companies and Real Estate Assets from SMIC and the Sy Family*

On October 10, 2013, the SEC also approved SMPH’s acquisition of SMIC’s unlisted real estate companies including SM Hotels and Conventions Corp. (SMHCC), SM Arena Complex Corporation (SMACC), Costa del Hamilo, Inc. (Costa), Prime Metro Estate, Inc. (PMI) and Tagaytay Resort and Development Corporation (TRDC). The SEC likewise approved SMPH’s acquisition of real property assets of SMIC which includes among others, SMX Convention Center in MOAC and real properties located in Tagaytay, by issuing new SMPH shares to SMIC. The unlisted real estate companies and real estate assets of SMIC were acquired based on the appraised values as at February 28, 2013 as conducted by CB Richard Ellis. Total acquisition price of the unlisted real estate companies and real property assets amounted to ₱25.8 billion equivalent to 1,382,841,458 SMPH common shares issued based on SMPH 30-day VWAP of ₱18.66.

The acquisition of real estate companies and real estate assets resulted to equity adjustment from common control business combination, included under “Additional paid-in capital” account, amounting to ₱12,067 million.

Other Common Control Business Combinations

In 2013, SMPH also acquired SM Store (China) Holdings Ltd. Co. (SM Store) through its newly incorporated subsidiary, Simply Prestige Limited, for a nominal amount. As a result of the acquisition, SM Store became a wholly-owned subsidiary of SMPH. SM Store owns and operates all the SM Department Stores in the SM Malls in China. SM Store is owned and controlled by the Sy Family. Thus, the transaction was considered a combination of businesses under common control for which pooling of interests was applied. The excess of the cost of business combination over the paid-up capital amounting to ₱110 million is included under “Additional paid-in capital - net” account in the equity section of the consolidated balance sheets.

Business Acquisitions

In January 2013, the Company entered into a Binding Share Purchases Agreement for the acquisition of 100% interest in CHAS Realty and Development Corporation and its subsidiaries (CHAS) for a total purchase consideration of ₱1,685 million. CHAS is engaged in the business of shopping mall operations which owns Cabanatuan Megacenter in Nueva Ecija. The Company acquired CHAS to expand its market share through the pre-existing mall of CHAS.

In December 2013, the Company completed its acquisition of 100% interest in CHAS.

The fair values of the identifiable assets acquired and liabilities assumed at the date of acquisition were based on provisional values.

Total identifiable assets acquired amounted to ₱1,577 million, which mainly consist of investment properties amounting to ₱1,385 million and cash and other assets amounting to ₱192 million. Total identifiable liabilities assumed amounted to ₱271 million, which mainly consist of accounts payable and other current liabilities amounting to ₱72 million and deferred tax liabilities amounting to ₱199 million. The resulting identifiable net assets acquired amounted to ₱1,306 million.

Provisional goodwill which relates to the value of expected synergies arising from the acquisition of CHAS amounted to ₱379 million.

The fair value of acquired receivables amounting to ₱73 million (included in “Cash and other assets”) approximates their carrying value. No impairment loss was provided on these receivables.

The Company’s consolidated revenue and net income would have increased by ₱80 million and decreased by ₱105 million, respectively, for the year ended December 31, 2013 had the acquisition of CHAS took place on January 1, 2013. Total revenue and net income of CHAS included in the consolidated financial statements for 2013 are immaterial.

Net cash outflow from the acquisition of CHAS amounted to ₱2,238 million, inclusive of advances made to CHAS prior to the acquisition amounting to ₱665 million, and net of cash acquired from CHAS amounting to ₱112 million.

7. Cash and Cash Equivalents

This account consists of:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
Cash on hand and in banks (see Note 22)	₱1,608,587	₱2,869,204
Temporary investments (see Note 22)	33,752,146	24,272,302
	₱35,360,733	₱27,141,506

Cash in banks earn interest at the respective bank deposit rates. Temporary investments are made for varying periods of up to three months depending on the immediate cash requirements of the Company, and earn interest at the respective temporary investment rates.

Interest income earned from cash in banks and temporary investments amounted to ₱184 million and ₱378 million for the nine months ended September 30, 2014 and 2013, respectively (see Note 24).

8. Short-Term Investments

This account pertains to a time deposit with Banco de Oro Unibank, Inc. (BDO) amounting to ₱888 million as at December 31, 2013, with fixed interest rate of 3.24%, maturing in October 2014. The time deposit was preterminated in February 2014.

Interest income earned from short-term investments amounted to ₱40 million and ₱33 million for the nine months ended September 30, 2014 and 2013, respectively (see Note 24).

9. Investments Held for Trading

This account consists of investments in Philippine government and corporate bonds and listed common shares amounting to ₱967 million and ₱1,151 million as at September 30, 2014 and December 31, 2013. These Philippine peso-denominated and U.S. dollar-denominated investments have various maturities ranging from 2015 to 2017.

The movements in this account are as follows:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
At beginning of the period	P1,151,464	P1,338,777
Unrealized foreign exchange gains	2,520	19,139
Mark-to-market gain (loss) during the year	(96,930)	93,996
Disposals – net	(90,359)	(300,448)
At end of the period	P966,695	P1,151,464

Mark-to-market gains on changes in fair value of investments held for trading are included under “Others - net” account in the consolidated statements of income.

Interest income earned from investments held for trading amounted to P20 million and P22 million for the nine months ended September 30, 2014 and 2013, respectively (see Note 24).

10. Receivables

This account consists of:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
Trade:		
Sale of real estate	P30,607,101	P28,012,712
Rent:		
Third parties	3,273,064	2,707,222
Related parties (see Note 22)	1,824,393	2,674,980
Others	97,811	286,776
Advances to suppliers	1,200,520	735,039
Due from related parties (see Note 22)	711,204	1,087,182
Nontrade	611,529	1,056,324
Receivable from a co-investor	273,000	273,878
Accrued interest (see Note 22)	137,098	163,500
Others	1,586,531	787,061
	40,322,251	37,784,674
Less allowance for doubtful accounts	430,453	322,904
	39,891,798	37,461,770
Less noncurrent portion of receivables from sale of real estate (see Note 17)	9,275,758	10,277,336
	P30,616,040	P27,184,434

The terms and conditions of the above receivables are as follows:

- Trade receivables from tenants are noninterest-bearing and are normally collectible on a 30 to 90 days' term. Trade receivables from sale of real estate mainly consist of receivables subject to in-house financing with interest at market rates ranging from 13% to 18% per annum and normally collectible on a 3 to 5-year term.

The Company assigned receivables from sale of real estate on a without recourse basis to local banks amounting to ₱3,030 million and ₱4,136 million for the period ended September 30, 2014 and December 31, 2013, respectively.

- The terms and conditions relating to related party receivables are further discussed in Note 22.
- Receivables from a co-investor represents the consideration receivable by Tennant Range Corporation (TRC), a BVI subsidiary holding company of SM Land China, in connection with the agreement with a third party (see Note 17).
- Advances to suppliers, accrued interest and other receivables are normally collected throughout the financial year.

Interest income earned from receivables from sale of real estate and related parties totaled ₱32 million and ₱50 million for the nine months ended September 30, 2014 and 2013, respectively (see Note 24).

The movements in the allowance for doubtful accounts related to receivables from sale of real estate are as follows:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
At beginning of the period	₱322,904	₱188,176
Provision for doubtful accounts	107,549	134,728
At end of the period	₱430,453	₱322,904

The aging analyses of receivables follows:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
Neither past due nor impaired	P32,968,864	P32,689,037
Past due but not impaired:		
Less than 30 days	1,487,763	928,277
31–90 days	1,559,075	1,443,720
91–120 days	564,043	480,859
Over 120 days	3,312,053	1,919,877
Impaired	430,453	322,904
	P40,322,251	P37,784,674

Receivables, except for those that are impaired, are assessed by the Company's management as not impaired, good and collectible.

11. Condominium and Residential Units for Sale

This account consists of the following:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
Condominium units for sale	P5,316,217	P5,788,429
Residential units and subdivision lots	372,787	314,224
	P5,689,004	P6,102,653

The movements in "Condominium units for sale" account are as follows:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
At beginning of period	P5,788,429	P2,589,917
Transfer from land and development (see Note 12)	1,061,576	7,329,622
Development cost incurred	8,673	–
Cost of real estate sold (see Note 23)	(1,542,461)	(4,131,110)
At end of period	P5,316,217	P5,788,429

Condominium units for sale pertain to the completed projects of SMDC, HPI and Costa.
Condominium units for sale are stated at cost as at September 30, 2014 and December 31, 2013.

The movements in “Residential units and subdivision lots” account are as follows:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
At beginning of period	P314,224	P379,840
Transfer from land and development (see Note 12)	121,813	–
Cost of real estate sold (see Note 23)	(63,250)	(65,616)
At end of period	P372,787	P314,224

Residential units and subdivision lots for sale are stated at cost as at September 30, 2014 and December 31, 2013.

12. Land and Development

This account consists of the following:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
Land and development	P47,463,080	P33,302,111
Land held for future development	1,609,969	1,519,073
	49,073,049	34,821,184
Less current portion	27,982,460	13,281,246
	P21,090,589	P21,539,938

The movements in “Land and development” account are as follows:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
At beginning of period	P33,302,111	P30,560,111
Development cost incurred	17,111,763	15,099,301
Capitalized borrowing cost (see Note 20)	606,989	866,061
Land acquisitions	5,171,794	1,760,724
Cost of real estate sold (see Note 23)	(7,480,465)	(7,724,013)
Land cost transferred from land held for future development	–	80,131
Transfer to condominium and residential units for sale (see Note 11)	(1,183,389)	(7,329,622)
Reclassification to property and equipment (see Note 15)	(843)	(10,582)
Reclassification to investment property	(64,880)	–
At end of period	P47,463,080	P33,302,111

Borrowing costs capitalized to land and development account amounted to P607 million and P866 million in September 30, 2014 and December 31, 2013, respectively. The average rates used to determine the amount of borrowing costs eligible for capitalization range from 3.5% to 5.0% in 2014 and 3.8% to 5.1% in 2013.

SMDC

Land and development costs include those attributable to SMDC which pertain to the on-going residential condominium projects. Estimated cost to complete the projects amounted to P34,495 million and P32,645 million as at September 30, 2014 and December 31, 2013, respectively.

Costa

Costa’s land and development projects located at Hamilo Coast in Nasugbu, Batangas consist of condominium buildings and macro-infrastructure. Estimated liability pertaining to completed projects amounted to P325 million and P400 million as at September 30, 2014 and December 31, 2013, respectively.

As at September 30, 2014 and December 31, 2013, the development of macro-infrastructure is still ongoing.

HPI

Estimated cost to complete HPI’s ongoing projects amounted to P1,196 million and P1,364 million as at September 30, 2014 and December 31, 2013, respectively.

Land Held for Future Development

This represents the payment received by HPI from Belle Corporation (Belle) for its subscription to HPI's capital stock before the tender offer by SM Land. This account also includes parcels of land subsequently acquired by HPI from Belle after its subscription. The movements in "Land held for future development" are as follows:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
At beginning of period	₱1,519,073	₱1,595,893
Acquisition and transferred-in costs	90,896	15,097
Disposal of land	–	(11,786)
Transfer to land and development costs	–	(80,131)
At end of period	₱1,609,969	₱1,519,073

Land and development are stated at cost as at September 30, 2014 and December 31, 2013. There is no allowance for inventory write down as at September 30, 2014 and December 31, 2013.

13. Available-for-Sale Investments

This account consists of investments in:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
Shares of stock:		
Listed (see Note 22)	₱29,714,980	₱23,360,756
Unlisted	3,517	8,318
	29,718,497	23,369,074
Less current portion	677,432	663,456
	₱29,041,065	₱22,705,618

- Listed shares of stock pertain to investments in publicly-listed companies. A portion of investments amounting to ₱5,049 million and ₱3,594 million as at September 30, 2014 and December 31, 2013, respectively, were pledged as collateral for a portion of the Company's long-term loans (see Note 20).
- Unlisted shares of stock pertain to stocks of private corporations. These are classified as AFS investments and are carried at cost since fair value cannot be reliably estimated due to lack of reliable estimates of future cash flows and discount rates necessary to calculate the fair value. There is currently no market for these investments and the Company intends to hold them for the long term.

Dividend income from investments in listed and unlisted shares of stock amounted to ₱224 million and ₱329 million in September 30, 2014 and 2013, respectively.

In September 30, 2014 and 2013, shares with acquisition cost of ₱0.79 million and ₱13 million were sold resulting to a realized gain, included in “Others - net” account in the consolidated statements of income, amounting to ₱2 million and ₱17 million, respectively

The movements in the “Net unrealized gain on AFS investments” are as follows:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
At beginning of the period	₱19,958,330	₱19,781,021
Unrealized gain due to changes in fair value	5,996,104	462,438
Transferred to profit or loss -		
Realized gain from sale of AFS investments	(2,349)	(285,129)
At end of the period	₱25,952,085	₱19,958,330

14. Prepaid Expenses and Other Current Assets

This account consists of:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
Advances and deposits	₱3,098,604	₱4,034,093
Input and creditable withholding taxes	2,573,384	3,235,635
Prepaid taxes and other prepayments	2,062,996	1,845,150
Cash in escrow (see Note 22)	628,851	439,119
Supplies and inventories	302,838	271,045
Advances for project development	42,860	88,615
Others	131,136	22,463
	₱8,840,669	₱9,936,120

- Advances pertain to downpayments made to suppliers or contractors to cover preliminary expenses of the contractors in construction projects. The amounts are noninterest-bearing and are recouped upon every progress billing payment depending on the percentage of accomplishment. Deposits include advance payments for land acquisition amounting to ₱817 million and ₱809 million as at September 30, 2014 and December 31, 2013, respectively. This account also includes construction bonds, rental deposits and deposits for utilities and advertisements.
- Input tax represents VAT paid to suppliers that can be claimed as credit against the future output VAT liabilities without prescription. Creditable withholding tax is the tax withheld by the withholding agents from payments to the Company which can be applied against the income tax payable.

- Prepaid taxes and other prepayments mainly consist of advance payments for insurance, real property taxes, rent, and other expenses which are normally utilized within the next financial year.
- Cash in escrow pertains to the amounts deposited in the account of an escrow agent as required by the Housing and Land Use Regulatory Board (HLURB) in connection with the Company's temporary license to sell properties for specific projects prior to HLURB's issuance of a license to sell and certificate of registration. Under this temporary license to sell, all payments, inclusive of down payments, reservation and monthly amortization, among others, made by buyers within the selling period shall be deposited in the escrow account. Interest income earned from the cash in escrow amounted to ₱5 million and ₱2 million in September 30, 2014 and 2013, respectively (see Note 24).
- Advances for project development mostly pertain to advances made to related parties for the acquisition of land for future development.

