ANNEX G

INTERIM FINANCIAL STATEMENTS
ATTACHED TO THIS REPORT
(ended March 31, 2026 & June 30, 2026)

Interim Period Discussion

Annex “A” - Statements of Financial Position (as of March 31, 2026 and December 31, 2025)
Annex “B” - Statements of Comprehensive Income (Three Months ended March 31, 2026, Three Months ended March 31, 2025 and Three Months ended December 31, 2025)
Annex “C” - Statements of Cash Flows (Three Months ended March 31, 2026 and Three Months ended March 31, 2025)
Annex “D” - Statements of Changes in Equity (Three Months ended March 31, 2026, March 31, 2025 and December 31, 2025)

The above interim financial statements were prepared by the Club’s accountant in conformity with the Philippine Financial Reporting Standards (PFRS) and are under the historical cost convention, except for certain financial instruments that are carried at amortized cost. Amounts included in the financial statements of the Company are measured using Philippine Peso (Php), the currency of the primary economic environment in which the Company operates (the “functional currency”). The Club chose to present its financial statements using its functional currency. This is the same set of accounting policies adopted for the previous year’s annual audited financial statement.

There are no material events subsequent to the first quarter requiring adjustment to the financial statements or disclosure in the notes thereto that were not reflected in the financial statements.

Item 2. Management’s Discussion & Analysis of Financial Conditions & Results of Operations

Trends or any known demands, commitments, events or uncertainties affecting liquidity/Indicators of performance.

The Club continues to rely primarily on internal sources of liquidity, particularly collections from membership dues, sports club operations, food and beverage revenues, hotel operations, and other member-related charges.

Collection performance and sustaining operational revenues remain critical factors affecting the Club’s liquidity. While operations have generally normalized after the pandemic years, the Club continues to experience challenges arising from increased operating costs, inflationary pressures, maintenance requirements of aging facilities, and the need for continuous capital improvements.

In year 2025, Food and Beverage revenues and Sports Club revenues continued to improve, which helped sustain the Club’s operations. However, decreases in Membership Dues, Hotel Operations, and Other Revenues, particularly proprietary share transfer fees, affected the Club’s overall revenue performance. Moreover, increases in operating costs such as repairs and maintenance, utilities, manpower-related expenses, communication, depreciation, and finance costs also impacted liquidity during the year.

Management continues to focus on improving collection efficiency, managing operating expenses, and maintaining operational sustainability. Current obligations of the Club remain primarily composed of short-term obligations to suppliers and loan repayments.

Since the effects of the pandemic, the Club’s financial standing significantly improved beginning 2023 and continued through 2024. However, during 2025, operations became more challenging due to rising costs and lower revenues from certain income streams, resulting in lower profitability and tighter liquidity conditions. Despite these challenges, Management remains optimistic that the Club will continue to sustain operations and improve its financial performance through operational efficiency, facility enhancements, and member engagement initiatives.

Indicators of the Club's performance. With the new developments, the indicators of performance of the Club is the improvement of monthly dues collections and cost saving measures for electricity and other major costs. The Club will have to keep looking for effective ways how to increase revenues and limit expenses.

The Company monitors the results of its operations and status of its financial position every quarter of operations and the cumulative or year to date status of such indicators.

With regard to the status of operations, it computes the gross profit from regular operations and determines the gross profit ratio which is the ratio of gross profit over net revenues. The Club profits in the first quarter of 2026 is lower by 10% as compared with the year 2025. Further, it was able to control administrative and general expenses to almost similar level in 2026 compared with the first quarter of 2025, thus generating minimal increase in operating loss by 6% in the first quarter of the year 2026.

Based on the amounts presented in the statement of financial position, another indicator that can be computed is the current ratio, the basis of determining the ability of the Club's to meet maturing short-term obligation as they fall due. There was a minimal increase in this ratio to 0:66:1 at the end of first quarter of 2026 as compared with 0.64:1 by the end of year 2025.

Material commitments for capital expenditures. The Club continued its commitment to maintaining and improving its facilities during 2025. Major repairs and maintenance works were undertaken on various Club facilities and equipment to preserve operational efficiency and improve member experience.

The Club remains committed to the continuing rehabilitation, upgrading, and enhancement of its facilities, particularly in the Country Club, hotel, sports, and golf course areas. These projects are intended to improve service quality, operational sustainability, and revenue-generating capability of the Club.

Since 2021, the Club has consistently implemented facility upgrades and major repairs on its aging buildings, golf course systems, and operational equipment. Improvements included waterproofing works, repairs on building structures, maintenance of irrigation and water systems, replacement and repair of equipment, and enhancement of member facilities.

In 2025, the Club continued to prioritize maintenance of the golf course, clubhouse facilities, utilities, and operational equipment despite financial challenges. Repairs and Maintenance expense significantly increased during the year due to the Club's continuing efforts to preserve the quality and safety of its facilities.

The Club likewise continued to meet its commitments to contractors, suppliers, manpower service providers, and maintenance personnel necessary to sustain regular operations and maintain the golf course and facilities in good operating condition.

Management intends to continue these improvement projects in the succeeding years as part of the Club's long-term sustainability and operational enhancement plans.

Losses. The overall results of operations of the Club during the first quarter of the year 2026 recorded a normal improvement. This is a continuation of the improvement of the Club's revenues in 2022, up to year 2024, which was a complete recovery as compared with the pandemic year 2021 and 2020. The year 2022 gross revenues even surpassed the annual revenues prior to the pandemic years.

Revenues for the year 2021 was better as compared with the year 2020 where the significant effect of the pandemic was felt. Cost and expenses in maintaining operations during 2021 started to improve but since it is still a pandemic year, costs are still relatively higher than in normal situation. Due to such factor, losses remained high.

The lowered limit of operation during 2020 due to the pandemic resulted to significant decline in revenues as compared to period before the pandemic. An improvement during the current period in 2021 was seen as operating level was increased to about 70% to 80% as a requirement of the quarantine protocols by the National government.

However, it is not enough to cover all expenses and the Club is also controlling its expenses to avoid further major losses.

The Club had the worst financial and operational effects in the year 2020 when it was affected by the Taal Volcano eruption and the Covid19 Pandemic. There were no major losses in the same period in 2019 and 2018. In 2018 up to the first quarter of 2019, just like in the previous year, there are no significant elements of income or loss that did arise from the Club's continuing operations. It is not foreseen that it will incur major losses, only minor ones that may be due to lowered level operations in the immediate future.

Material Changes. During 2022, business conditions started to normalize and all government restrictions were lifted. The economy gradually reopened and patrons began returning to their normal activities. These developments provided the Club an opportunity to recover losses incurred in prior years. The same trend continued during 2023, 2024 and 2025 which further improved the financial position of the Club.

During the first quarter of 2026, the Club continued its regular operations amid a more competitive business environment and changing market conditions. Total revenues for the first quarter of 2026 increased by 5% or approximately P3.3 million compared with the same period in 2025.

Food and Beverage revenues increased by 27% or approximately P6.2 million mainly due to increased patronage from members and guests, including functions, and events held at the Club's restaurants and facilities. *Sports Club* revenues likewise increased by 3% or about P612 thousand due to the slight increase in golf activities, guest players, and tournament bookings during the quarter.

Hotel Operations revenues, however, decreased by 49% or approximately P2.8 million compared with the same period in 2025 due to lower room occupancy and fewer hotel-related bookings during the quarter. *Other Revenues* also decreased by 6% or approximately P800 thousand mainly because of lower collections from other charges and other member-related fees compared with the previous year.

Direct Costs for the first quarter of 2026 increased by 8% or approximately P4.1 million compared with the same period in 2025. *Food and Beverage* direct costs increased by 12% or approximately P2.5 million in line with the increase in Food and Beverage revenues. *Hotel Operation* direct costs increased by 49% or approximately P2.5 million despite lower revenues due to the fixed nature of certain hotel operating costs and maintenance expenses incurred during the period.

Sports Club direct costs decreased by 4% or approximately P895 thousand mainly due to lower maintenance-related expenditures and operational efficiencies implemented during the quarter. *Depreciation* expense remained substantially at the same level compared with the prior year.

As a result of the increase in direct costs relative to revenue growth, *Gross Profit* for the first quarter of 2026 decreased by 10% or approximately P851 thousand compared with the corresponding period in 2025.

General and Administrative Expenses slightly increased by 1% or approximately P352 thousand compared with the same period in 2025 mainly due to increases in utilities, administrative overhead, and other operating expenses associated with continuing operations.

Consequently, *Operating Loss* for the first quarter of 2026 increased by 6% or approximately P1.2 million compared with the same period in 2025. *Finance costs* likewise increased by 19% or approximately P158 thousand due to additional borrowings and interest-bearing obligations availed by the Club.

Due to the combined effects of changes in revenues, direct costs, operating expenses, and finance costs, *Net Loss* for the first quarter of 2026 amounted to P2.1 million compared with Net Loss of P417 thousand for the same period in 2025, representing an increase in net loss of approximately P1.6 million or 396%.

As of the end of the first quarter of 2026, basic loss per share amounted to P1,033 per Gold Share and P517 per Silver Share compared with P208 and P104, respectively, in 2025. The loss per share was computed by dividing the total net loss by the total issued and outstanding shares. Loss is proportioned between the two classes of shares at a 2:1 ratio between Gold and Silver shares based on the provisions of the Articles of Incorporation which state that the issue value of Gold shares is twice that of Silver shares and that such ratio should be maintained at all times.

Total issued and outstanding shares consist of 2,000 Gold shares and 2,000 Silver shares.

In the Balance Sheet, *Cash* as of March 31, 2026 increased by approximately P12.8 million or 38% compared with the balance as of December 31, 2025. The increase was primarily attributable to improved revenue collections during the first quarter of 2026 and continued collection efforts on outstanding receivables. Despite regular payments of obligations to suppliers and contractors, the Club was able to maintain a higher cash balance at the end of the quarter. Management continues to focus on improving facilities and amenities within the Club to enhance the overall experience of its members and guests.

Trade and Other Receivables decreased by approximately P8.9 million or 27% compared with the balance at the end of 2025, indicating improvement in the Club's collection performance during the period. The reduction in receivables contributed positively to the increase in cash inflows and liquidity.

Prepayments and Other Current Assets increased by approximately P927 thousand or 9% compared with the balance as of December 31, 2025. The increase was mainly due to additional advance payments and other prepaid operating expenses recognized during the quarter.