15. Property and Equipment

The movements in this account are as follows:

	Land and Improvements	Buildings and Leasehold Improvements	Data Processing Equipment	Transportation Equipment	Furniture, Fixtures and Equipment	Construction in Progress	Total
<i>(In Thousands)</i>							
Cost							
Balance at December 31, 2012 (Audited)	₱269,218	₱1,054,730	₱94,199	₱97,807	₱932,336	₱31,333	₱2,479,623
Additions	2,156	240,919	48,928	3,978	144,909	—	440,890
Disposals/retirements	—	(70,491)	(3)	(2,621)	(9,028)	—	(82,143)
Reclassifications (see Notes 12 and 16)	(503)	20,571	116	(165)	(3,007)	(31,333)	(14,321)
Balance at December 31, 2013 (Audited)	270,871	1,245,729	143,240	98,999	1,065,210	—	2,824,049
Additions	610	41,327	38,524	11,263	82,974	—	174,698
Disposals/retirements	—	(60,768)	(102)	(108)	(20,473)	—	(81,451)
Reclassifications	(270,872)	236,310	47,410	32,945	(81,498)	—	(35,705)
Balance at September 30, 2014 (Unaudited)	₱609	₱1,462,598	₱229,072	₱143,099	₱1,046,213	₱—	₱2,881,591
Accumulated Depreciation and Amortization							
Balance at December 31, 2012 (Audited)	₱94,431	₱394,989	₱37,746	₱48,627	₱306,764	₱—	₱882,557
Depreciation and amortization (see Note 23)	11,530	162,761	42,429	6,168	159,206	—	382,094
Disposals/retirements	—	(13,061)	(1)	(950)	(2,639)	—	(16,651)
Reclassifications	(29)	(1,999)	(97)	(13)	(706)	—	(2,844)
Balance at December 31, 2013 (Audited)	105,932	542,690	80,077	53,832	462,625	—	1,245,156
Depreciation and amortization (see Note 23)	1,008	138,666	37,742	8,602	124,008	—	310,026
Disposals/retirements	—	(8,756)	(49)	(107)	(4,082)	—	(12,994)
Reclassifications	(106,932)	75,633	11,756	8,231	(24,393)	—	(35,705)
Balance at September 30, 2014 (Unaudited)	₱8	₱748,233	₱129,526	₱70,558	₱558,158	₱—	₱1,506,483
Net Book Value							
As at December 31, 2013 (Audited)	₱164,939	₱703,039	₱63,163	₱45,167	₱602,585	₱—	₱1,578,893
As at September 30, 2014 (Unaudited)	601	714,365	99,546	72,541	488,055	—	1,375,108

As at September 30, 2014 and December 31, 2013, the Company has no idle property and equipment and the carrying amount of fully depreciated property and equipment still in use amounted to ₱132 million and ₱104 million, respectively.

16. Investment Properties

The movements in this account are as follows:

	Land and Improvements and Land Use Rights	Buildings and Improvements	Building Equipment, Furniture and Others	Construction in Progress	Total
<i>(In Thousands)</i>					
Cost					
Balance as at December 31, 2012 (Audited)	P34,679,375	P110,369,581	P21,600,843	P16,674,860	P183,324,659
Additions	5,390,076	7,107,692	1,497,287	12,828,715	26,823,770
Reclassifications	69,532	6,732,386	519,121	(6,731,378)	589,661
Translation adjustment	406,331	1,706,129	206,854	587,069	2,906,383
Balance as at December 31, 2013 (Audited)	40,545,314	125,915,788	23,824,105	23,359,266	213,644,473
Additions	7,809,547	3,647,185	1,051,385	14,886,820	27,394,937
Reclassifications	(1,250)	757,390	229,112	(986,648)	(1,396)
Translation adjustment	(19,927)	(55,768)	(6,995)	(28,972)	(111,662)
Balance as at September 30, 2014 (Unaudited)	P48,333,684	P130,264,595	P25,097,607	P37,230,466	P240,926,352
Accumulated Depreciation, Amortization and Impairment Loss					
Balance as at December 31, 2012 (Audited)	P990,821	P23,794,873	P10,684,676	P-	P35,470,370
Depreciation and amortization (see Note 23)	157,742	3,744,099	1,697,005	-	5,598,846
Reclassifications	29	521	380	-	930
Translation adjustment	47,656	783,816	76,446	-	907,918
Balance as at December 31, 2013 (Audited)	1,196,248	28,323,309	12,458,507	-	41,978,064
Depreciation and amortization (see Note 23)	244,691	2,979,253	1,403,156	-	4,627,100
Reclassifications	698	(1,397)	(698)	-	(1,397)
Translation adjustment	1,049	(8,080)	(2,673)	-	(9,704)
Balance as at September 30, 2014 (Unaudited)	P1,442,686	P31,293,085	P13,858,292	P-	P46,594,063
Net Book Value					
Balance as at December 31, 2013 (Audited)	P39,349,066	P97,592,479	P11,365,598	P23,359,266	P171,666,409
As at September 30, 2014 (Unaudited)	46,890,998	98,971,510	11,239,315	37,230,466	194,332,289

Included under “Land” account are the 212,119 square meters of real estate properties with a carrying value of P489 million and P494 million as at September 30, 2014 and December 31, 2013, respectively, and a fair value of P13,531 million as at August 2007, planned for residential development in accordance with the cooperative contracts entered into by SMPH with Grand China International Limited (Grand China) and Oriental Land Development Limited (Oriental Land) on March 15, 2007. The value of these real estate properties were not part of the consideration amounting to P10,827 million paid by the SMPH to Grand China and Oriental Land. Accordingly, the assets were recorded at their carrying values under “Investment properties” account and a corresponding liability equivalent to the same amount, which is shown as part of “Other noncurrent liabilities” account in the consolidated balance sheets.

Portions of investment properties located in China with carrying value of P5,001 million as at December 31, 2013, and with estimated fair value of P20,109 million as at December 31, 2013, were mortgaged as collaterals to secure the domestic borrowings in China (see Note 20).

Consolidated rent income from investment properties amounted to P26,442 million and P23,668 million for the nine months ended September 30, 2014 and 2013, respectively. Consolidated direct costs and expenses from investment properties which generate income amounted to

₱14,224 million and ₱12,489 million for the nine months ended September 30, 2014 and 2013, respectively.

Construction in progress includes shopping mall complex under construction amounting to ₱29,776 million and ₱18,279 million, and landbanking and commercial building constructions amounting to ₱7,454 million and ₱5,080 million as at September 30, 2014 and December 31, 2013, respectively.

In 2014, shopping mall complex under construction mainly pertains to costs incurred for the development of SM Seaside City Cebu, SM City Cabanatuan, SM Center San Mateo, SM City Angono, SM Tianjin and SM Zibo and the ongoing expansions of SM City Bacolod. In 2013, shopping mall complex under construction mainly pertains to costs incurred for the development of SM Seaside City Cebu, SM City Cauayan, SM Tianjin and SM Zibo and the ongoing expansions and renovations of SM Megamall, SM City Bacolod and SM City Lipa.

Shopping mall complex under construction includes cost of land amounting to ₱7,222 million and ₱2,149 million as at September 30, 2014 and December 31, 2013, respectively.

Construction contracts with various contractors related to the construction of the above-mentioned projects amounted to ₱71,155 million and ₱82,058 million as at September 30, 2014 and December 31, 2013, respectively, inclusive of overhead, cost of labor and materials and all other costs necessary for the proper execution of the works. The outstanding contracts are valued at ₱15,494 million and ₱28,857 million as at September 30, 2014 and December 31, 2013, respectively.

Interest capitalized to the construction of investment properties amounting to ₱53 million and ₱77 million as at September 30, 2014 and December 31, 2013, respectively. Capitalization rates used range from 5.08% to 5.99% and 5.83% to 7.20% as at September 30, 2014 and December 31, 2013, respectively.

The fair value of investment properties amounted to ₱540,040 million as at February 28, 2013 as determined by an independent appraiser who holds a recognized and relevant professional qualification. The valuation of investment properties was based on market values using income approach. The fair value represents the amount at which the assets can be exchanged between a knowledgeable, willing seller and a knowledgeable, willing buyer in an arm's length transaction at the date of valuation, in accordance with International Valuation Standards as set out by the International Valuation Standards Committee.

Below are the significant assumptions used in the valuation:

Discount rate	10.00%
Capitalization rate	7.40%
Average growth rate	5.00%

Investment properties are categorized under Level 3 fair value measurement.

While fair value of the investment properties was not determined as at September 30, 2014 and December 31, 2013, the Company's management believes that there were no conditions present in 2013 that would significantly reduce the fair value of the investment properties from that determined on February 28, 2013.

The Company has no restriction on the realizability of its investment properties and no obligation to either purchase, construct or develop or for repairs, maintenance and enhancements.

17. Other Noncurrent Assets

This account consists of:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
Receivables from sale of real estate (see Note 10)	₱9,275,758	₱10,277,336
Investments in associates and joint ventures	5,878,146	5,756,294
Bonds and deposits	6,021,060	4,964,606
Advances for project development (see Note 22)	49,057	3,607,169
Others (Notes 22 and 25)	5,358,876	4,669,305
	₱26,582,897	₱29,274,710

Investment in Associates and Joint Ventures

On January 7, 2013, SMPH entered into Shareholders Agreement and Share Purchase Agreement for the acquisition of 51% ownership interest in the following companies (collectively, Waltermart):

- Winsome Development Corporation
- Willin Sales, Inc.
- Willimson, Inc.
- Waltermart Ventures, Inc.
- WM Development, Inc.

On July 12, 2013, the Deeds of Absolute Sale were executed between SMPH and shareholders of Waltermart. Waltermart is involved in shopping mall operations and currently owns 19 malls across Metro Manila and Luzon. The investments in Waltermart were accounted as joint ventures using equity method of accounting because the contractual arrangement between the parties establishes joint control.

On April 10, 2012, SMPH, through TRC, entered into Memorandum of Agreement with Trendlink Holdings Limited (THL), a third party, wherein Fei Hua Real Estate Company (FHREC), a 100% subsidiary of TRC, issued new shares to THL equivalent to 50% equity interest. In addition, THL undertakes to pay TRC amounting to ₱22 million (¥3 million) for the difference between cash invested and 50% equity of FHREC and ₱224 million (¥34 million) representing the difference between the current market value and cost of the investment properties of FHREC (see Note 10). FHREC was incorporated in China. TRC is a wholly owned subsidiary of SM Land China.

As at December 31, 2012, TRC owns 50% equity interest in FHREC. Management assessed that the SMPH lost control over FHREC by virtue of agreement with the shareholders of THL. Consequently, FHREC became an associate of SMPH.

Below are the financial information of the Company's interests in all individually immaterial associates and joint ventures that are accounted for using the equity method:

Associate

The carrying value of investment in associate amounted to ₱574 million and ₱576 million as at September 30, 2014 and December 31, 2013, respectively with cumulative equity in net earnings amounting to ₱295 million as at September 30, 2014 and December 31, 2013.

Joint Ventures

The aggregate carrying values of investments in joint ventures amounted to ₱5,304 million and ₱5,180 as at September 30, 2014 and December 31, 2013, respectively. These consist of the acquisition costs totaling ₱5,115 million and cumulative equity in net earnings totaling ₱189 million and ₱65 million as at September 30, 2014 and December 31, 2013, respectively. The aggregate share in profit and total comprehensive income amounted to ₱124 million and ₱64 million for the nine months ended September 30, 2014 and 2013, respectively.

The Company has no outstanding contingent liabilities or capital commitments related to its investments in associates and joint ventures as at September 30, 2014 and December 31, 2013.

Bonds and Deposits

Bonds and deposits mainly consist of deposits to contractors and suppliers to be applied throughout construction and advances and deposits paid for leased properties to be applied at the last term of the lease.

18. Loans Payable

This account consists of unsecured Philippine peso-denominated loans obtained from local banks amounting to ₱2,770 million and ₱3,250 million as at September 30, 2014 and December 31, 2013, respectively. These loans bear interest rates ranging from 2.25% to 4.50% in September 30, 2014 and 2.25% to 4.00% in December 31, 2013.

Interest expense incurred from loans payable amounted to ₱198 million and ₱343 million for the nine months ended September 30, 2014 and 2013, respectively (see Note 24).

19. Accounts Payable and Other Current Liabilities

This account consists of:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
Trade:		
Third parties	P23,970,462	P16,533,994
Related parties (see Note 22)	31,364	55,550
Due to related parties (see Note 22)	7,647,799	9,552,978
Accrued operating expenses:		
Third parties	4,996,604	4,583,840
Related parties (see Note 22)	1,894,150	1,222,079
Others	2,946	403,374
Liability for purchased land	6,013,125	5,262,432
Customers' deposits	4,190,356	3,575,836
Nontrade	755,118	429,171
Payable to government agencies	329,568	528,374
Accrued interest (see Note 22)	964,908	535,949
Deferred output VAT	1,573,387	834,520
Others (see Note 22)	2,999,703	2,897,928
	55,369,490	46,416,025
Less noncurrent portion of liability for purchased land	1,402,187	1,117,809
	P53,967,303	P45,298,216

The terms and conditions of the above liabilities follow:

- Trade payables primarily consist of liabilities to suppliers and contractors, which are noninterest-bearing and are normally settled within a 30-day term.
- The terms and conditions relating to due to related parties are further discussed in Note 22.
- Accrued operating expenses mainly pertain to accrued selling, general and administrative expenses which are normally settled throughout the financial year.
- Customers' deposits mainly represent excess of collections from buyers over the related revenue recognized based on the percentage of completion method. This also includes nonrefundable reservation fees by prospective buyers which are to be applied against the receivable upon recognition of revenue.
- Deferred output VAT represents output VAT on unpaid portion of recognized receivable from sale of real estate. This amount is reported as output VAT upon collection of the receivables.
- Liability for purchased land, payable to government agencies, accrued interest and other payables are normally settled throughout the financial year.

20. Long-term Debt

This account consists of:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
Parent Company		
U.S. dollar-denominated loans:		
Five-year term loans	P 43,282,136	P33,569,269
Two-year, three-year and five-year bilateral loans	4,443,473	4,383,631
Other U.S. dollar loans	1,117,111	1,103,881
Philippine peso-denominated loans:		
Five-year, seven-year and ten-year retail bonds	19,827,394	—
Five-year and ten-year floating and fixed rate notes	7,260,353	7,327,808
Five-year, seven-year and ten-year corporate notes	6,578,709	6,570,932
Five-year floating rate notes	4,836,380	4,879,610
Five-year, seven-year and ten-year fixed and floating rate notes	4,249,669	4,290,523
Five-year and ten-year corporate notes	—	1,093,094
Other bank loans	8,190,621	8,581,727
Subsidiaries		
Philippine peso-denominated loans:		
Fixed rate term loans	20,325,713	19,300,308
Fixed rate corporate notes	8,144,770	8,148,556
Five-year bilateral loans	615,232	616,053
China yuan renminbi-denominated loans:		
Five-year loan	—	2,235,771
Three-year loan	—	961,827
	128,871,561	103,062,990
Less current portion	7,358,730	7,387,260
	P121,512,831	P95,675,730

Parent Company

U.S. Dollar-denominated Five-Year Term Loans

This consists the following:

- This represents a US\$300 million syndicated loan obtained on various dates in 2013. The loans bear an interest rate based on London Inter-Bank Offered Rate (LIBOR) plus spread, with a bullet maturity on March 25, 2018. Portion of the loan amounting to US\$150 million is hedged against interest rate and foreign exchange risks using cross currency swap contracts (see Notes 28 and 29).
- This represents a US\$270 million term loan obtained on various dates in 2012 and 2011 from a US\$270 million facility. The loans bear interest rates based on LIBOR plus spread, with a bullet maturity on March 21, 2016 (see Notes 28 and 29).
- This represents a US\$200 million syndicated loan obtained on January 29, 2013. The loan bears an interest rate based on LIBOR plus spread, with a bullet maturity on January 29, 2018. This loan is hedged against interest rate and foreign exchange risks using cross currency swap contracts (see Notes 28 and 29).
- This represents US\$100 million and US\$110 million out of a US\$300 million syndicated loan obtained on April 23, 2014 and September 12, 2014, respectively. The loans bear an interest rate based on LIBOR plus spread, with a bullet maturity on April 14, 2019 (see Note 28).

U.S. Dollar-denominated Two-year, Three-year and Five-year Bilateral Loans

This consists of the following:

- The US\$75 million unsecured loans were obtained in November 2008. The loans bear interest rates based on LIBOR plus spread, with bullet maturities ranging from two to five years. The Company prepaid the US\$20 million and the US\$30 million unsecured loans on June 1, 2009 and November 30, 2010, with original maturity dates of November 19, 2010 and November 28, 2011, respectively (see Notes 28 and 29). The remaining balance of US\$25 million matured on November 20, 2013.
- The US\$50 million five-year bilateral unsecured loans were obtained in 2012 and 2013. The loan bears interest rate based on LIBOR plus spread, with a bullet maturity on August 30, 2017 (see Note 28).
- The US\$50 million five-year bilateral unsecured loans obtained in 2010 and 2011. The loans bear interest rate based on LIBOR plus spread, with a bullet maturity on November 30, 2015 (see Notes 28 and 29).

Other U.S. Dollar Loans

This account consists of the following:

- US\$25 million five-year bilateral unsecured loan drawn on November 20, 2013. The loans bear interest rate based on LIBOR plus spread, with a bullet maturity on November 20, 2018 (see Note 28).
- US\$20 million three-year bilateral unsecured loan drawn on July 13, 2010. The loan bears interest rate based on LIBOR plus spread, with a bullet maturity on January 14, 2013. The

loan was prepaid on January 13, 2012. The related unamortized debt issuance costs charged to expense amounted to ₱25 million in 2012 (see Notes 28 and 29).

Philippine Peso-denominated Five-Year, Seven-Year and Ten-Year Retail Bonds

This represents a ₱20 billion fixed rate bonds issued on September 1, 2014. The issue consists of the five-year and six months or Series A Bonds amounting to ₱15,036 million with a fixed interest rate equivalent to 5.1000% per annum and due on March 1, 2020, seven-year or Series B Bonds amounting to ₱2,362 million with a fixed interest rate equivalent to 5.2006% per annum and due on September 1, 2021, and ten-year or Series C Bonds amounting to ₱2,602 million with a fixed interest rate equivalent to 5.7417% per annum and due on September 1, 2024.

Philippine Peso-denominated Five-Year and Ten-Year Floating and Fixed Rate Notes

This represents five-year and ten-year floating and fixed rate notes obtained on June 19, 2012 amounting to ₱3,450 million and ₱1,000 million for the floating and ₱680 million and ₱2,370 million for the fixed, respectively. The loans bear an interest rate based on Philippine Dealing System Treasury Fixing (PDST-F) plus margin for the floating and 6.22% and 6.81% for the five-year and ten-year fixed, respectively. The loans have bullet maturities in 2017 and 2022, respectively. The Company prepaid a portion of fixed rate notes amounting to ₱50 million on March 19, 2013. The related unamortized debt issuance costs charged to expense amounted to ₱0.4 million in 2013 (see Note 28).

Philippine Peso-denominated Five-Year, Seven-Year and Ten-Year Corporate Notes

This represents a five-year floating and five-year, seven-year and ten-year fixed rate notes amounting to ₱5,000 million, ₱1,134 million, ₱52 million and ₱814 million, respectively, obtained on December 20, 2010 and June 13, 2011. The loans bear an interest rate based on PDST-F plus margin for the five-year floating and 5.79%, 5.89% and 6.65% for the five-year, seven-year and ten-year fixed, respectively. The loans have bullet maturities in 2015, 2017 and 2020, respectively. The Company prepaid a portion of fixed rate notes amounting to ₱196 million on March 20, 2013. The related unamortized debt issuance costs charged to expense amounted to ₱2 million in 2013 (see Note 28).

Philippine Peso-denominated Five-Year Floating Rate Notes

This represents five-year floating rate notes obtained on March 18, 2011 and June 17, 2011 amounting to ₱4,000 million and ₱1,000 million, respectively. The loans bear an interest rate based on PDST-F plus margin and will mature on March 19, 2016 and June 18, 2016, respectively (see Note 28).

Philippine Peso-denominated Five-Year, Seven-Year and Ten-Year Fixed and Floating Rate Notes

This represents a five-year floating, five-year, seven-year and ten-year fixed rate notes obtained on January 12, 2012 amounting to ₱200 million, ₱1,012 million, ₱133 million, and ₱3,655 million, respectively. The loans bear an interest rate based on PDST-F plus margin for the five-year floating and 5.86%, 5.97% and 6.10% for the five-year, seven-year and ten-year fixed, respectively. The loans have bullet maturities in 2017, 2019 and 2022, respectively. The Company prepaid a portion of fixed rate notes amounting to ₱634 million on April 12, 2013. The related unamortized debt issuance costs charged to expense amounted to ₱5 million in 2013 (see Note 28).

Philippine Peso-denominated Five-Year and Ten-Year Corporate Notes

This represents a five-year floating and fixed rate and ten-year fixed rate notes obtained on April 14, 2009 amounting to ₱200 million, ₱3,700 million and ₱1,100 million, respectively. The loans bear an interest rate based on PDST-F plus margin for the five-year floating and 8.4% and 10.11% for the five-year and ten-year fixed, respectively. The loans have bullet maturities in 2014

and 2019, respectively. The Company prepaid the ₱200 million and ₱3,700 million loans on April 15, 2012, with original maturity date of April 15, 2014 and the related unamortized debt issuance costs charged to expense amounted to ₱17 million in 2012. The remaining ₱1,100 million loan was prepaid on April 14, 2014 with original maturity date of April 14, 2019 and the related unamortized debt issuance costs charged to expense amounted to ₱7 million in 2014 (see Note 28).

Philippine Peso-denominated Five-Year, Seven-Year and Ten-Year Fixed Rate Notes

This represents a five-year, seven-year and ten-year fixed rate notes obtained on June 17, 2008 amounting to ₱1,000 million, ₱1,200 million and ₱800 million, respectively. The loans bear fixed interest rates of 9.31%, 9.60% and 9.85%, respectively, and will mature on June 17, 2013, 2015 and 2018, respectively. The loans amounting to ₱1,000 million, ₱1,200 and ₱800 were prepaid on June 17, 2011, 2012 and 2013, respectively. The related unamortized debt issuance costs charged to expense amounted to ₱4 million in 2011, ₱5 million in 2012 and ₱4 million in 2013 (see Note 28).

Other Bank Loans

This consists of the following:

- Five-year term loans amounting to ₱1,600 million obtained in 2009 and 2010. The loans bear fixed interest rates ranging from 5.00% to 5.69%. Portion of the loans is collateralized by AFS investments (see Note 13). Portion of the principal amount was paid amounting to ₱389 million, ₱9 million and ₱9 million in 2014, 2013 and 2012, respectively (see Note 28).
- Five-year loan obtained on June 29, 2010 amounting to ₱1,000 million and will mature on June 29, 2015. The loan carries an interest rate based on PDST-F plus an agreed margin (see Note 28).
- Five-year inverse floating rate notes obtained on June 23, 2010 amounting to ₱1,000 million. The loans bear an interest rate based on agreed fixed rate less PDST-F and will mature on June 24, 2015. The Company prepaid ₱175 million of the loan as at September 30, 2013. The related balance of unamortized debt issuance costs charged to expense amounted to ₱2 million in 2013 (see Notes 28 and 29).
- Five-year bullet loan obtained on January 13, 2010 amounting to ₱1,000 million and will mature on January 13, 2015. The loan carries an interest rate based on PDST-F plus an agreed margin (see Note 28).
- Five-year bullet loan obtained on November 3, 2009 amounting to ₱1,000 million and will mature on November 3, 2014. The loan carries interest based on PDST-F plus on agreed margin (see Note 28).
- Five-year bullet loan obtained on October 16, 2009 amounting to ₱2,000 million. The loan bears an interest rate based on PDST-F plus an agreed margin and will mature on October 16, 2014 (see Note 28).
- Ten-year bullet fixed rate loan obtained on August 16, 2006 amounting to ₱1,200 million. The loan carries a fixed interest rate of 9.75% and will mature on August 16, 2016 (see Note 28).

All the above Philippine peso-denominated loans of the Parent Company are unsecured except as otherwise indicated.

Subsidiaries

Philippine Peso-denominated Fixed Rate Term Loans

This consists of the following:

- Long-term loans amounting to ₱12,075 million obtained on various dates in 2013. The loans bear fixed interest rates ranging from 4.00% to 5.88% with maturities ranging from three to ten years (see Note 28).
- Long-term loan amounting to ₱5,000 million obtained on September 27, 2013. The loan bears fixed interest rate of 4.77% and will mature on September 27, 2018 (see Note 28).
- Long-term loan amounting to ₱2,000 million obtained on December 27, 2012. The loan bears fixed rate of 4.72% and will mature on December 23, 2015 (see Note 28).
- Three-year loan amounting to ₱500 million obtained in 2013 and 2014. The loan carries an interest rate of 4.50% and will mature on October 4, 2016 (see Note 28).
- Three-year and five-year loans obtained on April 11, 2014 and April 14, 2014 amounting to ₱207 million and ₱208 million, respectively. The loans bear fixed interest rates of 4.50% and 5.10% with maturity dates of April 12, 2017 and April 11, 2019, respectively (see Note 28).
- Three-year and five-year loans obtained on June 11, 2014 amounting to ₱205 million and ₱205 million, respectively. The loans bear fixed interest rates of 4.50% and 5.07% with maturity dates of June 19, 2017 and June 11, 2019, respectively (see Note 28).

Philippine Peso-denominated Fixed Rate Corporate Notes

This consists of the following:

- Series “A” and Series “B” peso-denominated fixed rate corporate notes amounting to ₱3,740 million and ₱2,460 million, respectively, issued on June 3, 2013. The Series “A” and Series “B” notes have fixed interest rates of 5.57% and 5.88%, which are payable semi-annually, and with maturity dates of June 3, 2020 and June 3, 2023, respectively (see Note 28).
- Peso-denominated fixed rate corporate notes amounting to ₱2,000 million issued on June 28, 2013. The loan bears fixed interest rate at 5.71% payable semi-annually with maturity date of June 28, 2020 (see Note 28).
- Series “A” and Series “B” peso-denominated fixed rate corporate notes amounting to ₱2,000 million and ₱8,000 million, respectively, on June 1, 2010. The Series “A” and Series “B” notes have fixed interest rates of 6.76% and 7.73%, which are payable semi-annually, with maturity dates of June 1, 2013 and June 2, 2015, respectively. The notes were pre-terminated in June 2013 (see Note 28).
- Peso-denominated fixed rate corporate notes amounting to ₱6,313 million, issued on April 27, 2012. The notes have fixed interest rate of 6.01% payable semi-annually with maturity date of July 27, 2017. The notes were pre-terminated in June 2013 (see Note 28).

Philippine Peso-denominated Five-Year Bilateral Loans

This consists of the following:

- Five-year term loan obtained on October 24, 2011 amounting to P500 million and will mature on October 24, 2016. The loan carries an interest rate based on PDST-F plus an agreed margin (see Note 28).
- Five-year term loans amounting to P40 million and P80 million obtained in 2010 with fixed interest rate of 5%. Both loans will mature in 2015. Portion of the principal amount was paid amounting to P1.2 million in 2014 and P1 million in 2013 and 2012 (see Note 28).

China Yuan Renminbi-denominated Five-Year Loan

This consists of the following:

- A five-year loan obtained on August 26, 2009 amounting to ¥350 million to finance the construction of shopping malls. The loan is payable in semi-annual installments until 2014. The loan has a floating rate with an annual re-pricing at prevailing rate dictated by Central Bank of China less 10%. The loan carries an interest rate of 5.76% in 2014 and 2013 (see Note 28).
- A five-year loan obtained on August 27, 2010 amounting to ¥150 million to finance the construction of shopping malls. Partial drawdown totaling ¥61 million was made in 2013 and already prepaid in June 2014. The loan has a floating rate with an annual re-pricing at prevailing rate dictated by Central Bank of China less 10%. The loan carries an interest rate of 5.76% in 2014 and 2013 (see Note 28).

China Yuan Renminbi-denominated Three-Year Loan

This represents a three-year loan obtained on March 28, 2011 amounting to ¥187 million out of ¥250 million loan facility to finance the construction of shopping malls. The Company prepaid portion of this loan amounting to ¥37 million in 2013 and ¥18 million in 2012. The remaining ¥132 loan was prepaid in March 2014. The loan has a floating rate with an annual re-pricing at prevailing rate dictated by Central Bank of China less 5%. The loan bears interest rate of 6.20% in 2014 and 2013 (see Note 28).

The China yuan renminbi-denominated loans are secured by investment properties in China (see Note 16).

The above loan agreements of the Company provide certain restrictions and requirements principally with respect to maintenance of required financial ratios (i.e., current ratio of not less than 1.00:1.00, debt to equity ratio of not more than 0.70:0.30 and debt service coverage ratio of not less than 1.10:1.00) and material change in ownership or control. As at September 30, 2014 and December 31, 2013, the Company is in compliance with the terms of its loan covenants.

The re-pricing frequencies of floating rate loans range from three to nine months.

Debt Issue Cost

The movements in unamortized debt issue cost of the Company as at December follow:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
Balance at beginning of period	₱957,093	₱506,636
Additions	386,560	775,938
Amortization	(206,309)	(325,481)
Balance at end of period	₱1,137,344	₱957,093

Amortization of debt issuance costs is recognized in the consolidated statements of income under “Others - net” account.

Repayment Schedule

The repayments of long-term debt are scheduled as follows:

Year	Amount
	<i>(In Thousands)</i>
2014	₱ 4,061,300
2015	13,309,180
2016	24,142,550
2017	8,246,550
2018	33,145,475
2019 to 2023	47,103,850
	₱130,008,905

21. Equity

Capital Stock

On May 31, 2013, the BOD approved the increase in the authorized capital stock of the Company by ₱20,000 million, from ₱20,000 million consisting of 20,000 million common shares with a par value of ₱1 per share to ₱40,000 million consisting of 40,000 million common shares with a par value of ₱1 per share, and the consequent amendment of Article VII of the Articles of Incorporation. On October 10, 2013, the SEC approved the Company’s application for increase in its authorized capital stock.

As at September 30, 2014 and December 31, 2013, the Company has an authorized capital stock of 40,000 million, with a par value of ₱1 a share, of which 33,166 million shares were issued. As at September 30, 2014 and December 31, 2013, the Company has 27,819 million and 27,818 million outstanding shares, respectively.

The following summarizes the information on SMPH's registration of securities under the Securities Regulation Code:

Date of SEC Approval/ Notification to SEC	Authorized Shares	No. of Shares Issued	Issue/Offer Price
March 15, 1994	10,000,000,000	—	₱—
April 22, 1994	—	6,369,378,049	5.35
May 29, 2007	10,000,000,000	—	—
May 20, 2008	—	912,897,212	11.86
October 14, 2010	—	569,608,700	11.50

SMPH declared stock dividends in 2012, 2007, 1996 and 1995. The total number of shareholders is 2,525 and 2,544 as at September 30, 2014 and December 31, 2013, respectively.

Additional Paid-in Capital - Net

Following represents the nature of the consolidated “Additional paid-in capital - net”:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
Paid-in subscriptions in excess of par value	₱16,155,292	₱16,155,292
Net equity adjustments from common control business combinations	9,068,132	9,068,132
Arising from acquisition of non-controlling interests	(2,943,001)	(2,919,988)
As presented in the consolidated balance sheets	₱22,280,423	₱22,303,436

Net equity adjustments from common control business combinations also include equity adjustments from the acquisitions of SM China subsidiaries in 2007 and 2009 amounting to ₱4,862 million, which were also charged against “Additional paid-in capital” account.

Retained Earnings

In 2014, the BOD approved the declaration of cash dividend of ₱0.19 per share or ₱5,286 million to stockholders of record as of May 15, 2014. This was paid on June 10, 2014. In 2013, the BOD approved the declaration of cash dividend of ₱0.27 per share or ₱4,691 million to stockholders of record as of May 16, 2013. This was paid on June 11, 2013.

On April 24, 2012 and March 22, 2002, the BOD of SMPH approved the appropriation of retained earnings amounting to ₱20,000 million and ₱7,000 million, respectively, for future corporate expansion programs. As at September 30, 2014 and December 31, 2013, the amount of retained earnings appropriated for the continuous corporate and mall expansions amounted to ₱27,000 million.

Appropriated retained earnings also include appropriations for landbanking and commercial buildings construction scheduled from 2014 to 2017 amounting to ₱15,200 million transferred from SM Land upon merger (see Note 6).

In 2014, the Company expects to incur around ₱60,000 million for its capital expenditures in Philippines and in China.