Property and Equipment decreased by approximately P8.1 million or 1% compared with the balance at the end of 2025 primarily due to the recognition of depreciation expense during the quarter. No significant capital additions were recorded during the period sufficient to offset the depreciation recognized.

Trade and Other Payables increased by approximately P4.7 million or 6% mainly due to timing of payments to suppliers, contractors, and service providers as of the end of the quarter. The Club continued to settle obligations in the ordinary course of business while managing available cash resources.

Loans Payable, including both current and non-current portions, decreased by approximately P5.9 million due to regular installment payments made on the Club's outstanding loan obligations during the first quarter of 2026. The reduction in outstanding principal balances is expected to gradually lessen future financing obligations of the Club.

Retirement Benefit Obligation remained at substantially the same balance as of March 31, 2026. The retirement liability pertains to the actuarially determined retirement benefit obligation recognized by the Club for its qualified employees based on the valuation performed by E.M. Zalamea Actuarial Services.

Total Stockholders' Equity decreased by approximately P2.1 million due to the net loss incurred during the first quarter of 2026. The Club continues to experience the effects of accumulated deficits recognized in prior years, particularly during the pandemic years. Management, however, remains focused on improving revenues, enhancing operational efficiency, and implementing cost-saving measures to minimize further reductions in equity.

Issuance, Repurchases and Repayments of Debt and Equity Securities

There are no debt or equity securities that the Club issued, repurchased or repaid during this reporting period.

Dividends Paid

The club's shares are proprietary in nature and no shareholders are paid dividends for their shareholdings.

Item 3. FINANCIAL RISK MANAGEMENT OBJECTIVES, POLICIES AND PROCEDURES

The Company's Management monitors and manages the financial risks relating to the operations of the Company through internal risk reports which analyze exposures by degree and magnitude of risks. These risks include market risk, interest rate risk, credit risk and liquidity risk.

Management established policies to manage the risks associated with financial instruments. Its overall risk management program is focused on the unpredictability of developments on the financial markets and seeks to minimize potential adverse effects on its financial position.

Management is in close cooperation with the Board of Directors and focuses on actively securing the Company's short-to-medium term cash flows by minimizing the exposure to financial markets.

Market Risk Management

Interest Rate Risk Management

The Company's exposure to interest rate risk arises from due loans which is subject to fixed interest rate and from its cash in bank which is subject to variable interest rates. The interest rate risk arising from loans and cash in banks are managed by means of effective investment planning and analysis, and maximizing investment opportunities in various local banks and financial institutions.

The Company's loss for the period ended March 31, 2026 and 2025 would have been unaffected since the Company has no borrowings at variable rates and interest rate risk exposure for its cash in bank, which is subject to variable rate, is very immaterial.

Credit Risk Management

Credit risk is the risk of financial loss to the Company if a customer or counter party to a financial instrument fails to meet its contractual obligations. The Company is exposed to credit risks from cash and trade and other receivables.

The Club considers the following policies to manage its credit risk:

- *Cash in Banks*

The club transacts only to banks with investment grade credit rating. This information is supplied by independent rating agencies. The club uses other publicly available information such as annual report to monitor the financial status of the banks. The club assesses the current and forecast information of the banking industry and the macro-economic factors such as GDP, interest, and inflation rates to determine the possible impact to banks.

- *Trade and Other Receivables*

  The club bills all members monthly. If any bill remains unpaid by the end of the month following that in which the bill was incurred, the club shall notify the member that if his/her bill is not paid by the end of the succeeding month his/her name will be posted as delinquent the following day at the clubhouse bulletin board. Delinquent accounts shall be charged by carrying fees, interests and surcharges. Members on the delinquent list for more than sixty (90) days and who have an outstanding balance of ₱100,000 or more, shall be reported to the Board and their shares or the shares of the juridical entities they represent shall thereafter be ordered and sold by the Board at an auction to satisfy the claims of the club. The club did not hold auction proceedings during the year. A member may pay his/her overdue account at any time before the auction sale.

The carrying amounts of financial assets measured at amortized cost are as follows:

		Mar 31, 2026		Mar 31, 2025
Cash in banks	P	33,651,209	P	28,252,800
Trade and other receivables – net		23,649,140		17,465,821
	P	57,300,349	P	45,718,621

The Company does not hold any collateral or other credit enhancements except for the share of stock that a shareholder has as the Club's security to cover this credit risk.

The table below shows the credit quality by class of financial assets of the Company:

	Neither Past Due nor Impaired							
		High Grade		Medium Grade		Low Grade		Total
31-Mar-26								
Cash in banks	₱	33,651,209	₱	-	₱	-	₱	33,651,209
Trade and other receivables – net	-	13,758,723		-		9,890,417		23,649,139
	₱	47,409,932	₱	-		9,890,417	₱	57,300,348
31-Mar-25								
Cash in banks	₱	28,252,800	₱	-	₱	-	₱	28,252,800
Trade and other receivables – net		10,821,408		-		6,644,413		17,465,821
	₱	39,074,208	₱	-	₱	6,644,413	₱	45,718,621

The credit quality of the financial assets was determined as follows:

Trade and Other Receivables

- High grade – These are receivables from counterparties with no default in payment.
- Medium grade – These are receivables from counterparties with up to three defaults in payment.
- Low grade – These are receivables from counterparties with more than three defaults in payment.

Cash and trade and other receivables are classified as high grade due to its high probability of collection (the counterparty has the apparent ability to satisfy its obligation and is readily enforceable).

25.03 Liquidity Risk Management

Ultimate responsibility for liquidity risk management rests with the Board of Directors, which has established an appropriate liquidity risk management framework for the management of the club's short, medium and long-term funding and liquidity management requirements. The club's manages liquidity risk by maintaining adequate reserves, by continuously monitoring forecast and actual cash flows and by matching the maturity profiles of financial assets and liabilities.

The following table details the club's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the club can be required to pay. The tables include both interest and principal cash flows.

	Weighted Average Effective Interest Rate	Within 1 Year	1 – 5 Years	Over 5 Years	Total
March 31,2026					
Trade and Other Payables	-	₱ 48,656,046	₱ 40,427,974	₱ -	₱ 89,084,020
Loans Payable	-	13,469,427	- 5,714,829	- -	₱ 19,184,256
		₱ 62,125,473	**₱ 46,142,803**	₱	- **108,268,276**
March 31,2025					
Trade and other payables	-	₱ 45,647,289	₱ 19,160,842	₱ -	₱ 64,808,131
Loans Payable	-	16,768,687	6,825,000	-	23,593,687
		₱ 62,415,976	**₱ 25,985,842**	**₱** -	**₱ 88,401,818**

The following table details the club's expected maturity for its non-derivative financial assets. The table has been drawn up based on the undiscounted contractual maturities of the financial assets including interest that will be earned on those assets. The inclusion of information on non-derivative financial assets is necessary in order to understand the club's liquidity risk management as the liquidity is managed on a net asset and liability basis.

	Weighted Average Effective Interest Rate		Within 1 Year		1 – 5 Years		Over 5 Years		Total
March 31,2026									
Cash	1%	₱	33,651,209	₱	-	₱	-	₱	33,651,209
Trade and other receivables – net	-		23,649,140	-	-	-	-	₱	23,649,140
		₱	**57,300,349**	₱	-	₱	-		**57,300,349**
March 31,2025									
Cash	1%	₱	28,252,800	₱	-	₱	-	₱	28,252,800
Trade and other receivables – net	-		17,465,821		-		-		17,465,821
		₱	**45,718,621**	₱	-	₱	-	₱	**45,718,621**

Item 4. FAIR VALUE MEASUREMENTS

The carrying amounts and estimated fair values of the club's financial assets and financial liabilities as of March 31, 2026 and 2025 are presented below:

		March 31,2026				March 31,2025		
		Carrying Amount		**Fair Value**		**Carrying Amount**		Fair Value
Financial Assets:								
Trade and other receivables	₱	**23,649,140**		**23,649,140**	₱	**17,465,821**		**17,465,821**
	₱	**23,649,140**	₱	**23,649,140**	₱	**17,465,821**	₱	**17,465,821**
Financial Liabilities:								
Trade and other payables	₱	**89,084,021**	₱	**89,084,021**	₱	**64,808,131**	₱	**64,808,131**
Loans payable		**19,184,256**		**19,184,256**		**23,593,687**		**23,593,687**
	P	**108,268,277**	**P**	**108,268,277**		**88,401,818**		**88,401,818**

Due to demand feature of cash and short-term maturities of trade and other receivables, trade and other payables (except trust fund for sports and games ties, unearned revenue, and payable to regulatory agencies) and due to related parties, Management believes that the fair values approximate the carrying amounts as of March 31, 2026 and 2025.

Loans payable are interest bearing. The interest rates approximate the market interest rates, hence, Management believes that the amortized cost approximates the fair value.

(vi.) Seasonal aspects

Higher patronage has been experienced during the vacation months, i.e., summer and Christmas. Patronage usually declines during the rainy season when patronage is usually limited to members who are residents or working in the Batangas area. The club expects the same to happen in the succeeding periods.

PART II
Other Information

There are no other material event or information that are required to be reported.

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 thereunto duly authorized.

Lipa City, ______ May 2026.

ARCH. ANTONIO V. TURALBA, JR.
Chairman

LEA V. LLANES
Finance Officer

ANNEX A

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF FINANCIAL POSITION
MARCH 31, 2026 AND DECEMBER 31, 2025

	March 31, 2026 Unaudited	December 31, 2025 Audited
ASSETS		
Current Assets		
Cash	33,651,209	20,824,026
Trade and other receivables - net	23,649,140	32,542,514
Prepayments and other current assests	10,870,994	9,944,357
Total Current Assets	**68,171,343**	**63,310,897**
Non Current Assets		
Property and equipment - net	1,075,663,406	1,083,733,031
TOTAL ASSETS	**1,143,834,750**	**1,147,043,928**
LIABILITIES AND STOCKHOLDERS' EQUITY		
Current Liabilities		
Trade and other payables	89,084,021	84,352,397
Loans Payable	13,469,427	14,409,606
Total Current Liabilities	**102,553,448**	**98,762,003**
Non-current Liabilities		
Loans Payable - net of current portion	5,714,829	10,648,889
Retirement benefit obligation	510,737	510,737
Deferred tax liability	1,455	1,455
Total Liabilities	**108,780,469**	**109,923,084**
Stockholders' Equity		
Capital Stock	1,940,578,294	1,940,578,294
Deficit	(905,150,771)	(903,084,208)
Remeasurements	(373,242)	(373,242)
Total Stockholders' Equity	**1,035,054,281**	**1,037,120,844**
TOTAL LIABILITIES &STOCKHOLDER'S EQUITY	**1,143,834,750**	**1,147,043,928**

Certified Correct: Lea V. Llanes
Finance Officer

ANNEX B

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF COMPREHENSIVE INCOME
FOR THE THREE MONTHS ENDED MARCH 31, 2026, MARCH 31, 2025 AND DECEMBER 31, 2025

	January - March 2026	January - March 2025	October-December, 2025
	Unaudited	Unaudited	Audited
REVENUES			
Food & Beverage	29,341,675	23,113,937	29,811,825
Hotel Operation	2,807,446	5,559,246	2,160,173
Sports Club	22,721,074	22,109,176	30,041,517
Other Revenues	11,920,062	12,727,685	-
	66,790,257	**63,510,043**	**62,013,514**
DIRECT COSTS			
Depreciation	6,870,100	6,838,158	7,157,069
Food & Beverage	23,727,451	21,225,142	30,405,257
Hotel Operation	7,579,692	5,088,120	10,472,583
Sports Club	20,807,291	21,701,852	12,292,436
	58,984,533	**54,853,272**	**60,327,345**
GROSS PROFIT	**7,805,724**	**8,656,771**	**1,686,170**
GENERAL & ADMINISTRATIVE EXPENSES	30,134,876	29,782,768	13,981,549
OPERATING LOSS	**(22,329,152)**	**(21,125,997)**	**(12,295,379)**
FINANCE COST	993,251	834,760	846,371
LOSS BEFORE PROVISION FOR (BENEFIT FROM) INCOME TAX	(23,322,402)	(21,960,757)	(13,141,750)
INCOME TAX EXPENSE	-	-	1,740,648
LOSS BEFORE MEMBERSHIP DUES	**(23,322,402)**	**(21,960,757)**	**(14,882,398)**
MEMBERSHIP DUES	21,255,839	21,543,875	24,875,354
NET INCOME (LOSS)	**(2,066,563)**	**(416,882)**	**9,992,956**
NET LOSS PER GOLD SHARE	**(1,033)**	**(208)**	**4,996**
NET LOSS PER SILVER SHARE	**(517)**	**(104)**	**2,498**

Certified Correct: Lea V. Llanes
Finance Officer

ANNEX C

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF CASH FLOWS
FOR THE THREE MONTHS ENDED MARCH 31, 2026 AND MARCH 31, 2025

	March 31, 2026 Unaudited	March 31, 2025 Unaudited
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before provision for income tax	(23,322,402)	(21,960,757)
Adjustments for:		
Depreciation	9,160,133	9,117,544
Interest Income	6,290	6,656
Operating Loss before Working Capital Changes	(14,155,980)	(12,836,557)
Changes in operating assets and liabilities:		
Decrease (Increase)in operating assets:		
Trade and other receivables	8,893,374	6,998,706
Inventories		
Prepayments and other current assets	(926,637)	698,907
Advances to Affiliates		
Increase (Decrease) in operating liabillities		
Deferred Revenues		
Trade and other payables	4,731,624	(6,601,585)
Net Cash used in operating activities	(1,457,620)	(11,740,529)
CASH FLOW FROM INVESTING ACTIVITIES		
Additions to property and equipment	(1,090,508)	(5,368,441)
Interest received	(6,290)	(6,656)
Net cash from (used in) investing activities	(1,096,798)	(5,375,097)
CASH FLOWS FROM FINANCING ACTIVITIES		
Assesment and collection of membership fees	21,255,839	21,543,875
Payments of loans payable	(5,874,239)	(5,509,343)
Payments of advances from affiliates	-	-
Net cash from financing activities	15,381,600	16,034,531
NET INCREASE (DECREASE) IN CASH	**12,827,182**	**(1,081,095)**
CASH AT BEGINNING OF PERIOD	20,824,026	29,333,894
CASH AT END OF PERIOD	**33,651,209**	**28,252,800**

Certified Correct: Lea V. Llanes
Finance Officer

ANNEX D

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF CHANGES IN EQUITY
FOR THE THREE MONTHS ENDED MARCH 31, 2026, MARCH 31, 2025 AND DECEMBER 31, 2025

	Capital Stock	Deficit	Remeasurement	Total
Balance at January 1, 2025	1,940,578,294	(881,774,273)	(238,486)	1,058,565,535
Excess of net loss over membership dues		(416,882)		(416,882)
Other comprehensive loss			-	-
Balance at March 31, 2025	**1,940,578,294**	**(882,191,155)**	**(238,486)**	**1,058,148,654**
Balance at October 1, 2025	1,940,578,294	(913,077,164)	(238,486)	1,027,262,644
Excess of net loss over membership dues		9,992,956		9,992,956
Other comprehensive loss	-		(134,756)	(134,756)
Balance at December 31, 2025	**1,940,578,294**	**(903,084,208)**	**(373,242)**	**1,037,120,844**
Balance at January 1, 2026	1,940,578,294	(903,084,208)	(373,242)	1,037,120,844
Excess of net loss over membership dues		(2,066,563)		(2,066,563)
Other comprehensive loss			-	-
Balance at March 31, 2026	**1,940,578,294**	**(905,150,771)**	**(373,242)**	**1,035,054,281**

Certified Correct: Lea V. Llanes
Finance Officer

B) *For Quarterly period ended June 30, 2026*

Item 1. Financial Statements

Annex "A" - Statements of Financial Position (June 30, 2026 and December 31, 2025

Annex "B" - Statements of Comprehensive Income –(Three Months Ended June 30, 2026, June 30, 2025, and March 31, 2026)
Annex "C" -Statements of Comprehensive Income – (Six Months Ended June 30, 2026 and June 30, 2026)
Annex "D" - Statements of Cash Flows – (Six Months Ended June 30, 2026 and June 30, 2025)
Annex "E" - Statements of Changes in Equity – (Six Months Ended June 30, 2026, June 30, 2025 and December 31, 2025)

The above interim financial statements were prepared by the Club's accountant in conformity with the Philippine Financial Reporting Standards (PFRS) and are under the historical cost convention, except for certain financial instruments that are carried at amortized cost. Amounts included in the financial statements of the Company are measured using Philippine Peso (Php), the currency of the primary economic environment in which the Company operates (the "functional currency"). The Club chose to present its financial statements using its functional currency. This is the same set of accounting policies adopted for the previous year's annual audited financial statement.

There are no material events subsequent to the second quarter requiring adjustment to the financial statements or disclosure in the notes thereto that were not reflected in the financial statements.

Item 2. Management's Discussion & Analysis of Financial Conditions & Results of Operations

Trends or any known demands, commitments, events or uncertainties affecting liquidity/Indicators of performance.

The Club continues to rely primarily on internal sources of liquidity, particularly collections from membership dues, sports club operations, food and beverage revenues, hotel operations, and other member-related charges.

Collection performance and sustaining operational revenues remain critical factors affecting the Club's liquidity. While operations have generally normalized after the pandemic years, the Club continues to experience challenges arising from increased operating costs, inflationary pressures, maintenance requirements of aging facilities, and the need for continuous capital improvements.

In year 2026, the Club recorded a very slow revenue growth at 4% at the end of second quarter compared with the same period of year 2025. Moreover, due to various external factors and uncertainties affecting many industries, the Club experienced also increases in operating costs such as repairs and maintenance, utilities, manpower-related expenses and other operating costs which also impacted liquidity during the year.

Management continues to focus on improving collection efficiency, managing operating expenses, and maintaining operational sustainability. Current obligations of the Club remain primarily composed of short-term obligations to suppliers and loan repayments.

Since the effects of the pandemic, the Club's financial standing significantly improved beginning 2023 and continued through 2024. However, during 2025, operations became more challenging due to rising costs and lower revenues from certain income streams, resulting in lower profitability and tighter liquidity conditions. Despite these challenges, Management remains optimistic that the Club will continue to sustain operations and improve its financial performance through operational efficiency, facility enhancements, and member engagement initiatives.

Indicators of the Club's performance. The Club monitors its operating results and financial position on a quarterly and year-to-date basis. The Club evaluates its financial performance using key indicators, including revenue growth, gross profit, gross profit margin, operating results, liquidity, and working capital. These indicators provide management with the basis for assessing the Club's operating efficiency, financial position, and ability to sustain operations.

For the six months ended June 30, 2026, *gross profit* declined to ₱3.88 million from ₱4.42 million in the same period of 2025, a decrease of ₱545 thousand or 12%, while *gross profit margin* decreased to 3.33% from 3.94%. *Operating loss* increased to ₱57.84 million, 13% higher than the ₱51.13 million recorded in 2025, as the increase in operating costs exceeded the growth in revenues.

Liquidity, as measured by the *current ratio*, declined to 0.54:1 as of June 30, 2026 from 0.64:1 as of December 31, 2025, indicating tighter *working capital*. Despite this, trade receivables decreased by 17.53% and total loans payable declined by 45.15%, reflecting improved collections and continued debt reduction.

Management will continue to focus on improving these key performance indicators through sustained revenue growth, enhanced utilization of the Club's facilities, disciplined cost management, effective working capital management, and continued reduction of financing obligations.

Material commitments for capital expenditures. Since 2021, the Club has consistently implemented facility upgrades and major repairs on its aging buildings, golf course systems, and operational equipment. Improvements included waterproofing works, repairs on building structures, maintenance of irrigation and water systems, replacement and repair of equipment, and enhancement of member facilities. The Club continued its commitment to maintaining and improving its facilities during 2025. Major repairs and maintenance works were undertaken on various Club facilities and equipment to preserve operational efficiency and improve member experience.

The Club remains committed to the continuing rehabilitation, upgrading, and enhancement of its facilities, particularly in the Country Club, hotel, sports, and golf course areas. These projects are intended to improve service quality, operational sustainability, and revenue-generating capability of the Club.

In 2025 and until the second half of year 2026, the Club continued to prioritize maintenance of the golf course, clubhouse facilities, utilities, and operational equipment despite financial challenges. Repairs and Maintenance expense significantly increased during the year due to the Club's continuing efforts to preserve the quality and safety of its facilities.

The Club likewise continued to meet its commitments to contractors, suppliers, manpower service providers, and maintenance personnel necessary to sustain regular operations and maintain the golf course and facilities in good operating condition.