As at September 30, 2014, included in shopping mall complex under construction are SM Seaside City Cebu, SM City Cabanatuan, SM Center San Mateo, SM City Angono, SM Tianjin and SM Zibo, and the ongoing expansions of SM City Bacolod.

The retained earnings account is restricted for the payment of dividends to the extent of ₱37,931 million and ₱32,308 million as at September 30, 2014 and December 31, 2013, respectively, representing the cost of shares held in treasury (₱3,979 million and ₱3,980 million as at September 30, 2014 and December 31, 2013, respectively) and accumulated equity in net earnings of SMPH subsidiaries totaling ₱33,952 million and ₱28,328 million as at September 30, 2014 and December 31, 2013, respectively. The accumulated equity in net earnings of subsidiaries is not available for dividend distribution until such time that the company receives the dividends from its subsidiaries.

Treasury Stock

As at September 30, 2014, this includes reacquired capital stock and shares held by a subsidiary totaling 5,393 million shares, stated at acquisition cost of ₱3,979 million.

As at December 31, 2013, this includes reacquired capital stock and shares held by a subsidiary totaling 5,394 million shares, stated at acquisition cost of ₱3,980 million.

22. Related Party Transactions

Parties are considered to be related if one party has the ability, directly and indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control. Related parties maybe individuals or corporate entities.

Terms and Conditions of Transactions with Related Parties

Transactions with related parties are made at terms equivalent to those that prevail in arm's length transactions. Outstanding balances at year-end are unsecured, noninterest-bearing and settlement occurs in cash. There have been no guarantees/collaterals provided or received for any related party receivables or payables. For the periods ended September 30, 2014 and December 31, 2013, the Company has not recorded any impairment of receivables relating to amounts owed by related parties. This assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates.

The significant related party transactions entered into by the Company with its related parties and the amounts included in the accompanying consolidated financial statements with respect to these transactions follow:

	Amount of Transactions		Outstanding Amount			
	September 30, 2014	September 30, 2013	September 30, 2014	December 31, 2013		
	(Unaudited)	(As restated - see Note 6) (Unaudited)	(Unaudited)	(Audited)	Terms	Conditions
(In Thousands)						
Ultimate Parent						
Rent income	P41,154	P103,709			30 days; noninterest-bearing	Unsecured; not impaired
Rent receivable			P19,189	P4,424		
Service income	39,780	39,780			Noninterest-bearing	Unsecured; not impaired
Service fee receivable			9,918	14,868		
Due from related parties	–	–	144	295	On demand; noninterest-bearing	Unsecured; not impaired
Rent expense	64,164	65,094			Noninterest-bearing	Unsecured
Accrued rent payable			(9,002)	(7,417)		
Accounts payable – others			–	(3,561)	Noninterest-bearing	Unsecured
Due to related parties	–	7,032,415	(7,532,410)	(9,538,271)	Noninterest-bearing	Unsecured
Trade payable	–	2,463	(2,657)	(3,440)	Noninterest-bearing	Unsecured
AFS investments	–	100,520	78,117	69,205	Noninterest-bearing	Unsecured; not impaired
Dividend income	1,007	4,597			Noninterest-bearing	Unsecured
Banking and Retail Group						
Cash and cash equivalents	63,863,359	69,186,280	29,981,548	21,912,510	Interest bearing based on prevailing rates	Unsecured; not impaired
Short-term investments	–	–	–	887,900	Interest bearing at fixed rate of 3.24%	Unsecured; not impaired
Investment held for trading	65,416	–	660,196	691,711	Noninterest-bearing	Unsecured; not impaired
Rent income	8,090,566	7,321,518			30 days; noninterest-bearing	Unsecured; not impaired
Rent receivable			1,781,795	2,670,556		
Deferred rent income			88,548	(103,567)	Noninterest bearing	Unsecured
Service income	1,802	1,804			30 days; noninterest-bearing	Unsecured; not impaired

	Amount of Transactions		Outstanding Amount		Terms	Conditions
	September 30, 2014 (Unaudited)	(As restated - see Note 6) (Unaudited)	[Asset (Liability)]			
			September 30, 2014 (Unaudited)	December 31, 2013 (Audited)		
(In Thousands)						
Management income	6,430	21,169			Noninterest-bearing	Unsecured; not impaired
Management receivable			31,257	—		
Interest income	183,267	395,212			Interest at 5.6% per annum	Unsecured; not impaired
Accrued interest receivable			107,069	114,832	Noninterest-bearing	Unsecured; not impaired
Trade receivables - others			—	28,463	12% -15% of selling price of lots sold	Unsecured; not impaired
Due from related parties	2,914	12	4,560	1,646	On demand; noninterest- bearing	Unsecured; not impaired
Receivable financed			3,382,669	48,307	Without recourse	Unsecured
Loans payable and long- term debt	915,000	146,500	(7,030,000)	(7,130,000)	Interest-bearing	Combination of secured and unsecured
Interest expense	345,685	160,552			Interest-bearing; fixed and floating interest rates	Combination of secured and unsecured
Accrued interest payable			(3,764)	(1,868)	Noninterest-bearing	Unsecured
Rent expense	216	216			Noninterest-bearing	Unsecured
Trade payable	—	—	(10,375)	(23,336)	Noninterest-bearing	Unsecured
AFS investments	355,785	—	10,965,586	8,904,881	Noninterest-bearing	Unsecured; not impaired
Escrow fund	544,912	846,485	628,851	862,865	Interest bearing based on prevailing rates	Unsecured; not impaired
Acquisition of land	—	—	—	(6,184)	Noninterest-bearing	Unsecured
Dividend income	135,458	217,461			Noninterest-bearing	Unsecured
Other Related Parties						
Rent income	109,014	178,179			30 days; noninterest- bearing	Unsecured; not impaired
Rent receivable			23,409	—		
Service income	2,250	2,250			30 days; noninterest- bearing	Unsecured; not impaired
Service fee receivable			560	25,200		
Due from related parties	—	61,393	918,082	1,087,182	Noninterest-bearing	Unsecured; not impaired
Management income	10,281	—				
Management fee receivable			7,993	4,723	Noninterest-bearing	Unsecured; not impaired
Trade receivable – others	—	—	—	11,716	Noninterest-bearing	Unsecured
Due to related parties	6,032	—	(20,739)	(14,707)	Noninterest-bearing	Unsecured
Rent expense	3,686	67,817			Noninterest-bearing	Unsecured
Management fee expense	807,935	716,199			Noninterest-bearing	Unsecured
Accrued management fee			(174,491)	(105,209)	Noninterest-bearing	Unsecured
Accrued expenses	—	176,217	—	(1,109,453)	Noninterest-bearing	Unsecured
Accounts payable - others			—	(638)	Noninterest-bearing	Unsecured
Advances for project development	—	—	—	3,607,122	Noninterest-bearing	Unsecured; not impaired
Trade payable	—	—	(18,332)	(28,629)	Noninterest-bearing	Unsecured

	Amount of Transactions		Outstanding Amount		Terms	Conditions
	September 30, 2013		[Asset (Liability)]	December 31, 2013		
	September 30, 2014 (Unaudited)	(As restated - see Note 6) (Unaudited)	September 30, 2014 (Unaudited)	(Audited)		
<i>(In Thousands)</i>						
AFS investments	–	–	3,792,801	3,615,246	Noninterest-bearing	Unsecured; not impaired

Affiliate refers to an entity that is neither a parent, subsidiary, nor an associate, with stockholders common to the SM Group or under common control.

Below are the nature of the Company's transactions with the related parties:

Rent

The Company has existing lease agreements for office and commercial spaces with related companies (SM Retail and Banking Groups and other affiliates).

Management Fees

The Company pays management fees to Shopping Center Management Corporation, SM Lifestyle Entertainment, Inc. and Family Entertainment Center, Inc. (affiliates) for the management of the office and mall premises.

Service Fees

The Company provides manpower and other services to affiliates.

Dividend Income

The Company's investment in AFS equity instruments of certain affiliates earn income upon the declaration of dividends by the investees.

Cash Placements and Loans

The Company has certain bank accounts and cash placements that are maintained with BDO and China Bank (Bank Associates). Such accounts earn interest based on prevailing market interest rates (see Notes 7, 8 and 9).

The Company also availed of bank loans and long-term debt from BDO and China Bank and pays interest based on prevailing market interest rates (see Notes 18 and 20).

Others

The Company, in the normal course of business, has outstanding receivables from and payables to related companies as at reporting period which are unsecured and normally settled in cash.

Compensation of Key Management Personnel

The aggregate compensation and benefits related to key management personnel for the nine months ended September 30, 2014 and 2013 consist of short-term employee benefits amounting to P311 million and P189 million, respectively, and post-employment benefits (pension benefits) amounting to P13 million.

23. Costs and Expenses

This account consists of:

	September 30, 2014 (Unaudited)	September 30, 2013 (As restated - see Note 6) (Unaudited)
	<i>(In Thousands)</i>	
Cost of real estate sold (see Notes 11 and 12)	P9,086,176	P9,516,639
Depreciation and amortization (see Notes 15 and 16)	4,937,126	4,422,523
Administrative (see Notes 22 and 25)	4,357,577	3,867,756
Business taxes and licenses	2,380,469	2,055,236
Marketing and selling expenses	2,180,359	2,175,429
Film rentals	1,758,900	1,476,629
Rent (see Note 27)	862,627	788,558
Management fees (see Note 22)	836,559	744,281
Insurance	268,244	277,651
Others	1,013,419	926,650
	P27,681,456	P26,251,352

24. Interest Income and Interest Expense

The details of the sources of interest income and interest expense follow:

	September 30, 2014 (Unaudited)	September 30, 2013 (As restated - see Note 6) (Unaudited)
	<i>(In Thousands)</i>	
Interest income on:		
Cash and cash equivalents (see Note 7)	P184,470	P377,862
Short-term investments (see Note 8)	39,595	33,337
Investments held for trading (see Note 9)	20,375	21,997
Others (see Notes 10 and 14)	37,492	148,844
	P281,932	P582,040
Interest expense on:		
Long-term debt (see Note 20)	P2,662,420	P2,198,676
Loans payable (see Note 18)	198,126	342,648
Others	—	38,322
	P2,860,546	P2,579,646

25. Pension Benefits

The Company has funded defined benefit pension plans covering all regular and permanent employees. The benefits are based on employees' projected salaries and number of periods of service. The latest appraisal valuation report is as at December 31, 2013.

The following tables summarize the components of the pension plan:

Net Pension Cost (included under "Costs and expenses" account under "Administrative")

	September 30, 2013	September 30, 2014
	(As restated - see Notes 2 and 6)	(Unaudited)
	(Unaudited)	(Unaudited)
	(In Thousands)	
Current service cost	P15,102	P9,326
Net interest cost (income)	(2,234)	(378)
	P12,868	P8,948

Net Pension Asset (included under "Other noncurrent assets" account)

	September 30, 2014	December 31, 2013
	(Unaudited)	(Audited)
	(In Thousands)	
Defined benefit obligation	P356,542	P347,082
Fair value of plan assets	(525,623)	(421,502)
Effect of asset ceiling limit	17,988	7,773
Net pension asset	(P151,093)	(P66,647)

Net Pension Liability (included under "Other noncurrent liabilities" account)

	September 30, 2014	December 31, 2013
	(Unaudited)	(Audited)
	(In Thousands)	
Defined benefit obligation	P12,309	P14,665
Fair value of plan assets	(3,498)	(3,320)
Net pension liability	P8,811	P11,345

The changes in the present value of the defined benefit obligation are as follows:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
Balance at beginning of period	P361,747	P346,052
Actuarial loss (gain) - changes in actuarial assumptions	(19,588)	(51,815)
Current service cost	15,102	51,692
Interest cost	5,613	21,479
Benefits paid from assets	–	(11,103)
Actuarial loss (gain) – experience	5,976	5,976
Transfer to the plan	–	(80)
Curtailment gain and others	–	(454)
Balance at end of period	P368,850	P361,747

The above present value of defined benefit obligation are broken down as follows:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
Related to pension asset	P356,541	P347,082
Related to pension liability	12,309	14,665
	P368,850	P361,747

The changes in the fair value of plan assets are as follows:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
Balance at beginning of period	P424,822	P316,399
Contributions	99,398	82,015
Interest income	7,898	23,530
Benefits paid	–	(11,103)
Remeasurement gains	(2,997)	21,508
Transfer to the plan and others	–	(7,527)
Balance at end of period	P529,121	P424,822

The changes in the fair value of plan assets are broken down as follows:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
<i>(In Thousands)</i>		
Related to pension asset	P525,623	P421,502
Related to pension liability	3,498	3,320
	P529,121	P424,822

The changes in the effect of asset ceiling limit are as follows:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
<i>(In Thousands)</i>		
Asset ceiling limit at beginning of period	P7,773	P1,577
Remeasurement loss	10,164	6,155
Interest cost	51	41
	P17,988	P7,773

The carrying amounts and fair values of the plan assets as at September 30, 2014 and December 31, 2013 are as follows:

	September 30, 2014 (Unaudited)		December 31, 2013 (Audited)	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
<i>In Thousands)</i>				
Cash and cash equivalents	P26,473	P26,473	P13,927	P13,927
Investments in:				
Debt and other securities	106,646	106,646	77,035	77,035
Common trust funds	186,219	186,219	157,415	157,415
Equity securities	6,245	6,245	6,824	6,824
Government securities	140,496	140,496	162,799	162,799
Other financial assets	2,832	2,832	6,822	6,822
	P468,911	P468,911	P424,822	P424,822

The plan assets consist of the following:

- Cash and cash equivalents includes regular savings and time deposits;
- Investments in debt and other securities consist of short-term and long-term corporate loans, notes and bonds which bear interest ranging from 4.38% to 8.46% and have maturities ranging from 2014 to 2022;
- Investments in common trust funds pertain to unit investment trust fund;
- Investments in equity securities consist of listed and unlisted equity securities;
- Investments in government securities consist of retail treasury bonds which bear interest ranging from 5.00% to 11.14% and have maturities ranging from 2014 to 2037; and

- Other financial assets include accrued interest income on cash deposits and debt securities held by the Retirement Plan.

Debt and other securities, equity securities and government securities have quoted prices in active market. The remaining plan assets do not have quoted market prices in active market.

The plan assets have diverse instruments and do not have any concentration of risk.

The following table summarizes the outstanding balances and transactions of the pension plan with BDO, an affiliate:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
<i>(In Thousands)</i>		
Cash and cash equivalents	₱9,375	₱13,927
Interest income from cash and cash equivalents	96	534
Investments in common trust funds	-	157,415
Income from investments in common trust funds	3,697	1,040

The principal assumptions used in determining pension obligations for the Company's plan are shown below:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
Discount rate	4.7%–6.4%	4.7%–6.4%
Future salary increases	3.0%–10.0%	3.0%–10.0%

Remeasurement effects recognized in other comprehensive income follow:

	2014 (Unaudited)	December 31, 2013 (Audited)
<i>(In Thousands)</i>		
Actuarial gain	(₱10,615)	(₱67,347)
Remeasurement loss (excluding amounts recognized in net interest cost)	10,164	6,155
	(₱451)	(₱61,192)

The sensitivity analysis below has been determined based on reasonably possible changes of each significant assumption on the defined benefit obligation as at December 31, 2013 assuming all other assumptions were held constant:

	Increase (Decrease) in Basis Points	Increase (Decrease) in Defined Benefit Obligation <i>(In Thousands)</i>
Discount rates	50 (50)	(P21,709) 23,820
Future salary increases	100 (100)	44,342 (37,944)

The Company and the pension plan has no specific matching strategies between the pension plan assets and the defined benefit obligation under the pension plan.

Shown below is the maturity analysis of the undiscounted benefit payments as at December 31, 2013:

Year	Amount <i>(In Thousands)</i>
2014	P12,977
2015	10,822
2016-2017	34,313
2018-2022	502,359

The Company expects to contribute about P80 million to its defined benefit pension plan in 2014.

26. Income Tax

The details of the Company's deferred tax assets and liabilities are as follows:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
Deferred tax assets:		
Unrealized foreign exchange loss and others	P506,353	P499,975
NOLCO	422,766	122,119
MCIT	200,963	106,243
Provision for doubtful accounts	133,532	134,177
Accrued marketing and rent expenses	51,908	248,574
Deferred rent income	38,980	44,071
Unamortized past service cost	7,894	4,823
	1,362,396	1,159,982

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
Deferred tax liabilities:		
Undepreciated capitalized interest ,unrealized foreign exchange gains and others	(P1,666,710)	(P1,965,537)
Unrealized gross profit on sale of real estate	(1,127,003)	(310,878)
Pension asset	(19,896)	(16,483)
Others	(84,984)	(199,098)
	(2,898,593)	(2,491,996)
Net deferred tax liabilities	(P1,536,197)	(P1,332,014)

The net deferred tax assets and liabilities presented in the consolidated balance sheets as follows:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
Deferred tax assets	P888,687	P690,525
Deferred tax liabilities	(2,424,884)	(2,022,539)
	(P1,536,197)	(P1,332,014)

As at September 30, 2014 and December 31, 2013, unrecognized deferred tax assets amounted to P81 million and P93 million, respectively, bulk of which pertains to NOLCO of the hotels and convention centers segment.

The reconciliation between the statutory tax rates and the effective tax rates on income before income tax as shown in the consolidated statements of income follows:

	September 30, 2014 (Unaudited)	September 30, 2013 (As restated - see Note 6) (Unaudited)
Statutory tax rate	30.0%	30.0%
Income tax effects of:		
Equity in net earnings of associate	(0.2)	(0.1)
Availment of income tax holiday	(3.7)	(4.4)
Interest income subjected to final tax and dividend income exempt from income tax	(0.9)	(1.8)
Change in enacted tax rates and others	(4.2)	(3.9)
Effective tax rates	21.0%	19.8%

27. Lease Agreements

Company as Lessor

The Company's lease agreements with its mall tenants are generally granted for a term of one year, with the exception of some of the larger tenants operating nationally, which are granted initial lease terms of five years, renewable on an annual basis thereafter. Upon inception of the lease agreement, tenants are required to pay certain amounts of deposits. Tenants likewise pay either a fixed monthly rent, which is calculated by reference to a fixed sum per square meter of area leased, or pay rent on a percentage rental basis, which comprises of a basic monthly amount and a percentage of gross sales or a minimum set amount, whichever is higher.

Also, the Company's lease agreements with its commercial property tenants are generally granted for a term of one year, with the exception of some tenants, which are granted initial lease terms of 2 to 20 years, renewable on an annual basis thereafter. Upon inception of the lease agreement, tenants are required to pay certain amounts of deposits. Tenants pay either a fixed monthly rent or a percentage of sales, depending on the terms of the lease agreements, whichever is higher.

The Company's future minimum rent receivables for the noncancellable portions of the operating commercial property leases follow:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Millions)</i>	
Within one year	P1,299	P1,277
After one year but not more than five years	5,320	4,427
After more than five years	1,598	1,367
	P8,217	P7,071

Consolidated rent income amounted to P26,442 million and P23,668 million for the nine months ended September 30, 2014 and 2013, respectively.

Company as Lessee

The Company also leases certain parcels of land where some of their malls are situated or constructed. The terms of the lease are for periods ranging from 15 to 50 years, renewable for the same period under the same terms and conditions. Rental payments are generally computed based on a certain percentage of the gross rental income or a certain fixed amount, whichever is higher.

Also, the Company has various operating lease commitments with third party and related parties. The noncancellable periods of the lease range from 2 to 30 years, mostly containing renewal options. Several lease contracts provide for the payment of additional rental based on certain percentage of sales of the tenants.

The Company's future minimum lease payables under the noncancellable operating leases follows:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Millions)</i>	
Within one year	P810	P735
After one year but not more than five years	3,405	3,261
After five years	26,890	27,330
Balance at end of period	P31,105	P31,326

Consolidated rent expense included under "Costs and expenses" account in the consolidated statements of income amounted to P863 million and P789 million for the nine months ended September 30, 2014 and 2013, respectively (see Note 23).

28. Financial Risk Management Objectives and Policies

The Company's principal financial instruments, other than derivatives, comprise of cash and cash equivalents, short-term investments, investments held for trading, accrued interest and other receivables, AFS investments and bank loans. The main purpose of these financial instruments is to finance the Company's operations. The Company has other financial assets and liabilities such as trade receivables and trade payables, which arise directly from its operations.

The Company also enters into derivative transactions, principally, cross currency swaps, interest rate swaps, foreign currency call options, non-deliverable forwards and foreign currency range options. The purpose is to manage the interest rate and foreign currency risks arising from the Company's operations and its sources of finance (see Note 29).

The main risks arising from the Company's financial instruments are interest rate risk, foreign currency risk, liquidity risk, credit risk and equity price risk. The Company's BOD and management review and agree policies for managing each of these risks and they are summarized in the following tables.

Interest Rate Risk

The Company's exposure to interest rate risk relates primarily to its financial instruments with floating interest and/or fixed interest rates. Fixed rate financial instruments are subject to fair value interest rate risk while floating rate financial instruments are subject to cash flow interest rate risk. Re-pricing of floating rate financial instruments is done every three to six months. Interest on fixed rate financial instruments is fixed until maturity of the instrument. The details of financial instruments that are exposed to cash flow interest rate risk are disclosed in Notes 7, 9, 13 and 20.

The Company's policy is to manage its interest cost using a mix of fixed and floating rate debts. To manage this mix in a cost-efficient manner, it enters into interest rate swaps, in which the Company agrees to exchange, at specified intervals, the difference between fixed and floating rate interest amounts calculated by reference to an agreed-upon notional principal amount. These swaps are designated to economically hedge underlying debt obligations. As at September 30, 2014 and December 31, 2013, after taking into account the effect of interest rate swaps, approximately 65% and 64%, respectively, of its long-term borrowings excluding China yuan renminbi-denominated loans are at a fixed rate of interest (see Note 29).

Interest Rate Risk

The following tables set out the carrying amount, by maturity, of the Company's long-term financial liabilities that are exposed to interest rate risk as at September 30, 2014 and December 31, 2013:

September 30, 2014 (Unaudited)									
	1-<2 Years	2-<3 Years	3-<4 Years	4-<5 Years	5-<6 Years	>6 Years	Total	Unamortized Debt Issuance Costs	Carrying Value
	(In Thousands)								
Fixed Rate									
Philippine peso-denominated corporate notes	₱18,000	₱976,200	₱16,200	₱16,200	₱16,200	₱8,895,000	₱9,937,800	(₱51,607)	₱9,886,193
Interest rate	5.57%-6.65%	5.57%-6.65%	5.57%-6.65%	5.57%-6.65%	5.57%-6.65%	5.57%-6.65%			
Philippine peso-denominated fixed rate notes	₱–	₱2,073,600	₱5,463,600	₱2,060,100	₱9,559,900	₱7,432,600	26,589,800	(110,725)	26,479,075
Interest rate		4.72%-6.81%	4.32%-6.81%	4.00%-6.81%	4.77%-6.81%	5.88%-6.81%			
Philippine peso-denominated fixed rate retail bonds	₱–	₱–	₱–	₱–	₱–	20,000,000	20,000,000	(172,606)	19,827,394
Interest rate						5.10%-5.74%			
Other bank loans	₱ 993,300	₱333,850	₱1,200,000	₱412,500	₱–	₱412,500	3,352,150	(2,907)	3,349,243
Interest rate	5.00%-5.69%	5.00%	9.75%	4.50%		5.07%-5.10%			
Floating Rate									
U.S. dollar-denominated five-year term loans	\$–	\$–	\$270,000	\$–	\$500,000	\$210,000	43,977,500	(695,363)	43,282,137
Interest rate			LIBOR + spread		LIBOR + spread				
U.S. dollar-denominated bilateral loans	\$–	\$50,000	\$–	\$50,000	\$–	\$–	4,487,500	(44,027)	4,443,473
Interest rate		LIBOR + spread		LIBOR + spread					
Other U.S. dollar loans	\$–	\$–	\$–	\$–	\$25,000	\$–	1,121,875	(4,764)	1,117,111
Interest rate					LIBOR + spread				
Philippine peso-denominated corporate notes	₱50,000	₱4,800,000	₱–	₱–	₱–	₱–	4,850,000	(12,714)	4,837,286
Interest rate	PDST-F+margin%	PDST-F+margin%							
Philippine peso-denominated floating rate notes	₱–	₱96,500	₱4,846,500	₱3,514,000	₱10,000	₱940,000	9,407,000	(38,960)	9,368,040
Interest rate		PDST-F+margin%	PDST-F+margin%	PDST-F+margin%	PDST-F+margin%	PDST-F+margin%			
Philippine peso-denominated five-year bilateral loans	₱–	₱–	₱500,000	₱–	₱–	₱–	500,000	(1,169)	498,831
Interest rate			PDST-F+margin%						
Other bank loans	₱ 3,000,000	₱2,785,280	₱–	₱–	₱–	₱–	5,785,280	(2,502)	5,782,778
Interest rate	PDST-F+margin%	PDST-F+margin%							
							₱130,008,905	(1,137,344)	₱128,871,561

December 31, 2013 (Audited)

	1-<2 Years	2-<3 Years	3-<4 Years	4-<5 Years	5-<6 Years	>6 Years	Total	Unamortized Debt Issuance Costs	Carrying Value
	<i>(In Thousands)</i>								
Fixed Rate									
Philippine peso-denominated corporate notes	P18,000	P968,000	P8,000	P8,000	P8,000	P10,036,000	P11,046,000	(P65,512)	P10,980,488
Interest rate	5.79%-6.65%	5.79%-6.65%	6.65%	6.65%	6.65%	5.57%-10.11%			
Philippine peso-denominated fixed rate notes	P81,800	P2,219,400	P5,409,800	P1,925,300	P9,568,100	P7,391,600	26,596,000	(133,928)	26,462,072
Interest rate	5.86%-8.27%	4.72%-8.27%	4.32%-6.81%	4.00%-6.81%	4.77%-6.81%	5.88%-6.81%			
Other bank loans	P1,381,750	P218,250	P1,200,000	P—	P—	P—	2,800,000	(3,932)	2,796,068
Interest rate	5.00%-5.69%	5.00%	9.75%						
Floating Rate									
U.S. dollar-denominated five-year term loans	\$—	\$—	\$270,000	\$—	\$500,000	\$—	34,184,150	(614,882)	33,569,268
Interest rate			LIBOR + spread		LIBOR + spread				
U.S. dollar-denominated bilateral loans	\$—	\$—	\$—	\$—	\$25,000	\$—	1,109,875	(5,994)	1,103,881
Interest rate					LIBOR + spread				
Other U.S. dollar loans	\$—	\$50,000	\$—	\$50,000	\$—	\$—	4,439,500	(55,869)	4,383,631
Interest rate		LIBOR + spread		LIBOR + spread					
Philippine peso-denominated corporate notes	P50,000	P4,800,000	P—	P—	P—	P—	4,850,000	(17,906)	4,832,094
Interest rate	PDST-F+margin%	PDST-F+margin%							
Philippine peso-denominated floating rate notes	P96,500	P96,500	P4,846,500	P3,514,000	P10,000	P940,000	9,503,500	(49,722)	9,453,778
Interest rate	PDST-F+margin%	PDST-F+margin%	PDST-F+margin%	PDST-F+margin%	PDST-F+margin%	PDST-F+margin%			
Philippine peso-denominated five-year bilateral loans	P—	P—	P500,000	P—	P—	P—	500,000	(1,547)	498,453
Interest rate			PDST-F+margin%						
Other bank loans	P3,008,180	P2,785,280	P—	P—	P—	P—	5,793,460	(7,801)	5,785,659
Interest rate	PDST-F+margin%	PDST-F+margin%							
China yuan renminbi-denominated loans	¥375,168	¥60,900	¥—	¥—	¥—	¥—	3,197,598	—	3,197,598
Interest rate	5.76%-6.20%	5.76%							
							P104,020,083	(P957,093)	P103,062,990

Interest Rate Risk Sensitivity Analysis. The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant of the Company's income before income tax. The impact on the Company's equity, due to changes in fair value of AFS investments, is immaterial.

	Increase (Decrease) in Basis Points	Effect on Income Before Income Tax (In Thousands)
September 30, 2014	100	(P83,747)
(Unaudited)	50	(41,874)
	(100)	83,747
	(50)	41,874
 December 31, 2013		
(Audited)	100	(P108,914)
	50	(54,457)
	(100)	108,914
	(50)	54,457

Fixed rate debts, although subject to fair value interest rate risk, are not included in the sensitivity analysis as these are carried at amortized costs. The assumed movement in basis points for interest rate sensitivity analysis is based on currently observable market environment, showing a significantly higher volatility as in prior years.

Foreign Currency Risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

The Company's exposure to foreign currency risk arises mainly from its significant investments and debt issuances which are denominated in U.S. dollars. To manage its foreign exchange risk, stabilize cash flows and improve investment and cash flow planning, the Company enters into foreign currency swap contracts, cross-currency swaps, foreign currency call options, non-deliverable forwards and foreign currency range options aimed at reducing and/or managing the adverse impact of changes in foreign exchange rates on financial performance and cash flow.

The Company's foreign currency-denominated monetary assets and liabilities amounted to P34,049 million (US\$759 million) and P34,431 million (US\$767 million), respectively, as at September 30, 2014, and P24,463 million (US\$551 million) and P24,586 million (US\$554 million), respectively, as at December 31, 2013.

In translating the foreign currency-denominated monetary assets and liabilities to peso amounts, the exchange rates used were P44.875 to US\$1.00 and P44.40 to US\$1.00, the Philippine peso to U.S. dollar exchange rate as at September 30, 2014 and December 31, 2013, respectively.

Foreign Currency Risk Sensitivity Analysis. The following table demonstrates the sensitivity to a reasonably possible change in U.S. dollar to Philippine peso exchange rate, with all other variables held constant, of the Company's income before income tax (due to changes in the fair value of monetary assets and liabilities, including the impact of derivative instruments). There is no impact on the Company's equity.

	Appreciation (Depreciation) of ₱	Effect on Income Before Tax (In Thousands)
September 30,		
2014	1.50	₱3,190
(Unaudited)	1.00	2,127
	(1.50)	(3,190)
	(1.00)	(2,127)
December 31, 2013		
(Audited)	1.50	₱1,043
	1.00	696
	(1.50)	(1,043)
	(1.00)	(696)

Liquidity Risk

Liquidity risk arises from the possibility that the Company may encounter difficulties in raising funds to meet commitments from financial instruments or that a market for derivatives may not exist in some circumstance.

The Company seeks to manage its liquidity profile to be able to finance capital expenditures and service maturing debts. To cover its financing requirements, the Company intends to use internally generated funds and proceeds from debt and equity issues and sales of certain assets.

As part of its liquidity risk management program, the Company regularly evaluates its projected and actual cash flow information and continuously assesses conditions in the financial markets for opportunities to pursue fund-raising initiatives. These initiatives may include bank loans, export credit agency-guaranteed facilities and debt capital and equity market issues.

The Company's financial assets, which have maturities of less than 12 months and used to meet its short-term liquidity needs, include cash and cash equivalents, short-term investments and investments held for trading amounting to ₱35,361 million, nil and ₱967 million, respectively, as at September 30, 2014, and ₱27,142 million, ₱888 million and ₱1,151 million, respectively, as at December 31, 2013 (see Notes 7, 8 and 9). The Company also has readily available credit facility with banks and affiliates to meet its long-term financial liabilities.