Management intends to continue these improvement projects in the succeeding years as part of the Club's long-term sustainability and operational enhancement plans.

Losses. The overall results of operations of the Club during the first half of the year 2026 recorded a normal improvement. This is a continuation of the improvement of the Club's revenues in 2022, up to year 2024, which was a complete recovery as compared with the pandemic year 2021 and 2020. The year 2022 gross revenues even surpassed the annual revenues prior to the pandemic years.

Revenues for the year 2021 was better as compared with the year 2020 where the significant effect of the pandemic was felt. Cost and expenses in maintaining operations during 2021 started to improve but since it is still a pandemic year, costs are still relatively higher than in normal situation. Due to such factor, losses remained high.

The lowered limit of operation during 2020 due to the pandemic resulted to significant decline in revenues as compared to period before the pandemic. An improvement during the current period in 2021 was seen as operating level was increased to about 70% to 80% as a requirement of the quarantine protocols by the National government.

However, it is not enough to cover all expenses and the Club is also controlling its expenses to avoid further major losses.

The Club had the worst financial and operational effects in the year 2020 when it was affected by the Taal Volcano eruption and the Covid19 Pandemic. There were no major losses in the same period in 2019 and 2018. In 2018 up to the first quarter of 2019, just like in the previous year, there are no significant elements of income or loss that did arise from the Club's continuing operations. It is not foreseen that it will incur major losses, only minor ones that may be due to lowered level operations in the immediate future.

Material Changes. During 2022, business conditions started to normalize and all government restrictions were lifted. The economy gradually reopened and patrons began returning to their normal activities. These developments provided the Club an opportunity to recover losses incurred in prior years. The same trend continued during 2023, 2024 and 2025 which further improved the financial position of the Club. During the six months ended June 30, 2026, however, the operating environment remained challenging, characterized by heightened competition within the golf industries, moderating mostly members spending, persistent inflationary pressures, rising utility and labor costs, and continuing global economic uncertainties. In response, the Club continued to implement operational efficiency measures, cost management initiatives and revenue enhancement programs to mitigate the impact of these external factors.

At the end of the second quarter of year 2026, *Total Revenues* amounted to P116.51 million, representing an increase of P4.26 million or 4% from P112.25 million reported for the corresponding period in 2025.

Food and Beverage revenues increased by P5.42 million or 11%, primarily attributable to higher restaurant sales generated from increased member and member's guest patronage, tournaments and other Club events. *Sports Club* revenues likewise increased by P1.45 million or 3%, driven by higher golf-related activities, guest play and tournament revenues during the period.

The increase in Food and Beverage and Sports Club revenues was partially offset by a decline in Hotel Operations revenues of P1.22 million or 21%, primarily due to lower room occupancy and fewer hotel bookings. *Other Revenues* likewise decreased by P1.39 million or 14%, mainly due to lower collections from other operating revenues and other membership-related charges.

Direct Costs increased by P4.80 million or 4%, from P107.83 million in 2025 to P112.63 million in 2026. *Food and Beverage* direct costs increased by P2.57 million or 6%, consistent with the increase in restaurant operations. *Sports Club* direct costs decreased by P394 thousand or 1% due to continuing cost control measures and operating efficiencies. *Hotel Operations* direct costs increased by P2.56 million or 28%, reflecting the largely fixed nature of hotel operating and maintenance costs despite lower occupancy levels. *Depreciation* expense remained substantially at the same level as the prior year.

As a result of the increase in direct costs relative to revenue growth, *Gross Profit* decreased by P545 thousand or 12%, from P4.42 million in 2025 to P3.88 million in 2026.

General and Administrative Expenses increased by P6.17 million or 11%, from P55.55 million to P61.72 million, primarily due to higher personnel costs, utilities, repairs and maintenance, and other administrative expenses, including the impact of oil price hike, inflation on the cost of goods and services.

Consequently, Operating Loss increased by P6.71 million or 13%, from P51.13 million in 2025 to P57.84 million in 2026, as the increase in operating expenses and direct costs exceeded the growth in revenues.

Finance costs decreased by P396 thousand or 24%, from P1.67 million to P1.27 million, primarily due to lower outstanding interest-bearing obligations during the period.

As a result of the foregoing, Net Loss at the end of the second quarter of 2026 amounted to P59.11 million, compared with P52.80 million for the corresponding period in 2025, representing an increase of P6.32 million or 12%.

Membership Dues amounted to P38.75 million, representing an increase of P979 thousand or 3% over the P37.77 million recorded in the corresponding period of 2025. Nevertheless, the excess of Net Loss over Membership Dues increased to P20.36 million from P15.02 million in the prior year, representing an increase of P5.34 million or 36%.

Basic loss per share amounted to P10,181 per Gold Share and P5,090 per Silver Share, compared with P7,512 and P3,756, respectively, in the corresponding period of 2025. The loss per share is computed by dividing the total net loss by the total issued and outstanding shares. Loss is proportioned between the two classes of shares according to a 2:1 proportion between Gold and Silver shares. This is based on the provision in the Articles of Incorporation which provides that the issue value of Gold shares is twice that of the Silver shares, and that this 2:1 proportion is required to be maintained at all times.

Total issued Gold share is 2,000 shares while total issued Silver share is 2,000, for a total of P4,000 issued and outstanding shares.

In the Balance Sheet, *Cash* as of June 30, 2026 amounted to ₱20.06 million, a decrease of ₱760 thousand or 3.65% from ₱20.82 million as of December 31, 2025. The reduction was mainly due to cash disbursements for operating requirements, including payments to suppliers, contractors, and scheduled loan amortizations. Despite the decline, the Club maintained sufficient cash to support its operating and financing activities.

Trade and Other Receivables decreased by by ₱5.71 million or 17.53% compared with the balance at the end of 2025, indicating improvement in the Club's collection performance during the period. The reduction in receivables contributed positively to the increase in cash inflows and liquidity.

Prepayments and Other Current Assets declined by ₱2.63 million or 26.42% compared with the balance at the end of year 2025, mainly due to the amortization of prepaid expenses and the utilization of advances applied against operating expenditures during the first six months of the year.

Property and Equipment decreased by approximately ₱16.21 million or 1.50% compared with the balance at the end of 2025 primarily due to the recognition of depreciation expense during the quarter. No significant capital additions were recorded during the period sufficient to offset the depreciation recognized.

Trade and Other Payables increased by approximately ₱6.38 million or 7.56% mainly due to timing of payments to suppliers, contractors, and service providers as of the end of the quarter. The Club continued to settle obligations in the ordinary course of business while managing available cash resources.

Loans Payable, including both current and non-current portions, decreased by ₱11.31 million or 45.15%, from ₱25.06 million to ₱13.75 million due to regular installment payments made on the Club's outstanding loan obligations during the end of second quarter of 2026. The reduction in outstanding principal balances is expected to gradually lessen future financing obligations of the Club.

Retirement Benefit Obligation remained at substantially the same balance as of June 30, 2026. The retirement liability pertains to the actuarially determined retirement benefit obligation recognized by the Club for its qualified employees based on the valuation performed by E.M. Zalamea Actuarial Services.

Total Stockholders' Equity decreased by approximately P20.36 million due to the net loss incurred during the end of second quarter of 2026. The Club continues to experience the effects of accumulated deficits recognized in prior years, particularly during the pandemic years. Management, however, remains focused on improving revenues, enhancing operational efficiency, and implementing cost-saving measures to minimize further reductions in equity.

Overall, Total Assets decreased by ₱25.30 million or 2.21%, while Total Liabilities declined by ₱4.94 million or 4.49%, primarily due to the reduction in outstanding borrowings. The Club's current ratio decreased from 0.64:1 as of December 31, 2025 to 0.54:1 as of June 30, 2026, reflecting tighter working capital as current liabilities exceeded current assets. Management will continue to prioritize receivable collections, cash flow management, and working capital optimization to support the Club's operational and capital requirements.

Issuance, Repurchases and Repayments of Debt and Equity Securities

There are no debt or equity securities that the Club issued, repurchased or repaid during this reporting period.

Dividends Paid

The club's shares are proprietary in nature and no shareholders are paid dividends for their shareholdings.

Item 3. FINANCIAL RISK MANAGEMENT OBJECTIVES, POLICIES AND PROCEDURES

The Company's Management monitors and manages the financial risks relating to the operations of the Company through internal risk reports which analyze exposures by degree and magnitude of risks. These risks include market risk, interest rate risk, credit risk and liquidity risk.

Management established policies to manage the risks associated with financial instruments. Its overall risk management program is focused on the unpredictability of developments on the financial markets and seeks to minimize potential adverse effects on its financial position.

Management is in close cooperation with the Board of Directors and focuses on actively securing the Company's short-to-medium term cash flows by minimizing the exposure to financial markets.

Market Risk Management

Interest Rate Risk Management

The Company's exposure to interest rate risk arises from due loans which is subject to fixed interest rate and from its cash in bank which is subject to variable interest rates. The interest rate risk arising from loans and cash in banks are managed by means of effective investment planning and analysis, and maximizing investment opportunities in various local banks and financial institutions.

The Company's loss for the period ended June 30, 2026 and 2025 would have been unaffected since the Company has no borrowings at variable rates and interest rate risk exposure for its cash in bank, which is subject to variable rate, is very immaterial.

Credit Risk Management

Credit risk is the risk of financial loss to the Company if a customer or counter party to a financial instrument fails to meet its contractual obligations. The Company is exposed to credit risks from cash and trade and other receivables.

The Club considers the following policies to manage its credit risk:

- *Cash in Banks*

  The club transacts only to banks with investment grade credit rating. This information is supplied by independent rating agencies. The club uses other publicly available information such as annual report to monitor the financial status of the banks. The club assesses the current and forecast information of the banking industry and the macro-economic factors such as GDP, interest, and inflation rates to determine the possible impact to banks.

- *Trade and Other Receivables*

  The club bills all members monthly. If any bill remains unpaid by the end of the month following that in which the bill was incurred, the club shall notify the member that if his/her bill is not paid by the end of the succeeding month his/her name will be posted as delinquent the following day at the clubhouse bulletin board. Delinquent accounts shall be charged by carrying fees, interests and surcharges. Members on the delinquent list for more than sixty (90) days and who have an outstanding balance of ₱100,000 or more, shall be reported to the Board and their shares or the shares of the juridical entities they represent shall thereafter be ordered and sold by the Board at an auction to satisfy the claims of the club. The club did not hold auction proceedings during the year. A member may pay his/her overdue account at any time before the auction sale.

The carrying amounts of financial assets measured at amortized cost are as follows:

		June 30, 2026		June 30, 2025
Cash in banks	₱	20,064,231	₱	30,643,288
Trade and other receivables – net		26,837,430		12,489,525
	₱	**43,132,812**	₱	**43,132,813**

The Company does not hold any collateral or other credit enhancements except for the share of stock that a shareholder has as the Club's security to cover this credit risk.

The table below shows the credit quality by class of financial assets of the Company:

	Neither Past Due nor Impaired			
	High Grade	Medium Grade	Low Grade	Total
June 30,2026				
Cash in banks	₽ 20,064,231	₽ -	₽ -	₽ 20,064,231
Trade and other receivables – net	13,069,271	-	13,768,159	26,837,430
	₽ 33,133,502	**₽ -**	**13,768,159**	**₽ 46,901,661**
June 30,2025				
Cash in banks	₽ 30,643,288	₽ -	₽ -	₽ 30,643,288
Trade and other receivables – net	7,265,321	-	5,224,204	12,489,525
	₽ 37,908,609	**₽ -**	**₽ 5,224,204**	**₽ 43,132,813**

The credit quality of the financial assets was determined as follows:

Trade and Other Receivables

- High grade – These are receivables from counterparties with no default in payment.
- Medium grade – These are receivables from counterparties with up to three defaults in payment.
- Low grade – These are receivables from counterparties with more than three defaults in payment.

Cash and trade and other receivables are classified as high grade due to its high probability of collection (the counterparty has the apparent ability to satisfy its obligation and is readily enforceable).

25.03 Liquidity Risk Management

Ultimate responsibility for liquidity risk management rests with the Board of Directors, which has established an appropriate liquidity risk management framework for the management of the club's short, medium and long-term funding and liquidity management requirements. The club's manages liquidity risk by maintaining adequate reserves, by continuously monitoring forecast and actual cash flows and by matching the maturity profiles of financial assets and liabilities.

The following table details the club's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the club can be required to pay. The tables include both interest and principal cash flows.

	Weighted Average Effective Interest Rate	Within 1 Year	1 – 5 Years	Over 5 Years	Total
June 30,2026					

Trade and other payables	-	₱ 46,152,074	₱ 44,575,584	₱ -	₱ 90,727,658
Loans Payable (current and non-current)	-	10,047,041	3,700,000	-	13,747,041
		₱ 56,199,115	**₱ 48,275,584**	**₱ -**	**₱ 104,474,699**
June 30,2025					
Trade and other payables	-	₱ 34,066,293	₱ 46,476,032	₱ -	₱ 80,542,325
Loans Payable (current and non-current)	-	16,412,073	6,672,270	-	23,084,343
		₱ 50,478,366	**₱ 53,148,302**	**₱ -**	**₱ 103,626,668**

The following table details the club's expected maturity for its non-derivative financial assets. The table has been drawn up based on the undiscounted contractual maturities of the financial assets including interest that will be earned on those assets. The inclusion of information on non-derivative financial assets is necessary in order to understand the club's liquidity risk management as the liquidity is managed on a net asset and liability basis.

	Weighted Average Effective Interest Rate	Within 1 Year	1 – 5 Years	Over 5 Years	Total
June 30,2026					
Cash	1%	₱ 20,064,231	₱ -	₱ -	₱ 20,064,231
Trade and other Receivables -net	-	26,837,430	-	-	26,837,430
		₱ 46,901,661	**₱ -**	**₱ -**	**₱ 46,901,661**
June 30,2025					
Cash	1%	₱ 30,643,288	₱ -	₱ -	₱ 30,643,288
Trade and other Receivables -net	-	12,489,525	-	-	12,489,525
		₱ 43,132,813	**₱ -**	**₱ -**	**₱ 43,132,813**

Item 4. FAIR VALUE MEASUREMENTS

The carrying amounts and estimated fair values of the club's financial assets and financial liabilities as of June 30, 2026 and 2025 are presented below:

		June 30,2026			June 30,2025		
		Carrying Amount		Fair Value		Carrying Amount		Fair Value
Financial Assets:								
Trade and other receivables	₱	26,837,430	₱	26,837,430	₱	12,489,525	₱	12,489,525
	₱	**26,837,430**	₱	**26,837,430**	₱	**12,489,525**	₱	**12,489,525**
Financial Liabilities:								
Trade and other payables	₱	90,727,658	₱	90,727,658	₱	80,542,324	₱	80,542,324
Loans Payable (current and non-current)		13,747,041		13,747,041		23,084,343		23,084,343
	₱	**104,474,699**	₱	**104,474,699**	₱	**103,626,667**	₱	**103,626,667**

Due to demand feature of cash and short-term maturities of trade and other receivables, trade and other payables (except trust fund for sports and games ties, unearned revenue, and payable to regulatory agencies) and due to related parties, Management believes that the fair values approximate the carrying amounts as of June 30, 2026 and 2025.

Loans payable are interest bearing. The interest rates approximate the market interest rates, hence, Management believes that the amortized cost approximates the fair value.

(vii.) Seasonal aspects

Higher patronage has been experienced during the vacation months, i.e., summer and Christmas. Patronage usually declines during the rainy season when patronage is usually limited to members who are residents or working in the Batangas area. The club expects the same to happen in the succeeding periods.

PART II
Other Information

There are no other material event or information that are required to be reported.

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 thereunto duly authorized.

Lipa City, ______ August 2026.

ARCH. ANTONIO V. TURALBA, JR.
Chairman

LEA V. LLANES
Finance Officer

ANNEX A

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF FINANCIAL POSITION
JUNE 30, 2026 AND DECEMBER 31, 2025

	June 30, 2026 Unaudited	December 31, 2025 Audited
ASSETS		
Current Assets		
Cash	20,064,231	20,824,026
Trade & Other Receivables - net	26,837,430	32,542,514
Prepayments and other Current Assests	7,317,508	9,944,357
Total Current Assets	**54,219,169**	**63,310,897**
Non Current Assets		
Property and Equipment - net	1,067,527,129	1,083,733,031
Total Non-Current Assets	**1,067,527,129**	**1,083,733,031**
TOTAL ASSETS	**1,121,746,298**	**1,147,043,928**
LIABILITIES AND STOCKHOLDERS' EQUITY		
Current Liabilities		
Trade and other payables	90,727,658	84,352,397
Loans Payable	10,047,041	14,409,606
Total Current Liabilities	**100,774,699**	**98,762,003**
Noncurrent Liabilities		
Loans Payable - net of current portion	3,700,000	10,648,889
Retirement benefit obligation	510,737	510,737
Deferred tax liability	1,455	1,455
Total Liabilities	**104,986,891**	**109,923,084**
Stockholders' Equity		
Capital Stock	1,940,578,294	1,940,578,294
Deficit	(923,445,645)	(903,084,208)
Remeasurements	(373,242)	(373,242)
Total Stockholders' Equity	**1,016,759,407**	**1,037,120,844**
TOTAL LIABILITIES &STOCKHOLDER'S EQUITY	**1,121,746,298**	**1,147,043,928**

Certified Correct: Lea V. Llanes

ANNEX B

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF COMPREHENSIVE INCOME
FOR THE THREE MONTHS ENDED JUNE 30, 2025, JUNE 30, 2024 AND MARCH 31, 2025

	June 30, 2026 Unaudited	June 30, 2025 Unaudited	Mar 31, 2026 Unaudited
REVENUES			
Food & Beverage	24,250,943	23,125,288	29,341,675
Sports Club	26,746,941	20,522,777	22,721,074
Hotel Operation	1,799,547	2,204,566	2,807,446
Other Revenues	(3,075,984)	2,890,372	11,920,062
	49,721,447	**48,743,003**	**66,790,257**
COST OF SALES AND SERVICES			
Food & Beverage	20,622,269	20,558,776	23,727,451
Sports Club	22,043,370	21,543,219	20,807,291
Hotel Operation	4,103,309	4,037,928	7,579,692
Depreciation	6,881,480	6,838,312	6,870,100
	53,650,428	**52,978,235**	**58,984,533**
GROSS PROFIT	**(3,928,982)**	**(4,235,232)**	**7,805,724**
GENERAL & ADMINISTRATIVE EXPENSES	31,581,606	25,766,733	30,134,876
OPERATING LOSS	**(35,510,588)**	**(30,001,965)**	**(22,329,152)**
FINANCE COST	280,274	834,760	993,251
LOSS BEFORE PROVISION FOR (BENEFIT FROM) INCOME TAX	(35,790,863)	(30,836,725)	(23,322,403)
PROVISION FOR (BENEFIT FROM) INCOME TAX			
NET LOSS FOR THE PERIODS	**(35,790,863)**	**(30,836,725)**	**(23,322,403)**
MEMBERSHIP DUES	17,495,990	16,229,033	21,255,839
EXCESS OF NET LOSS OVER MEMBERSHIP DUES	**(18,294,872)**	**(14,607,692)**	**(2,066,564)**
NET LOSS PER GOLD SHARE	**(9,147)**	**(7,304)**	**(1,033)**
NET LOSS PER SILVER SHARE	**(4,574)**	**(3,652)**	**(517)**

Certified Correct: Lea V. Llanes

ANNEX C

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF COMPREHENSIVE INCOME
FOR THE SIX MONTHS ENDED JUNE 30, 2026 AND JUNE 30, 2025

	June 30, 2026 Unaudited	June 30, 2025 Unaudited
REVENUES		
Food & Beverage	53,592,618	48,176,457
Sports Club	49,468,014	48,014,052
Hotel Operations	4,606,993	5,826,580
Other Revenues	8,844,078	10,235,957
	116,511,704	**112,253,046**
COST OF SALES AND SERVICES		
Food & Beverage	44,349,720	41,783,918
Sports Club	42,850,661	43,245,071
Hotel Operations	11,683,000	9,126,048
Depreciation	13,751,580	13,676,470
	112,634,962	**107,831,507**
GROSS PROFIT	**3,876,742**	**4,421,540**
GENERAL & ADMINISTRATIVE EXPENSES	61,716,482	55,549,500
OPERATING LOSS	**(57,839,740)**	**(51,127,961)**
FINANCE COST	1,273,525	1,669,520
LOSS BEFORE PROVISION FOR (BENEFIT FROM) INCOME TAX	**(59,113,265)**	**(52,797,481)**
PROVISION FOR (BENEFIT FROM) INCOME TAX	-	-
NET LOSS	**(59,113,265)**	**(52,797,481)**
MEMBERSHIP DUES	38,751,829	37,772,908
EXCESS OF NET LOSS OVER MEMBERSHIP DUES	**(20,361,436)**	**(15,024,572)**
NET LOSS PER GOLD SHARE	**(10,181)**	**(7,512)**
NET LOSS PER SILVER SHARE	**(5,090)**	**(3,756)**