The tables below summarize the maturity profile of the Company's financial liabilities based on the contractual undiscounted payments as at September 30, 2014 and December 31, 2013:

	September 30, 2014 (Unaudited)				
	On Demand	Less than 1 Year	2 to 5 Years	More than 5 Years	Total
	(In Thousands)				
Loans payable	₱–	₱2,770,000	₱–	₱–	₱2,770,000
Accounts payable and other current liabilities*	2,312,496	49,606,352	–	–	51,918,848
Long-term debt (including current portion)	–	11,200,496	88,977,942	50,315,728	150,494,166
Derivative liabilities	–	–	110,585	–	110,585
Liability for purchased land - net of current portion	–	–	1,402,187	–	1,402,187
Tenants' deposits	–	47,394	10,969,172	131,394	11,147,960
Other noncurrent liabilities**	–	–	2,909,694	–	2,909,694
	₱2,312,496	₱63,624,242	₱104,369,580	₱50,447,122	₱220,753,440

December 31, 2013 (Audited)					
	On Demand	Less than 1 Year	2 to 5 Years	More than 5 Years	Total
	<i>(In Thousands)</i>				
Loans payable	P–	P3,250,000	P–	P–	P3,250,000
Accounts payable and other current liabilities*	6,818,290	37,117,032	–	–	43,935,322
Long-term debt (including current portion)	–	9,321,766	94,038,282	9,552,723	112,912,771
Derivative liabilities	–	–	159,974	–	159,974
Liability for purchased land - net of current portion	–	–	1,117,809	–	1,117,809
Tenants' deposits	–	–	10,082,397	166,395	10,248,792
Other noncurrent liabilities**	–	–	2,786,666	–	2,786,666
	P6,818,290	P49,688,798	P108,185,128	P9,719,118	P174,411,334

* Excluding nonfinancial liabilities amounting to P2,048 million and P1,363 million as at September 30, 2014 and December 31, 2013, respectively.

** Excluding nonfinancial liabilities amounting to P578 million and P469 million as at September 30, 2014 and December 31, 2013, respectively.

Credit Risk

The Company trades only with recognized, creditworthy related and third parties. It is the Company's policy that all customers who wish to trade on credit terms are subject to credit verification procedures. In addition, receivable balances are monitored on a regular basis which aims to reduce the Company's exposure to bad debts at a minimum level. Given the Company's diverse base of customers, it is not exposed to large concentrations of credit risk.

With respect to credit risk arising from the other financial assets of the Company, which comprise of cash and cash equivalents, short-term investments, investments held for trading, AFS investments and certain derivative instruments, the Company's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amounts of these instruments. The fair values of these instruments are disclosed in Note 29.

Since the Company trades only with recognized related and third parties, generally there is no requirement for collateral except for "Receivable from sale of real estate" which has minimal credit risk and is effectively collateralized by respective unit sold since title to the real estate properties are not transferred to the buyers until full payment is made. The Company has no other significant terms and conditions associated with the use of collateral.

As at September 30, 2014 and December 31, 2013, the financial assets, except for certain receivables, are generally viewed by management as good and collectible considering the credit history of the counterparties (see Note 10). Past due or impaired financial assets are very minimal in relation to the Company's consolidated total financial assets.

Credit Quality of Financial Assets. The credit quality of financial assets is managed by the Company using high quality and standard quality as internal credit ratings.

High Quality. Pertains to counterparty who is not expected by the Company to default in settling its obligations, thus credit risk exposure is minimal. This normally includes large prime financial institutions, companies and government agencies.

Standard Quality. Other financial assets not belonging to high quality financial assets are included in this category.

As at September 30, 2014 and December 31, 2013 the credit quality of the Company's financial assets is as follows:

September 30, 2014 (Unaudited)				
	Neither Past Due nor Impaired		Past Due but not Impaired	Total
	High Quality	Standard Quality		
<i>(In Thousands)</i>				
Loans and Receivables				
Cash and cash equivalents*	P35,306,169	P-	P-	P35,306,169
Short-term investments	-	-	-	-
Receivables**	16,681,362	6,413,995	7,421,219	30,516,576
Cash in escrow (included under "Prepaid expenses and other current assets")	628,851	-	-	628,851
Real estate receivable - noncurrent (included under "Other noncurrent assets")	-	9,275,758	-	9,275,758
Bonds and deposits (included under "Other noncurrent assets")	-	71,779	-	71,779
Financial Assets at FVPL				
Investments held for trading -				
Bonds and shares	966,695	-	-	966,695
Derivative assets	1,700,903	-	-	1,700,903
AFS Investments				
Shares of stocks and corporate notes	29,714,980	3,517	-	29,718,497
	P84,998,960	P15,765,049	P7,421,219	P108,185,228

* Excluding cash on hand amounting to P54 million

** Excluding nonfinancial assets amounting to P99 million

December 31, 2013 (Audited)				
	Neither Past Due nor Impaired		Past Due but not Impaired	Total
	High Quality	Standard Quality		
<i>(In Thousands)</i>				
Loans and Receivables				
Cash and cash equivalents*	P27,076,823	P-	P-	P27,076,823
Short-term investments	887,900	-	-	887,900
Receivables**	13,612,072	8,798,104	4,772,733	27,182,909
Cash in escrow (included under "Prepaid expenses and other current assets")	439,119	-	-	439,119
Real estate receivable - noncurrent (included under "Other noncurrent assets")	-	10,277,336	-	10,277,336
Bonds and deposits (included under "Other noncurrent assets")	-	20,410	-	20,410
Financial Assets at FVPL				
Investments held for trading -				
Bonds and shares	1,151,464	-	-	1,151,464
Derivative assets	1,778,810	-	-	1,778,810
AFS Investments				
Shares of stocks and corporate notes	23,303,431	65,643	-	23,369,074
	P68,249,619	P19,161,493	P4,772,733	P92,183,845

* Excluding cash on hand amounting to P65 million

** Excluding nonfinancial assets amounting to P2 million

Equity Price Risk

The Company's exposure to equity price pertains to its investments in quoted equity shares which are classified as AFS investments in the consolidated balance sheets. Equity price risk arises from the changes in the levels of equity indices and the value of individual stocks traded in the stock exchange.

As a policy, management monitors the equity securities in its investment portfolio based on market expectations. Material equity investments within the portfolio are managed on an individual basis and all buy and sell decisions are approved by management.

The effect on equity after income tax (as a result of change in fair value of AFS investments as at September 30, 2014 and December 31, 2013) due to a possible change in equity indices, based on historical trend of PSE index, with all other variables held constant is as follows:

September 30, 2014 (Unaudited)		
	Change in Equity Price	Effect on Equity After Income Tax
		<i>(In Millions)</i>
AFS investments	+9%	P2,816
	-9%	(2,816)
December 31, 2013 (Audited)		
	Change in Equity Price	Effect on Equity After Income Tax
		<i>(In Millions)</i>
AFS investments	+9%	P1,765
	-9%	(1,765)

Capital Management

Capital includes equity attributable to the owners of the Parent.

The primary objective of the Company's capital management is to ensure that it maintains a strong credit rating and healthy capital ratios in order to support its business and maximize shareholder value.

The Company manages its capital structure and makes adjustments to it, in the light of changes in economic conditions. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, pay-off existing debts, return capital to shareholders or issue new shares.

The Company monitors capital using gearing ratio, which is interest-bearing debt divided by total capital plus interest-bearing debt and net interest-bearing debt divided by total capital plus net interest-bearing debt. Interest-bearing debt includes all short-term and long-term debt while net interest-bearing debt includes all short-term and long-term debt net of cash and cash equivalents, short-term investments, investments held for trading and current portion of AFS investments.

As at September 30, 2014 and December 31, 2013, the Company's gearing ratios are as follows:

Interest-bearing Debt to Total Capital plus Interest-bearing Debt

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
<i>(In Thousands)</i>		
Loans payable	P2,770,000	P3,250,000
Current portion of long-term debt	7,358,730	7,387,260
Long-term debt - net of current portion	121,512,831	95,675,730
Total interest-bearing debt (a)	131,641,561	106,312,990
Total equity attributable to equity holders of the parent	177,217,714	163,266,540
Total interest-bearing debt and equity attributable to equity holders of the parent (b)	P308,859,275	P269,579,530
Gearing ratio (a/b)	43%	39%

Net Interest-bearing Debt to Total Capital plus Net Interest-bearing Debt

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
<i>(In Thousands)</i>		
Loans payable	P2,770,000	P3,250,000
Current portion of long-term debt	7,358,730	7,387,260
Long-term debt - net of current portion	121,512,831	95,675,730
Less cash and cash equivalents, short-term investments and investments held for trading	(36,327,428)	(29,180,870)
Total net interest-bearing debt (a)	95,314,133	77,132,120
Total equity attributable to equity holders of the parent	177,217,714	163,266,540
Total net interest-bearing debt and equity attributable to equity holders of the parent (b)	P272,531,847	P240,398,660
Gearing ratio (a/b)	35%	32%

29. Financial Instruments

Fair Values

The following table sets forth the carrying values and estimated fair values of financial assets and liabilities, by category and by class, other than those whose carrying values are reasonable approximations of fair values:

	September 30, 2014 (Unaudited)		December 31, 2013 (Audited)	
	Carrying Value	Fair Value	Carrying Value	Fair Value
	(In Thousands)			
Financial Assets				
Financial assets at FVPL:				
Investments held for trading	P966,695	P966,695	P1,151,464	P1,151,464
Derivative assets	1,700,903	1,700,903	1,778,810	1,778,810
	2,667,598	2,667,598	2,930,274	2,930,274
Loans and receivables -				
Noncurrent portion of receivable from sale of real estate	9,275,758	9,433,802	10,277,336	9,393,239
AFS investments -				
Listed shares of stocks	29,714,980	29,714,980	23,360,756	23,360,756
	P41,658,336	P41,816,380	P36,568,366	P35,684,269
Financial Liabilities				
Financial liabilities at FVPL -				
Derivative liabilities	P110,585	P110,585	P159,974	P159,974
Other financial liabilities:				
Liability for purchased land - net of current portion	1,402,187	1,370,971	1,117,809	1,090,824
Long-term debt - net of current portion	121,512,831	124,040,482	95,675,730	96,254,926
Tenants' deposits	11,147,960	10,883,479	10,248,792	9,874,345
Other noncurrent liabilities*	2,909,694	2,835,139	2,786,666	2,679,120
	136,972,672	139,130,071	109,828,997	109,899,215
	P137,083,257	P139,240,656	P109,988,971	P110,059,189

*Excluding nonfinancial liabilities amounting to P578 million and P469 million as at September 30, 2014 and December 31, 2013, respectively.

The following methods and assumptions were used to estimate the fair value of each class of financial instrument for which it is practicable to estimate such value:

Investments Held for Trading. The fair values are based on the quoted market prices of the instruments.

Derivative Instruments. The fair values are based on quotes obtained from counterparties.

Noncurrent Portion of Receivable from Sale of Real Estate. The estimated fair value of the noncurrent portion of receivables from real estate buyers is based on the discounted value of future cash flows using the prevailing interest rates on sales of the Company's accounts receivable. Average discount rates used is 4.9% to 5.5% and 5% as at September 30, 2014 and December 31, 2013, respectively.

AFS Investments. The fair value of investments that are actively traded in organized financial markets is determined by reference to quoted market bid prices at the close of business.

Long-term Debt. Fair value is based on the following:

Debt Type	Fair Value Assumptions
Fixed Rate Loans	Estimated fair value is based on the discounted value of future cash flows using the applicable rates for similar types of loans. Discount rates used range from 2.43% to 5.31% and 1.39% to 4.76% as at September 30, 2014 and December 31, 2013, respectively.
Variable Rate Loans	For variable rate loans that re-price every three months, the carrying value approximates the fair value because of recent and regular repricing based on current market rates. For variable rate loans that re-price every six months, the fair value is determined by discounting the principal amount plus the next interest payment amount using the prevailing market rate for the period up to the next repricing date. Discount rates used was 1.36% to 2.0% and 1.7% to 1.96% as at September 30, 2014 and December 31, 2013, respectively.

Tenants' Deposits, Liability for Purchased Land and Other Noncurrent Liabilities. The estimated fair value is based on the discounted value of future cash flows using the applicable rates. The discount rates used range from 2.69% to 5.22% and 1.93% to 3.52% as at September 30, 2014 and December 31, 2013, respectively.

The Company assessed that the carrying values of cash and cash equivalents, short-term investments, receivables, cash in escrow, bank loans and accounts payable and other current liabilities approximate their fair values due to the short-term nature and maturities of these financial instruments. For AFS investments related to unlisted equity securities, these are carried at cost less allowance for impairment loss since there are no quoted prices and due to the unpredictable nature of future cash flows and lack of suitable methods for arriving at reliable fair value.

As at September 30, 2014 and December 31, 2013, the Company has no financial instruments measured at fair values using inputs that are not based on observable market data (Level 3).

There were no financial instruments subject to an enforceable master netting arrangement that were not set-off in the consolidated balance sheets.

Fair Value Hierarchy

The Company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

- Level 1: Quoted prices in active markets for identical assets or liabilities, except for related embedded derivatives which are either classified as Level 2 or 3;
- Level 2: Those measured using inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (as prices) or indirectly (derived from prices); and,
- Level 3: Those with inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The following tables show the fair value hierarchy of Company's financial instruments as at December 31:

September 30, 2014 (Unaudited)			
	Level 1	Level 2	Level 3
	(In Thousands)		
Financial Assets			
Financial assets at FVPL:			
Investments held-for-trading:			
Bonds	P306,499	P–	P–
Shares	660,196	–	–
Derivative assets	–	1,700,903	–
	966,695	1,700,903	–
Loans and receivables -			
Noncurrent portion of receivable from sale of real estate	–	–	9,433,802
AFS investments -			
Shares of stocks	29,714,980	–	–
	P30,681,675	P1,700,903	P9,433,802
Financial Liabilities			
Financial liabilities at FVPL -			
Derivative liabilities	P–	P110,585	P–
Other financial liabilities:			
Liability for purchased land - net of current portion	–	–	1,370,971
Long-term debt - net of current portion	–	–	124,040,482
Tenants' deposits	–	–	10,883,479
Other noncurrent liabilities*	–	–	2,835,139
	–	–	139,130,071
	P–	P110,585	P139,130,071

*Excluding nonfinancial liabilities amounting to P578 million as at September 30, 2014.

December 31, 2013			
	Level 1	Level 2	Level 3
	(Audited)		
	(In Thousands)		
Financial Assets			
Financial assets at FVPL:			
Investments held-for-trading:			
Bonds	P459,754	P–	P–
Shares	691,710	–	–
Derivative assets	–	1,778,810	–
	1,151,464	1,778,810	–
Loans and receivables -			
Noncurrent portion of receivable from sale of real estate	–	–	9,393,239
AFS investments -			
Shares of stocks	23,360,756	–	–
	P24,512,220	P1,778,810	P9,393,239

Financial Liabilities

Financial liabilities at FVPL -

Derivative liabilities	P=	P159,974	P=
Other financial liabilities:			
Liability for purchased land - net of current portion	—	—	1,090,824
Long-term debt - net of current portion	—	—	96,254,926
Tenants' deposits	—	—	9,874,345
Other noncurrent liabilities*	—	—	2,679,120
	—	—	109,899,215
	P=	P159,974	P109,899,215

*Excluding nonfinancial liabilities amounting to P469 million as at December 31, 2013.

During the periods ended September 30, 2014 and December 31, 2013, there were no transfers between Level 1 and Level 2 fair value measurements and no transfers into and out of Level 3 fair value measurements.

Derivative Financial Instruments

To address the Company's exposure to market risk for changes in interest rates arising primarily from its long-term floating rate debt obligations and to manage its foreign currency risk, the Company entered into various derivative transactions such as interest rate swaps, cross-currency swaps, non-deliverable forwards and non-deliverable currency swaps.