Certified Correct: Lea V. Llanes

ANNEX D

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF CASH FLOWS
FOR THE SIX MONTHS ENDED JUNE 30, 2026 AND JUNE 30, 2025

	June 30, 2026 Unaudited	June 30, 2025 Unaudited
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before provision for income tax	(59,113,265)	(52,797,481)
Adjustments for:		
Depreciation	18,335,440	18,235,293
Interest Income	13,320	12,028
Operating Loss before Working Capital Changes	(40,764,505)	(34,550,159)
Changes in operating assets and liabilities:		
Decrease (Increase)in operating assets:		
Trade and other receivables	5,705,084	11,975,002
Inventories	-	-
Prepayments and other current assets	2,626,849	327,565
Advances to Affiliates	-	-
Increase (Decrease) in operating liabillities		
Deferred Revenues		
Trade and other payables	6,375,261	(1,522,382)
Net Cash used in operating activities	(26,057,311)	(23,769,974)
CASH FLOW FROM INVESTING ACTIVITIES		
Additions to property and equipment	(2,129,538)	(6,662,827)
Interest received	(13,320)	(12,028)
Net cash from (used in) investing activities	(2,142,857)	(6,674,855)
CASH FLOWS FROM FINANCING ACTIVITIES		
Assesment and collection of membership fees	38,751,829	37,772,908
Payments of loans payable	(11,311,454)	(6,018,687)
Proceeds from (payments of) advances from affiliates	-	-
Net cash from financing activities	27,440,375	31,754,222
NET INCREASE (DECREASE) IN CASH	**(759,794)**	**1,309,394**
CASH AT BEGINNING OF YEAR	20,824,026	29,333,894
CASH AT END OF YEAR	**20,064,231**	**30,643,288**

Certified Correct: Lea V. Llanes

ANNEX D

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF CASH FLOWS
FOR THE SIX MONTHS ENDED JUNE 30, 2026 AND JUNE 30, 2025

	June 30, 2026 Unaudited	June 30, 2025 Unaudited
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before provision for income tax	(59,113,265)	(52,797,481)
Adjustments for:		
Depreciation	18,335,440	18,235,293
Interest Income	13,320	12,028
Operating Loss before Working Capital Changes	(40,764,505)	(34,550,159)
Changes in operating assets and liabilities:		
Decrease (Increase)in operating assets:		
Trade and other receivables	5,705,084	11,975,002
Inventories	-	-
Prepayments and other current assets	2,626,849	327,565
Advances to Affiliates	-	-
Increase (Decrease) in operating liabillities		
Deferred Revenues		
Trade and other payables	6,375,261	(1,522,382)
Net Cash used in operating activities	(26,057,311)	(23,769,974)
CASH FLOW FROM INVESTING ACTIVITIES		
Additions to property and equipment	(2,129,538)	(6,662,827)
Interest received	(13,320)	(12,028)
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Proceeds from (payments of) advances from affiliates	-	-
Net cash from financing activities	27,440,375	31,754,222
NET INCREASE (DECREASE) IN CASH	**(759,794)**	**1,309,394**
CASH AT BEGINNING OF YEAR	20,824,026	29,333,894
CASH AT END OF YEAR	**20,064,231**	**30,643,288**

Certified Correct: Lea V. Llanes

ANNEX E

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF CHANGES IN EQUITY
FOR THE SIX MONTHS ENDED JUNE 30, 2026, JUNE 30, 2025 AND DECEMBER 31, 2025

	Capital Stock	Deficit	Remeasurement	Total
Balance at January 1, 2025	1,940,578,294	(881,774,273)	(238,486)	1,058,565,535
Excess of net loss over membership dues	-	(15,024,572)	-	(15,024,572)
Balance at June 30, 2025	**1,940,578,294**	**(896,798,845)**	**(238,486)**	**1,043,540,963**
Balance at October 1, 2025	1,940,578,294	(913,077,164)	(238,486)	1,027,262,644
Excess of net loss over membership dues		9,992,956		9,992,956
Other comprehensive loss			(134,756)	(134,756)
Balance at December 31, 2025	**1,940,578,294**	**(903,084,208)**	**(373,242)**	**1,037,120,844**
Balance at January 1, 2026	1,940,578,294	(903,084,208)	(373,242)	1,037,120,844
Excess of net loss over membership dues		(20,361,437)		(20,361,437)
Other comprehensive loss				-
Balance at June 30, 2026	**1,940,578,294**	**(923,445,645)**	**(373,242)**	**1,016,759,407**

Certified Correct: Lea V. Llanes

The following document has been received:

Receiving: DONNA ENCARNADO
Receipt Date and Time: May 15, 2026 04:16:02 PM

Company Information

SEC Registration No.: AS95003557
Company Name: MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC.
Industry Classification: O92499
Company Type: Stock Corporation

Document Information

Document ID: OST105152026811385849
Document Type: Quarterly Report
Document Code: SEC_Form_17-Q
Period Covered: March 31, 2026
Submission Type: Original Filing
Remarks: None

Acceptance of this document is subject to review of forms and contents

COVER SHEET

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S.E.C. Registration Number

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC.

(Company's Full Name)

BARANGAY DAGATAN, LIPA CITY

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

MS. LEA V. LLANES
Contact Person

(043)756-7003
Company Telephone Number

1 2 Month 3 1 Day
Fiscal Year

1 7 Q
FORM TYPE

second Friday
0 9 Month Day
Annual Meeting

None
Secondary License Type, If Applicable

CFD
Dept. Requiring this Doc.

N/A
Amended Articles Number/Section

773
Total Number of Stockholders

Total Amount of Borrowings

None	None
Domestic	Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document I.D.

Cashier

STAMPS

Remarks = Pls use inc for scanning purpose

Certification

I, **LEA V. LLANES**, Finance Officer of **MOUNT MALARAYAT GOLF AND COUNTRY CLUB INC.**, with SEC registration number AS095-3557 with principal office at Barangay Dagatan, Lipa City, Batangas, on oath state:

1) That on behalf of Mount Malarayat Golf and Country Club Inc, I have caused this SEC 17-Q First Quarter of 2026 report to be prepared;

2) That I read and understood its contents which are true and correct of my own personal knowledge and/or based on true records;

3) That the company Mount Malarayat Golf and Country Club Inc, will comply with the requirements set forth in SEC Notice dated June 24, 2020 for a complete and official submission of reports and/or documents through electronic mail; and

4) That I am fully aware that documents filed online which requires pre-evaluation and/or processing fee shall be considered complete and officially received only upon payment of a filing fee.

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of May, 2026.

LEA V. LLANES
Affiant

SUBSCRIBED AND SWORN to before me this _____day of MAY 13 2026 20____ at Lipa City, the affiant exhibited to me her Tax Identification Number 921-909-559.

ATTY. KATRINA M. RAMOS
Notary Public for NOTARY PUBLIC
& Padre Garcia, Batangas
Antipolo del Norte, Lipa City
N.C. No. 2024-... Until Dec. 31, 2026
Roll of Attorneys No. 86134
IBP No. 580377 12/31/2025(for 2026)
PTR No. 6857262 01/05/2026 Lipa City
MCLE Compliance No. VIII-0015761
Email Address: atty.kat630@gmail.com

SECURITIES AND EXCHANGE COMMISSION

QUARTERLY REPORT
Pursuant to Section 17, Securities Regulation Code
and SRC Rule 17 (2) (b)

1. *For the quarterly ended:* 31 March 2026

2. *Commission identification number:* ASO95-003557

3. *BIR Tax Identification Number:* 004-721-731

4. *Name of registrant:* MOUNT MALARAYAT GOLF AND COUNTRY CLUB, INC.

5. *Province, country or other jurisdiction of incorporation:* LIPA CITY, BATANGAS

6. *Industry Classification Code:*

7. *Address of registrant's principal office:*
   Barangay Dagatan, Lipa City, Batangas

8. *Registrant's telephone number, including area code*
   (043) 756-7000 to 756-7008

9. *Former name, former address and former fiscal year, if changed*
   15th Floor, ACT Tower, 135 Sen. Gil J. Puyat Avenue, Makati City

10. *Securities registered pursuant to Section 4 and 8 of the RSA*

Title of Each Class	Number of Shares of Common Stock
Gold	2,000 shares
Silver	2,000 shares

11. *Are any or all of the securities listed on the Philippine Stock Exchange?*

    (   ) Yes   (X) No

12. *Indicate by check mark whether the registrant:/*

    (a) has filed all reports required to be filed by Section 17 of the Code and SRC Rule 17 thereunder or Sections 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of the Corporation Code of the Philippines, during the preceding twelve (12) months (or for such shorter period the registrant was required to file such reports)

    Yes [X]   No [   ]

    (b) has been subject to such filing requirements for the past ninety (90) days.

    Yes [   ]   No [X]

PART I
Financial Information

Item 1. Financial Statements

Annex "A" - Statements of Financial Position (as of March 31, 2026 and December 31, 2025)
Annex "B" - Statements of Comprehensive Income (Three Months ended March 31, 2026, Three Months ended March 31, 2025 and Three Months ended December 31, 2025)
Annex "C" - Statements of Cash Flows (Three Months ended March 31, 2026 and Three Months ended March 31, 2025)
Annex "D" - Statements of Changes in Equity (Three Months ended March 31, 2026, March 31, 2025 and December 31, 2025)

The above interim financial statements were prepared by the Club's accountant in conformity with the Philippine Financial Reporting Standards (PFRS) and are under the historical cost convention, except for certain financial instruments that are carried at amortized cost. Amounts included in the financial statements of the Company are measured using Philippine Peso (Php), the currency of the primary economic environment in which the Company operates (the "functional currency"). The Club chose to present its financial statements using its functional currency. This is the same set of accounting policies adopted for the previous year's annual audited financial statement.

There are no material events subsequent to the first quarter requiring adjustment to the financial statements or disclosure in the notes thereto that were not reflected in the financial statements.