Derivative Financial Instruments Accounted for as Cash Flow Hedges

Cross Currency Swaps. In 2013, SMPH entered into cross-currency swap transactions to hedge both the foreign currency and interest rate exposures on its U.S. dollar-denominated five-year term syndicated loans (the hedged loans) obtained on January 29, 2013 and April 16, 2013 (see Note 20). Details of the hedged loans are as follows:

	Outstanding Principal Balance		Interest Rate	Maturity Date
	<i>(In Thousands)</i>			
Unsecured loan	US\$200,000	P8,975,000	6-month US LIBOR + 1.70%	January 29, 2018
Unsecured loan	150,000	6,731,250	6-month US LIBOR + 1.70%	March 23, 2018

The table below provides the details of SMPH's outstanding cross-currency swaps as at September 30, 2014:

	Notional Amounts		Receive	Pay	US\$:P Rate	Maturity
	<i>(In Thousands)</i>					
Floating-to-Fixed	US\$150,000	P6,100,500	6M U.S. LIBOR + 170 bps	3.70%	40.67	January 29, 2018
Floating-to-Fixed	50,000	2,033,500	6M U.S. LIBOR + 170 bps	3.70%	40.67	January 29, 2018
Floating-to-Fixed	50,000	2,055,000	6M U.S. LIBOR + 170 bps	3.90%	41.10	March 23, 2018
Floating-to-Fixed	50,000	2,055,000	6M U.S. LIBOR + 170 bps	3.90%	41.10	March 23, 2018
Floating-to-Fixed	50,000	2,055,000	6M U.S. LIBOR + 170 bps	3.90%	41.10	March 23, 2018

Under the floating-to-fixed cross-currency swaps, SMPH effectively converted its US dollar-denominated loan into a Philippine peso-denominated loan when, at inception, it agreed to swap US dollar principal equal to the face amount of the loan for its agreed Philippine peso equivalent (P8,134 million and P6,165 million) with the counterparty banks and to exchange, at maturity date, the principal amount originally swapped. The agreement also requires SMPH to pay fixed interest at the Philippine peso notional amount and receives floating interest on the US\$ notional amount, on a semi-annual basis, simultaneous with the interest payments on the term loan facility.

Hedge Effectiveness Results

As the terms of the swaps have been negotiated to match the terms of the hedged loan, the hedges were assessed to be highly effective. The fair value of the outstanding cross-currency swaps amounting to ₱1,646 million gain and ₱1,668 million as at September 30, 2014 and December 31, 2013, respectively, was taken to equity under other comprehensive income. No ineffectiveness was recognized in the consolidated statement of income for the nine months ended September 30, 2014. Foreign currency translation loss arising from the hedged loan amounting to ₱1,407 million in 2014 and ₱940 million in 2013 was recognized in the consolidated statement of income. A foreign exchange gain equivalent to the same amount was recycled from equity to the consolidated statement of income during the same year.

Derivative Financial Instruments not Accounted for as Hedges

The table below shows information on the Company's interest rate swaps presented by maturity profile.

September 30, 2014 (Unaudited)				
	<1 Year	>1-<2 Years	>2-<5 Years	
Floating-Fixed				
Outstanding notional amount	\$145,000,000	\$—	\$—	
Receive-floating rate	6 months LIBOR+margin%			
Pay-fixed rate	2.91%-3.28%			
Outstanding notional amount	\$30,000,000	\$30,000,000	\$—	
Receive-floating rate	6 months LIBOR+margin%	6 months LIBOR+margin%		
Pay-fixed rate	3.18%	3.18%		
Outstanding notional amount	\$20,000,000	\$—	\$—	
Receive-floating rate	6 months LIBOR+margin%			
Pay-fixed rate	3.53%			
Outstanding notional amount	₱174,720,000	₱—	\$—	
Receive-floating rate	3MPDST-F			
Pay-fixed rate	3.65%			
Outstanding notional amount	₱174,720,000	₱—	\$—	
Receive-floating rate	3MPDST-F+margin%			
Pay-fixed rate	4.95%			
Fixed-Floating				
Outstanding notional amount	₱960,000,000	₱—	\$—	
Receive-fixed rate	5.44%			
Pay-floating rate	3MPDST-F			
Outstanding notional amount	₱960,000,000	₱—	\$—	
Receive-fixed rate	7.36%			
Pay-floating rate	3MPDST-F+margin%			

December 31, 2013 (Audited)			
	<1 Year	>1-<2 Years	>2-<5 Years
Floating-Fixed			
Outstanding notional amount	\$145,000,000	\$145,000,000	\$—
Receive-floating rate	6 months LIBOR+margin%	6 months LIBOR+margin%	
Pay-fixed rate	2.91%–3.28%	2.91%–3.28%	
Outstanding notional amount	\$30,000,000	\$30,000,000	\$—
Receive-floating rate	6 months LIBOR+margin%	6 months LIBOR+margin%	
Pay-fixed rate	3.18%	3.18%	
Outstanding notional amount	\$20,000,000	\$—	\$—
Receive-floating rate	6 months LIBOR+margin%		
Pay-fixed rate	3.53%		
Outstanding notional amount	₱174,720,000	₱174,720,000	\$—
Receive-floating rate	3MPDST-F	3MPDST-F	
Pay-fixed rate	3.65%	3.65%	
Outstanding notional amount	₱174,720,000	₱174,720,000	\$—
Receive-floating rate	3MPDST-F+margin%	3MPDST-F+margin%	
Pay-fixed rate	4.95%	4.95%	
Fixed-Floating			
Outstanding notional amount	₱960,000,000	₱950,000,000	\$—
Receive-fixed rate	5.44%	5.44%	
Pay-floating rate	3MPDST-F	3MPDST-F	
Outstanding notional amount	₱960,000,000	₱950,000,000	\$—
Receive-fixed rate	7.36%	7.36%	
Pay-floating rate	3MPDST-F+margin%	3MPDST-F+margin%	

Interest Rate Swaps. In 2013, SMPH entered into two floating to fixed Philippine peso interest rate swap agreements with a notional amount of ₱175 million each to offset the cash flows of the two fixed to floating Philippine peso interest rate swaps entered in 2010 to reflect SMPH's partial prepayment of the underlying Philippine peso loan (see Note 20). As at September 30, 2014 and December 31, 2013, these interest rate swaps have negative fair value of ₱4 million and ₱9 million, respectively.

In 2011, the SMPH entered into floating to fixed US\$ interest rate swap agreements with aggregate notional amount of US\$145 million. Under the agreements, SMPH effectively converts the floating rate U.S. dollar-denominated term loan into fixed rate loan with semi-annual payment intervals up to March 21, 2015 (see Note 20). As at September 30, 2014 and December 31, 2013, the floating to fixed interest rate swaps have aggregate negative fair value of ₱73 million and ₱114 million, respectively.

SMPH also entered into US\$ interest rate swap agreement with notional amount of US\$20 million in 2011. Under the agreement, SMPH effectively converts the floating rate U.S. dollar-denominated five-year bilateral unsecured loan into fixed rate loan with semi-annual payment intervals up to November 30, 2014 (see Note 20). As at September 30, 2014 and December 31, 2013, the floating to fixed interest rate swap has negative fair value of ₱5 million and ₱10 million, respectively.

In 2010, the SMPH entered into the following interest rate swap agreements:

- A US\$ interest rate swap agreement with nominal amount of US\$30 million. Under the agreement, SMPH effectively converts the floating rate U.S. dollar-denominated five-year bilateral unsecured loan into fixed rate loan with semi-annual payment intervals up to November 30, 2015 (see Note 20). As at September 30, 2014 and December 31, 2013, the floating to fixed interest rate swap has a negative fair value of ₱28 million and ₱36 million, respectively
- Two Philippine peso interest rate swap agreements with notional amount of ₱1,000 million each, with amortization of ₱10 million every anniversary. The consolidated net cash flows of the two swaps effectively converts the Philippine peso-denominated five-year inverse floating rate notes into floating rate notes with quarterly payment intervals up to June 2015 (see Note 20). As at September 30, 2014 and December 31, 2013, these interest rate swaps have positive fair value of ₱54 million and ₱110 million, respectively.

In 2009, SMPH entered into US\$ interest rate swap agreements with an aggregate notional amount of US\$25 million. Under these agreements, SMPH effectively converts the floating rate US dollar-denominated five-year bilateral loan into fixed rate loan with semi-annual payment intervals up to November 2013 (see Note 20). Fair value changes from the matured swap recognized in the consolidated statements of income amounted to ₱10 million gain in 2013

Non-deliverable Currency Forwards and Swaps. In 2014 and 2013, the SMPH entered into sell ₱ and buy US\$ currency forward contracts. It also entered into sell US\$ and buy ₱ currency forward and swap contracts with the same aggregate notional amount. Net fair value changes from the settled currency forward and swap contracts recognized in the consolidated statements of income amounted to ₱11 million gain in 2014 and ₱14 million gain in 2013.

Fair Value Changes on Derivatives

The net movements in fair value of all derivative instruments are as follows:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
Balance at beginning of period	₱1,618,836	(₱134,351)
Net changes in fair value during the year	(277,352)	1,670,214
Fair value of settled derivatives	248,834	82,973
Balance at end of period	₱1,590,318	₱1,618,836

In 2014, the net changes in fair value amounting to ₱277 million include net interest paid on interest rate swap and cross currency swap contracts amounting to ₱260 million, which is charged against “Interest expense” account in the consolidated statements of income, net mark-to-market loss on derivative instruments accounted for as cash flow hedges amounting to ₱21 million, which is included under “Net fair value changes on cash flow hedges” account in equity, and net mark-to-market gain on derivative instruments not designated as hedges amounting to ₱4 million, which is included under “Others - net” account in the consolidated statements of income.

In 2013, the net changes in fair value amounting to ₱1,670 million include net interest paid on interest rate swap and cross currency swap contracts amounting to ₱115 million, which is charged

against “Interest expense” account in the consolidated statements of income, net mark-to-market gain on derivative instruments accounted for as cash flow hedges amounting to ₱1,668 million, which is included under “Net fair value changes on cash flow hedges” account in equity, and net mark-to-market gain on derivative instruments not designated as hedges amounting to ₱117 million, which is included under “Others - net” account in the consolidated statements of income.

The reconciliation of the amounts of derivative assets and liabilities recognized in the consolidated balance sheets follows:

	September 30, 2014 (Unaudited)	December 31, 2013 (Audited)
	<i>(In Thousands)</i>	
Derivative assets	₱1,700,903	₱1,778,810
Derivative liabilities	(110,585)	(159,974)
	₱1,590,318	₱1,618,836

30. EPS Computation

Basic/diluted EPS is computed as follows:

	September 30, 2014 (Unaudited)	September 30, 2013 (As restated - see Note 6) (Unaudited)
	<i>(In Thousands)</i>	
Net income attributable to equity holders of the parent (a)	₱13,456,619	₱12,037,512
Common shares issued at beginning and end of period	33,166,300	33,166,300
Less treasury stock (see Note 21)	5,392,787	5,403,008
Weighted average number of common shares outstanding (b)	27,773,513	27,763,292
Earnings per share (a/b)	₱0.485	₱0.434

SM Prime Holdings, Inc. and Subsidiaries
Aging of Accounts Receivables
As at September 30, 2014
(Amounts in Thousands)

Trade:	
Sale of real estate	P30,607,101
Rent:	
Third parties	3,273,064
Related parties	1,824,393
Others	97,811
Advances to suppliers	1,200,520
Due from related parties	711,204
Nontrade	611,529
Receivable from a co-investor	273,000
Accrued interest	137,098
Others	1,586,531
	40,322,251
Less allowance for doubtful accounts	430,453
	39,891,798
Less noncurrent portion of receivables from sale of real estate	9,275,758
	P30,616,040

The aging analyses of receivables follows:

Neither past due nor impaired	P32,968,864
Past due but not impaired:	
Less than 30 days	1,487,763
31–90 days	1,559,075
91–120 days	564,043
Over 120 days	3,312,053
Impaired	430,453
	P40,322,251

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Financial and Operational Highlights
(In Million Pesos, except for financial ratios and percentages)

	Third Quarter					Nine Months Ended September 30				
	2014	% to Revenues	2013	% to Revenues	% Change	2014	% to Revenues	2013	% to Revenues	% Change
Profit and Loss Data										
Revenues	14,375	100%	12,769	100%	13%	47,799	100%	43,934	100%	9%
Costs and Expenses	8,415	59%	7,705	60%	9%	27,681	58%	26,251	60%	5%
Operating Income	5,959	41%	5,064	40%	18%	20,117	42%	17,683	40%	14%
Net Income	3,659	25%	3,267	26%	12%	13,457	28%	12,038	27%	12%
EBITDA	7,375	51%	6,666	52%	11%	24,921	52%	22,093	50%	13%

	Sep 30 2014	% to Total Assets	Dec 31 2013	% to Total Assets	% Change
Balance Sheet Data					
Total Assets	385,145	100%	335,584	100%	15%
Investment Properties	194,332	50%	171,666	51%	13%
Total Debt	131,642	34%	106,313	32%	24%
Net Debt	95,314	25%	77,132	23%	24%
Total Stockholders' Equity	177,218	46%	163,267	49%	9%

Financial Ratios	Sep 30 2014	Dec 31 2013
Debt to Equity	0.43 : 0.57	0.39 : 0.61
Net Debt to Equity	0.35 : 0.65	0.32 : 0.68

	Sep 30 2014	Sep 30 2013
Return on Equity	0.11	0.10
Debt to EBITDA	3.96	3.74
Interest Coverage Ratio	8.71	8.56
Operating Income to Revenues	0.42	0.40
EBITDA Margin	0.52	0.50
Net Income to Revenues	0.28	0.27

Revenue

SM Prime recorded consolidated revenues of ₱47.80 billion for the first nine months of 2014, an increase of 9% from ₱43.93 billion in the same period 2013, primarily due to the following:

Rent

SM Prime recorded consolidated revenues from rent of ₱26.44 billion in 2014, an increase of 12% from ₱23.67 billion in 2013. The increase in rental revenue was primarily due to the new malls and expansions opened in 2013 and 2014, namely, SM Aura Premier, SM City BF Parañaque, Mega Fashion Hall in SM Megamall, and SM City Cauayan, with a total gross floor area of 527,000 square meters. Excluding the new malls and expansions, same-store rental growth is at 7%.

Real Estate Sales

SM Prime recorded a flat growth in real estate sales in 2014 of ₱15.97 billion primarily due to more blockbuster projects and higher number of project launches in 2010 up to 2011 namely, Jazz, Light, Shell, Wind and Green Residences compared to project launches made in 2012 of only Breeze and Grace Residences. On the average, it takes about two years before revenues are recognized in the books because of percentage of completion accounting. Actual construction of projects usually starts within one year from launch date. In 2011, four new projects were launched equivalent to around 8,700 units while in 2012, this was reduced to only two projects equivalent to around 4,600 units.

Cinema Ticket Sales

SM Prime cinema ticket sales significantly increased by 21% to ₱3.26 billion in 2014 from ₱2.71 billion in 2013. The increase was due to the showing of international and local blockbuster movies as well as opening of additional digital cinemas in the new malls and expansions. The major blockbusters screened in 2014 were “Transformers: Age of Extinction,” “The Amazing Spiderman 2,” “Maleficent,” “Starting Over Again,” and “Bride for Rent.” The major blockbusters shown in 2013 were “Ironman 3,” “Man of Steel,” “It Takes a Man and a Woman,” “Despicable Me 2,” and “Fast & Furious 6.” Excluding the new malls and expansions, same-store cinema ticket sales is at 16%.

Other Revenues

Other revenues likewise increased by 20% to ₱2.12 billion in 2014 from ₱1.76 billion in 2013. The increase was mainly due to opening of new amusement rides in SM By the Bay in Mall of Asia and Sky Ranch in Tagaytay, reopening of ice skating rink and bowling center in SM Megamall last January 2014, and increase in sponsorship income and merchandise sales from snackbars. This account is mainly composed of amusement income from rides, bowling and ice skating operations including the Exploreum and SM Storyland, merchandise sales from snackbars and food and beverages from hotels and convention centers.

Costs and Expenses

SM Prime recorded consolidated costs and expenses of ₱27.68 billion for the first nine months of 2014, an increase of 5% from ₱26.25 billion in the same period ended 2013, as a result of the following:

Costs of Real Estate

Consolidated costs of real estate was ₱9.09 billion in 2014, representing a decrease of 5% from ₱9.52 billion in 2013. The decrease was primarily the result of lower revenues from real estate sales of projects launched in 2010 namely, Grass, Jazz, Light, Sun and Wind Residences, net of revenues recognized from projects launched in 2011 and 2012 namely, Grace, Shell, Breeze, and Green Residences. Gross profit margin for residential, however improved to 43% in 2014 compared to 40% in 2013 as a result of improving cost efficiencies as well as rationalization of expenses.

Operating Expenses

SM Prime's consolidated operating expenses increased by 11% to ₱18.60 billion in 2014 compared to last year's ₱16.73 billion. Same-store mall growth in operating expenses is 6% and the balance is mainly attributable to the opening of new malls and expansions.

Consolidated marketing and selling expenses is flat at ₱2.18 billion mainly due to reduction in expenses related to SM Residences showrooms and exhibits, advertising, and out-of-home, as part of the residential business unit's overall rationalization of its cost structure

Other Income (Charges)

Interest Expense

SM Prime's consolidated interest expense increased by 11% to ₱2.86 billion in 2014 compared to ₱2.58 billion in 2013 due to new bank loans availed during 2013 and 2014 for working capital and capital expenditure requirements.

Interest and Dividend Income

Interest and dividend income decreased by 44% to ₱506 million in 2014 from ₱911 million in 2013. This account is mainly composed of dividend and interest income received from cash and cash equivalents, investments held for trading and available-for-sale investments. The decrease in interest income is due to the pretermination of short-term investments in February 2014 and lower average balance of cash and cash equivalents in the first nine months of 2014 compared to same period last year. The decrease in dividend income is due to less dividends received on available-for-sale investments held compared to the same period last year.

Other income (charges) - net

Other charges – net increased by 239% to ₱282 million in 2014 from ₱83 million in 2013 mainly due to unrealized marked-to-market loss on investments held for trading.

Provision for income tax

SM Prime's consolidated provision for income tax increased by 20% to ₱3.67 billion in 2014 from ₱3.05 billion in 2013. The increase is due to the related increase in taxable income as well as expiration of certain income tax holiday incentives of the residential business unit.

Net income

As a result of the foregoing, consolidated net income for the nine months ended September 30, 2014 increased by 12% to ₱13.46 billion from ₱12.04 billion in the same period last year.

Balance Sheet Accounts

Cash and cash equivalents significantly increased by 30% from ₱27.14 billion as of December 31, 2013 to ₱35.36 billion as of September 30, 2014. Part of this account still includes portion of the proceeds from the issuance of bonds in September 2014 amounting to ₱20.00 billion and the US\$210 million loan to finance working capital and capital expenditure requirements in 2014.

Investments held for trading decreased by 16% from ₱1.15 billion as of December 31, 2013 to ₱0.97 billion as of September 30, 2014, due to scheduled maturities of investment in bonds.

Receivables increased by 13% from ₱27.18 billion as of December 31, 2013 to ₱30.62 billion as of September 30, 2014, mainly due to increase in construction accomplishments of sold units as well as new sales for the period. This account also includes rent receivables from leases of shopping mall spaces.

Condominium and residential units decreased by 7% from ₱6.10 billion as of December 31, 2013 to ₱5.69 billion as of September 30, 2014, mainly due to subsequent sales.

Land and development increased by 41% from ₱34.82 billion as of December 31, 2013 to ₱49.07 billion as of September 30, 2014 mainly due to land acquisitions and construction in progress related to residential projects.

Prepaid expenses and other current assets decreased by 11% from ₱9.94 billion as of December 31, 2013 to ₱8.84 billion as of September 30, 2014, mainly due to subsequent amortization of prepaid taxes and other prepayments.

Property and equipment decreased by 13% from ₱1.58 billion as of December 31, 2013 to ₱1.38 billion as of September 30, 2014, mainly due to depreciation.

Investment properties increased by 13% from ₱171.67 as of December 31, 2013 to ₱194.33 billion as of September 30, 2014 primarily because of ongoing new mall projects located in Cebu City, Cabanatuan, San Mateo and Angono in the Philippines and Zibo and Tianjin in China. Also, the increase is attributable to landbanking and construction costs incurred for ongoing projects of the commercial and the hotel group namely, Five E-com, SM Cyber West and Conrad Hotel Manila.

Available-for-sale investments increased by 27% from ₱23.37 billion as of December 31, 2013 to ₱29.72 billion as of September 30, 2014, due to higher market prices of listed shares held under this portfolio.

Derivative assets decreased by 4% from ₱1.78 billion as of December 31, 2013 to ₱1.70 billion as of September 30, 2014, mainly resulting from net fair value changes on a \$350 million cross currency swap transaction designated as a cash flow hedge. Likewise, derivative liabilities decreased by 31% from ₱160 million as of December 31, 2013 to ₱111 million as of September 30, 2014, due to marked-to-market gains on interest rate swaps used to hedge interest rate exposure on loans.

Deferred tax assets increased by 29% from ₱691 million as of December 31, 2013 to ₱889 million as of September 30, 2014, mainly due to NOLCO. Deferred tax liabilities increased by 20% from ₱2.02 billion as of December 31, 2013 to ₱2.42 billion as of September 30, 2014, mainly due to unrealized gross profit on sale of real estate for tax purposes.

Other noncurrent assets decreased by 9% from ₱29.27 billion as of December 31, 2013 to ₱26.58 billion as of September 30, 2014, mainly due to reclassification of deposits for land to land and development.

Loans payable decreased by 15% from ₱3.25 billion as of December 31, 2013 to ₱2.77 billion as of September 30, 2014, due to subsequent payments of maturing loans.

Accounts payable and other current liabilities increased by 19% from ₱45.30 billion as of December 31, 2013 to ₱53.97 billion as of September 30, 2014, mainly due to increase in payables to contractors and suppliers related to ongoing projects.

Long-term debt increased by 25% from ₱103.06 billion as of December 31, 2013 to ₱128.87 billion as of September 30, 2014, due to issuance of bonds in September 2014 amounting to ₱20.00 billion and the availment of US\$210 million loan to fund capital expenditures and for working capital requirements.

Tenants' deposits increased by 9% from ₱10.25 billion as of December 31, 2013 to ₱11.15 billion as of September 30, 2014, due to the new malls and expansions which opened in 2013 and 2014. Likewise, liability for purchased land increased by 25% from ₱1.12 billion as of December 31, 2013 to ₱1.40 billion as of September 30, 2014, due to landbanking.

The Company's key financial indicators are measured in terms of the following: (1) debt to equity which measures the ratio of interest bearing liabilities to stockholders' equity; (2) net debt to equity which measures

the ratio of interest bearing liabilities net of cash and cash equivalents and investment securities to stockholders' equity; (3) return on equity (ROE) which measures the ratio of net income to capital provided by stockholders; (4) earnings before interest, income taxes, depreciation and amortization (EBITDA); (5) debt to EBITDA which measures the ratio of EBITDA to total interest-bearing liabilities; (6) interest coverage ratio which measures the ratio of EBITDA to interest expense; (7) operating income to revenues which basically measures the gross profit ratio; (8) EBITDA margin which measures the ratio of EBITDA to gross revenues and (9) net income to revenues which measures the ratio of net income to gross revenues. The following discuss in detail the key financial indicators of the Company.

Interest-bearing debt to stockholders' equity increased to 0.43:0.57 as of September 30, 2014 from 0.39:0.61 as of December 31, 2013, while net interest-bearing debt to stockholders' equity increased to 0.35:0.65 as of September 30, 2014 from 0.32:0.68 as of December 31, 2013, due to increase in long-term debt.

In terms of profitability, ROE increased to 11% as of September 30, 2014 from 10% as of September 30, 2013.

Debt to EBITDA slightly increased to 3.96:1 as of September 30, 2014 from 3.74:1 as of September 30, 2013, while interest coverage ratio increased to 8.71:1 as of September 30, 2014 from 8.56:1 as of September 30, 2013. EBITDA margin improved to 52% as of September 30, 2014 from 50% as of September 30, 2013.

Consolidated operating income to revenues improved at 42% as of September 30, 2014 from 40% as of September 30, 2013. Net income to revenues likewise improved at 28% as of September 30, 2014 from 27% as of September 30, 2013.

The Company has no known direct or contingent financial obligation that is material to the Company, including any default or acceleration of an obligation. There were no contingent liabilities or assets in the Company's balance sheet. The Company has no off-balance sheet transactions, arrangements, obligations during the reporting year as of balance sheet date.

There are no known trends, events, material changes, seasonal aspects or uncertainties that are expected to affect the company's continuing operations.

For the year 2014, the Company expects to incur capital expenditures of approximately ₱60 billion. This will be funded with internally generated funds and external borrowings.

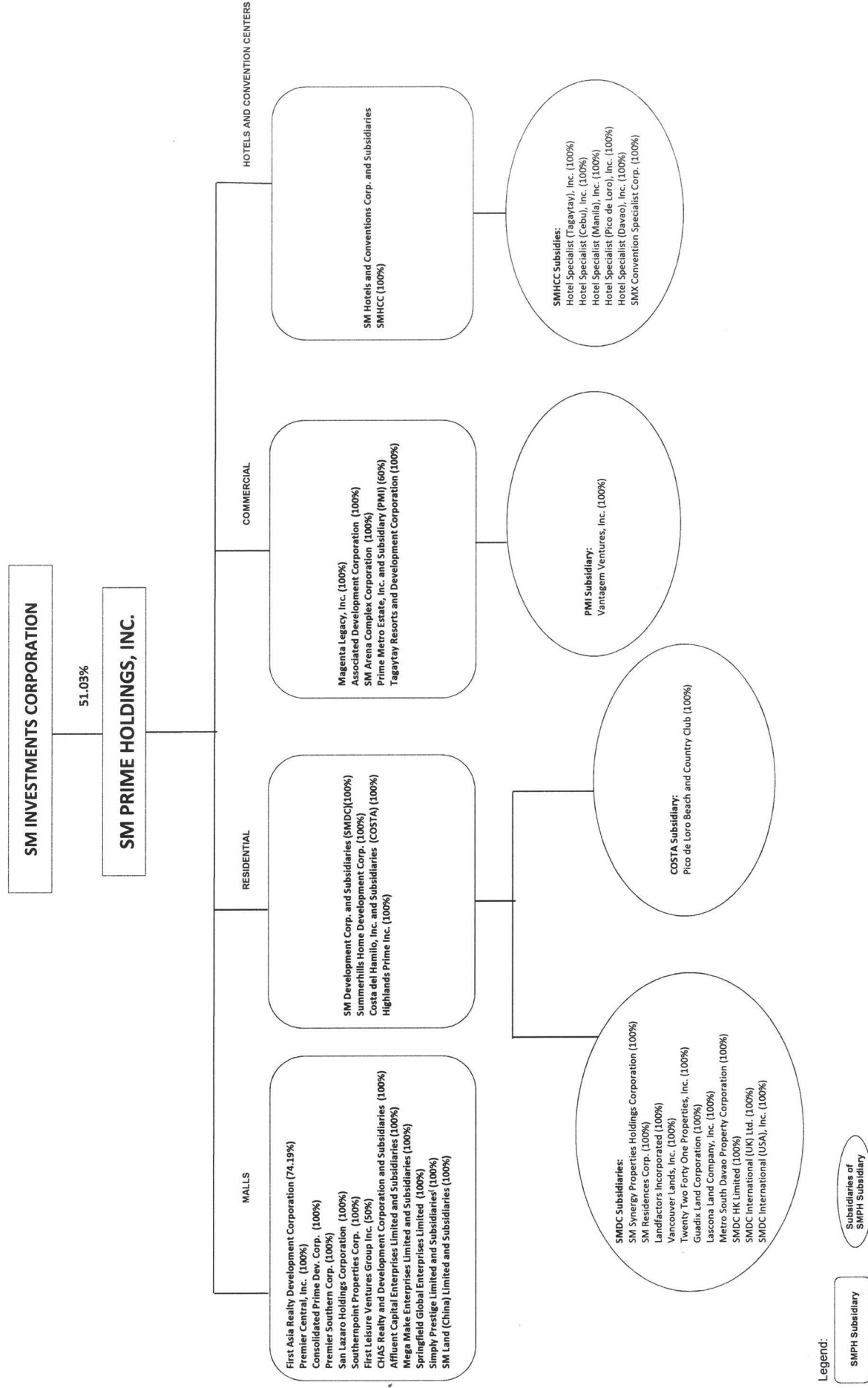
SM Prime's mall business unit has forty nine shopping malls in the Philippines with 6.3 million square meters of gross floor area and five shopping malls in China with 0.8 million square meters of gross floor area. For the rest of 2014, the mall business unit will open two new malls, located in Angono in the Philippines and Zibo in China. By end 2014, the mall business unit will have 50 malls in the Philippines and six in China with an estimated combined gross floor area of 7.5 million square meters.

SM Prime currently has twenty two residential projects in the market, twenty one of which are in Metro Manila and one in Tagaytay. Last August 2014, SM Prime launched Air Residences with 3,642 units. For the rest of 2014, SM Prime is launching one new project and two expansions of existing towers in Metro Manila and in Tagaytay, equivalent to about 5,666 additional units.

SM Prime's Commercial Properties Group has recently completed SM Cyber West in Quezon City. It already topped off the Five E-com building and has also started the construction of Three E-com building last September 2014. By end 2014, the commercial business unit will have four office buildings with an estimated gross leasable area of 122,000 square meters.

For hotels and convention centers, last October 2014, SM Prime opened the SMX Convention Center in Bacolod. Park Inn by Radisson in Clark, Pampanga and Conrad Hotel Manila in the Mall of Asia Complex in Pasay are expected to open in the last quarter of 2015.

SM PRIME HOLDINGS, INC. AND SUBSIDIARIES
MAP OF RELATIONSHIPS OF THE COMPANIES WITHIN THE GROUP
As of September 30, 2014



Note: % Refers to Effective Ownership

SM PRIME HOLDINGS, INC. AND SUBSIDIARIES
FINANCIAL RATIOS - KEY PERFORMANCE INDICATORS
AS OF SEPTEMBER 30, 2014 AND 2013

	Sept 30 2014	Sept 30 2013
i. Current ratio		
<u>Total current assets</u>		
Total current liabilities	1.70	1.35
ii. Debt-to-equity ratio		
<u>Total interest-bearing liabilities</u>		
Total equity attributable to equity holders of the parent + Total interest-bearing liabilities	0.43 : 0.57	0.41 : 0.59
Net debt-to-equity ratio		
<u>Total interest-bearing liabilities less cash and cash equivalents and investment securities</u>		
Total equity attributable to equity holders of the parent + Total interest-bearing liabilities less cash and cash equivalents and investment securities	0.35 : 0.65	0.31 : 0.69
iii. Asset to equity ratio		
<u>Total assets</u>		
Total equity attributable to equity holders of the parent	2.17	2.20
	Sept 30 2014	Sept 30 2013
<i>(Annualized)</i>		
iv. Earnings before interest, income taxes, depreciation and amortization (EBITDA) to interest expense		
<u>EBITDA</u>		
Interest expense	8.71	8.56
Debt to EBITDA		
<u>Total interest-bearing liabilities</u>		
EBITDA	3.96	3.74
v. Return on equity		
<u>Net income attributable to equity holders of the parent</u>		
Total average equity attributable to equity holders of the parent	0.11	0.10
Return on investment properties		
<u>Net income attributable to equity holders of the parent</u>		
Total average investment properties (excluding shopping mall complex under construction)	0.10	0.10

SIGNATURES

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

SM PRIME HOLDINGS, INC.

Registrant

Date: November 10, 2014



TERESA CECILIA H. REYES
Vice President – Finance