Item 2. Management's Discussion & Analysis of Financial Conditions & Results of Operations

Trends or any known demands, commitments, events or uncertainties affecting liquidity/Indicators of performance.

The Club continues to rely primarily on internal sources of liquidity, particularly collections from membership dues, sports club operations, food and beverage revenues, hotel operations, and other member-related charges.

Collection performance and sustaining operational revenues remain critical factors affecting the Club's liquidity. While operations have generally normalized after the pandemic years, the Club continues to experience challenges arising from increased operating costs, inflationary pressures, maintenance requirements of aging facilities, and the need for continuous capital improvements.

In year 2025, Food and Beverage revenues and Sports Club revenues continued to improve, which helped sustain the Club's operations. However, decreases in Membership Dues, Hotel Operations, and Other Revenues, particularly proprietary share transfer fees, affected the Club's overall revenue performance. Moreover, increases in operating costs such as repairs and maintenance, utilities, manpower-related expenses, communication, depreciation, and finance costs also impacted liquidity during the year.

Management continues to focus on improving collection efficiency, managing operating expenses, and maintaining operational sustainability. Current obligations of the Club remain primarily composed of short-term obligations to suppliers and loan repayments.

Since the effects of the pandemic, the Club's financial standing significantly improved beginning 2023 and continued through 2024. However, during 2025, operations became more challenging due to rising costs and lower revenues from certain income streams, resulting in lower profitability and tighter liquidity conditions. Despite these challenges, Management remains optimistic that the Club will continue to sustain operations and improve its financial performance through operational efficiency, facility enhancements, and member engagement initiatives.

Indicators of the Club's performance. With the new developments, the indicators of performance of the Club is the improvement of monthly dues collections and cost saving measures for electricity and other major costs. The Club will have to keep looking for effective ways how to increase revenues and limit expenses.

The Company monitors the **results of its operations** and status of its **financial position** every quarter of operations and the cumulative or year to date status of such indicators.

With regard to the **status of operations**, it computes the gross profit from regular operations and determines the gross profit ratio which is the ratio of gross profit over net revenues. The Club profits in the first quarter of 2026 is lower by 10% as compared with the year 2025. Further, it was able to control administrative and general expenses to almost similar level in 2026 compared with the first quarter of 2025, thus generating minimal increase in operating loss by 6% in the first quarter of the year 2026.

Based on the amounts presented in the statement of financial position, another indicator that can be computed is the **current ratio**, the basis of determining the ability of the Club's to meet maturing short-term obligation as they fall due. There was a minimal increase in this ratio to **0:66**:1 at the end of first quarter of 2026 as compared with **0.64**:1 by the end of year 2025.

Material commitments for capital expenditures. The Club continued its commitment to maintaining and improving its facilities during 2025. Major repairs and maintenance works were undertaken on various Club facilities and equipment to preserve operational efficiency and improve member experience.

The Club remains committed to the continuing rehabilitation, upgrading, and enhancement of its facilities, particularly in the Country Club, hotel, sports, and golf course areas. These projects are intended to improve service quality, operational sustainability, and revenue-generating capability of the Club.

Since 2021, the Club has consistently implemented facility upgrades and major repairs on its aging buildings, golf course systems, and operational equipment. Improvements included waterproofing works, repairs on building structures, maintenance of irrigation and water systems, replacement and repair of equipment, and enhancement of member facilities.

In 2025, the Club continued to prioritize maintenance of the golf course, clubhouse facilities, utilities, and operational equipment despite financial challenges. Repairs and Maintenance expense significantly increased during the year due to the Club's continuing efforts to preserve the quality and safety of its facilities.

The Club likewise continued to meet its commitments to contractors, suppliers, manpower service providers, and maintenance personnel necessary to sustain regular operations and maintain the golf course and facilities in good operating condition.

Management intends to continue these improvement projects in the succeeding years as part of the Club's long-term sustainability and operational enhancement plans.

Losses. The overall results of operations of the Club during the first quarter of the year 2026 recorded a normal improvement. This is a continuation of the improvement of the Club's revenues in 2022, up to year 2024, which was a complete recovery as compared with the pandemic year 2021 and 2020. The year 2022 gross revenues even surpassed the annual revenues prior to the pandemic years.

Revenues for the year 2021 was better as compared with the year 2020 where the significant effect of the pandemic was felt. Cost and expenses in maintaining operations during 2021 started to improve but since it is still a pandemic year, costs are still relatively higher than in normal situation. Due to such factor, losses remained high.

The lowered limit of operation during 2020 due to the pandemic resulted to significant decline in revenues as compared to period before the pandemic. An improvement during the current period in 2021 was seen as operating level was increased to about 70% to 80% as a requirement of the quarantine protocols by the National government.

However, it is not enough to cover all expenses and the Club is also controlling its expenses to avoid further major losses.

The Club had the worst financial and operational effects in the year 2020 when it was affected by the Taal Volcano eruption and the Covid19 Pandemic. There were no major losses in the same period in 2019 and 2018. In 2018 up to the first quarter of 2019, just like in the previous year, there are no significant elements of income or loss that did arise from the Club's continuing operations. It is not foreseen that it will incur major losses, only minor ones that may be due to lowered level operations in the immediate future.

Material Changes. During 2022, business conditions started to normalize and all government restrictions were lifted. The economy gradually reopened and patrons began returning to their normal activities. These developments provided the Club an opportunity to recover losses incurred in prior years. The same trend continued during 2023, 2024 and 2025 which further improved the financial position of the Club.

During the first quarter of 2026, the Club continued its regular operations amid a more competitive business environment and changing market conditions. Total revenues for the first quarter of 2026 increased by 5% or approximately P3.3 million compared with the same period in 2025.

Food and Beverage revenues increased by 27% or approximately P6.2 million mainly due to increased patronage from members and guests, including functions, and events held at the Club's restaurants and facilities. *Sports Club* revenues likewise increased by 3% or about P612 thousand due to the slight increase in golf activities, guest players, and tournament bookings during the quarter.

Hotel Operations revenues, however, decreased by 49% or approximately P2.8 million compared with the same period in 2025 due to lower room occupancy and fewer hotel-related bookings during the quarter. *Other Revenues* also decreased by 6% or approximately P800 thousand mainly because of lower collections from other charges and other member-related fees compared with the previous year.

Direct Costs for the first quarter of 2026 increased by 8% or approximately P4.1 million compared with the same period in 2025. *Food and Beverage* direct costs increased by 12% or approximately P2.5 million in line with the increase in Food and Beverage revenues. *Hotel Operation* direct costs increased by 49% or approximately P2.5 million despite lower revenues due to the fixed nature of certain hotel operating costs and maintenance expenses incurred during the period.

Sports Club direct costs decreased by 4% or approximately P895 thousand mainly due to lower maintenance-related expenditures and operational efficiencies implemented during the quarter. *Depreciation* expense remained substantially at the same level compared with the prior year.

As a result of the increase in direct costs relative to revenue growth, *Gross Profit* for the first quarter of 2026 decreased by 10% or approximately P851 thousand compared with the corresponding period in 2025.

General and Administrative Expenses slightly increased by 1% or approximately P352 thousand compared with the same period in 2025 mainly due to increases in utilities, administrative overhead, and other operating expenses associated with continuing operations.

Consequently, *Operating Loss* for the first quarter of 2026 increased by 6% or approximately P1.2 million compared with the same period in 2025. *Finance costs* likewise increased by 19% or approximately P158 thousand due to additional borrowings and interest-bearing obligations availed by the Club.

Due to the combined effects of changes in revenues, direct costs, operating expenses, and finance costs, *Net Loss* for the first quarter of 2026 amounted to P2.1 million compared with Net Loss of P417 thousand for the same period in 2025, representing an increase in net loss of approximately P1.6 million or 396%.

As of the end of the first quarter of 2026, basic loss per share amounted to P1,033 per Gold Share and P517 per Silver Share compared with P208 and P104, respectively, in 2025. The loss per share was computed by dividing the total net loss by the total issued and outstanding shares. Loss is proportioned between the two classes of shares at a 2:1 ratio between Gold and Silver shares based on the provisions of the Articles of Incorporation which state that the issue value of Gold shares is twice that of Silver shares and that such ratio should be maintained at all times.

Total issued and outstanding shares consist of 2,000 Gold shares and 2,000 Silver shares.

In the Balance Sheet, *Cash* as of March 31, 2026 increased by approximately P12.8 million or 38% compared with the balance as of December 31, 2025. The increase was primarily attributable to improved revenue collections during the first quarter of 2026 and continued collection efforts on outstanding receivables. Despite regular payments of obligations to suppliers and contractors, the Club was able to maintain a higher cash balance at the end of the quarter. Management continues to focus on improving facilities and amenities within the Club to enhance the overall experience of its members and guests.

Trade and Other Receivables decreased by approximately P8.9 million or 27% compared with the balance at the end of 2025, indicating improvement in the Club's collection performance during the period. The reduction in receivables contributed positively to the increase in cash inflows and liquidity.

Prepayments and Other Current Assets increased by approximately P927 thousand or 9% compared with the balance as of December 31, 2025. The increase was mainly due to additional advance payments and other prepaid operating expenses recognized during the quarter.

Property and Equipment decreased by approximately P8.1 million or 1% compared with the balance at the end of 2025 primarily due to the recognition of depreciation expense during the quarter. No significant capital additions were recorded during the period sufficient to offset the depreciation recognized.

Trade and Other Payables increased by approximately P4.7 million or 6% mainly due to timing of payments to suppliers, contractors, and service providers as of the end of the quarter. The Club continued to settle obligations in the ordinary course of business while managing available cash resources.

Loans Payable, including both current and non-current portions, decreased by approximately P5.9 million due to regular installment payments made on the Club's outstanding loan obligations during the first quarter of 2026. The reduction in outstanding principal balances is expected to gradually lessen future financing obligations of the Club.

Retirement Benefit Obligation remained at substantially the same balance as of March 31, 2026. The retirement liability pertains to the actuarially determined retirement benefit obligation recognized by the Club for its qualified employees based on the valuation performed by E.M. Zalamea Actuarial Services.

Total Stockholders' Equity decreased by approximately P2.1 million due to the net loss incurred during the first quarter of 2026. The Club continues to experience the effects of accumulated deficits recognized in prior years, particularly during the pandemic years. Management, however, remains focused on improving revenues, enhancing operational efficiency, and implementing cost-saving measures to minimize further reductions in equity.

Issuance, Repurchases and Repayments of Debt and Equity Securities

There are no debt or equity securities that the Club issued, repurchased or repaid during this reporting period.

Dividends Paid

The club's shares are proprietary in nature and no shareholders are paid dividends for their shareholdings.

Item 3. FINANCIAL RISK MANAGEMENT OBJECTIVES, POLICIES AND PROCEDURES

The Company's Management monitors and manages the financial risks relating to the operations of the Company through internal risk reports which analyze exposures by degree and magnitude of risks. These risks include market risk, interest rate risk, credit risk and liquidity risk.

Management established policies to manage the risks associated with financial instruments. Its overall risk management program is focused on the unpredictability of developments on the financial markets and seeks to minimize potential adverse effects on its financial position.

Management is in close cooperation with the Board of Directors and focuses on actively securing the Company's short-to-medium term cash flows by minimizing the exposure to financial markets.

Market Risk Management

Interest Rate Risk Management

The Company's exposure to interest rate risk arises from due loans which is subject to fixed interest rate and from its cash in bank which is subject to variable interest rates. The interest rate risk arising from loans and cash in banks are managed by means of effective investment planning and analysis, and maximizing investment opportunities in various local banks and financial institutions.

The Company's loss for the period ended March 31, 2026 and 2025 would have been unaffected since the Company has no borrowings at variable rates and interest rate risk exposure for its cash in bank, which is subject to variable rate, is very immaterial.

Credit Risk Management

Credit risk is the risk of financial loss to the Company if a customer or counter party to a financial instrument fails to meet its contractual obligations. The Company is exposed to credit risks from cash and trade and other receivables.

The Club considers the following policies to manage its credit risk:

- *Cash in Banks*

  The club transacts only to banks with investment grade credit rating. This information is supplied by independent rating agencies. The club uses other publicly available information such as annual report to monitor the financial status of the banks. The club assesses the current and forecast information of the banking industry and the macro-economic factors such as GDP, interest, and inflation rates to determine the possible impact to banks.

- *Trade and Other Receivables*

  The club bills all members monthly. If any bill remains unpaid by the end of the month following that in which the bill was incurred, the club shall notify the member that if his/her bill is not paid by the end of the succeeding month his/her name will be posted as delinquent the following day at the clubhouse bulletin board. Delinquent accounts shall be charged by carrying fees, interests and surcharges. Members on the delinquent list for more than sixty (90) days and who have an outstanding balance of ₱100,000 or more, shall be reported to the Board and their shares or the shares of the juridical entities they represent shall thereafter be ordered and sold by the Board at an auction to satisfy the claims of the club. The club did not hold auction proceedings during the year. A member may pay his/her overdue account at any time before the auction sale.

The carrying amounts of financial assets measured at amortized cost are as follows:

		Mar 31, 2026		Mar 31, 2025
Cash in banks	P	33,651,209	P	28,252,800
Trade and other receivables – net		23,649,140		17,465,821
	P	57,300,349	P	45,718,621

The Company does not hold any collateral or other credit enhancements except for the share of stock that a shareholder has as the Club’s security to cover this credit risk.

The table below shows the credit quality by class of financial assets of the Company:

	Neither Past Due nor Impaired							
		High Grade		**Medium Grade**		**Low Grade**		**Total**
31-Mar-26								
Cash in banks	₱	33,651,209	₱	-	₱	-	₱	33,651,209
Trade and other receivables – net	-	13,758,723		-		9,890,417		23,649,139
	₱	**47,409,932**	**₱**	**-**		**9,890,417**	**₱**	**57,300,348**
31-Mar-25								
Cash in banks	₱	28,252,800	₱	-	₱	-	₱	28,252,800
Trade and other receivables – net		10,821,408		-		6,644,413		17,465,821
	₱	**39,074,208**	**₱**	**-**	**₱**	**6,644,413**	**₱**	**45,718,621**

The credit quality of the financial assets was determined as follows:

Trade and Other Receivables

- High grade – These are receivables from counterparties with no default in payment.
- Medium grade – These are receivables from counterparties with up to three defaults in payment.
- Low grade – These are receivables from counterparties with more than three defaults in payment.

Cash and trade and other receivables are classified as high grade due to its high probability of collection (the counterparty has the apparent ability to satisfy its obligation and is readily enforceable).

25.03 Liquidity Risk Management

Ultimate responsibility for liquidity risk management rests with the Board of Directors, which has established an appropriate liquidity risk management framework for the management of the club's short, medium and long-term funding and liquidity management requirements. The club's manages liquidity risk by maintaining adequate reserves, by continuously monitoring forecast and actual cash flows and by matching the maturity profiles of financial assets and liabilities.

The following table details the club's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the club can be required to pay. The tables include both interest and principal cash flows.

	Weighted Average Effective Interest Rate	Within 1 Year	1 – 5 Years	Over 5 Years	Total
March 31,2026					
Trade and Other Payables	-	₱ 48,656,046	₱ 40,427,974	₱ -	₱ 89,084,020
Loans Payable	-	13,469,427	- 5,714,829	- -	₱ 19,184,256
		₱ 62,125,473	**₱ 46,142,803**	**₱**	- **108,268,276**
March 31,2025					
Trade and other payables	-	₱ 45,647,289	₱ 19,160,842	₱ -	₱ 64,808,131
Loans Payable	-	16,768,687	6,825,000	-	23,593,687
		₱ 62,415,976	**₱ 25,985,842**	**₱** -	**₱ 88,401,818**

The following table details the club's expected maturity for its non-derivative financial assets. The table has been drawn up based on the undiscounted contractual maturities of the financial assets including interest that will be earned on those assets. The inclusion of information on non-derivative financial assets is necessary in order to understand the club's liquidity risk management as the liquidity is managed on a net asset and liability basis.

	Weighted Average Effective Interest Rate	Within 1 Year	1 – 5 Years	Over 5 Years	Total
March 31,2026					
Cash	1%	₱ 33,651,209	₱ -	₱ -	₱ 33,651,209
Trade and other receivables – net	-	23,649,140	- -	- -	₱ 23,649,140
		₱ 57,300,349	**₱** -	**₱** -	**57,300,349**
March 31,2025					
Cash	1%	₱ 28,252,800	₱ -	₱ -	₱ 28,252,800
Trade and other receivables – net	-	17,465,821	-	-	17,465,821
		₱ 45,718,621	**₱** -	**₱** -	**₱ 45,718,621**

Item 4. FAIR VALUE MEASUREMENTS

The carrying amounts and estimated fair values of the club's financial assets and financial liabilities as of March 31, 2026 and 2025 are presented below:

		March 31,2026				March 31,2025		
		Carrying Amount		**Fair Value**		**Carrying Amount**		Fair Value
Financial Assets:								
Trade and other receivables	₱	**23,649,140**		**23,649,140**	₱	**17,465,821**		**17,465,821**
	₱	**23,649,140**	₱	**23,649,140**	₱	**17,465,821**	₱	**17,465,821**
Financial Liabilities:								
Trade and other payables	₱	**89,084,021**	₱	**89,084,021**	₱	**64,808,131**	₱	**64,808,131**
Loans payable		**19,184,256**		**19,184,256**		**23,593,687**		**23,593,687**
	P	**108,268,277**	**P**	**108,268,277**		**88,401,818**		**88,401,818**

Due to demand feature of cash and short-term maturities of trade and other receivables, trade and other payables (except trust fund for sports and games ties, unearned revenue, and payable to regulatory agencies) and due to related parties, Management believes that the fair values approximate the carrying amounts as of March 31, 2026 and 2025.

Loans payable are interest bearing. The interest rates approximate the market interest rates, hence, Management believes that the amortized cost approximates the fair value.

(vi.) Seasonal aspects

Higher patronage has been experienced during the vacation months, i.e., summer and Christmas. Patronage usually declines during the rainy season when patronage is usually limited to members who are residents or working in the Batangas area. The club expects the same to happen in the succeeding periods.

PART II
Other Information

There are no other material event or information that are required to be reported.

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 thereunto duly authorized.

Lipa City, ______ May 2026.

ARCH. ANTONIO V. TURALBA, JR.	**LEA V. LLANES**
Chairman	Finance Officer

ANNEX A

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF FINANCIAL POSITION
MARCH 31, 2026 AND DECEMBER 31, 2025

	March 31, 2026 Unaudited	December 31, 2025 Audited
ASSETS		
Current Assets		
Cash	33,651,209	20,824,026
Trade and other receivables - net	23,649,140	32,542,514
Prepayments and other current assests	10,870,994	9,944,357
Total Current Assets	**68,171,343**	**63,310,897**
Non Current Assets		
Property and equipment - net	1,075,663,406	1,083,733,031
TOTAL ASSETS	**1,143,834,750**	**1,147,043,928**
LIABILITIES AND STOCKHOLDERS' EQUITY		
Current Liabilities		
Trade and other payables	89,084,021	84,352,397
Loans Payable	13,469,427	14,409,606
Total Current Liabilities	**102,553,448**	**98,762,003**
Non-current Liabilities		
Loans Payable - net of current portion	5,714,829	10,648,889
Retirement benefit obligation	510,737	510,737
Deferred tax liability	1,455	1,455
Total Liabilities	**108,780,469**	**109,923,084**
Stockholders' Equity		
Capital Stock	1,940,578,294	1,940,578,294
Deficit	(905,150,771)	(903,084,208)
Remeasurements	(373,242)	(373,242)
Total Stockholders' Equity	**1,035,054,281**	**1,037,120,844**
TOTAL LIABILITIES &STOCKHOLDER'S EQUITY	**1,143,834,750**	**1,147,043,928**

Certified Correct: Lea V. Llanes
Finance Officer

ANNEX B

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF COMPREHENSIVE INCOME
FOR THE THREE MONTHS ENDED MARCH 31, 2026, MARCH 31, 2025 AND DECEMBER 31, 2025

	January - March 2026	January - March 2025	October-December, 2025
	Unaudited	Unaudited	Audited
REVENUES			
Food & Beverage	29,341,675	23,113,937	29,811,825
Hotel Operation	2,807,446	5,559,246	2,160,173
Sports Club	22,721,074	22,109,176	30,041,517
Other Revenues	11,920,062	12,727,685	-
	66,790,257	**63,510,043**	**62,013,514**
DIRECT COSTS			
Depreciation	6,870,100	6,838,158	7,157,069
Food & Beverage	23,727,451	21,225,142	30,405,257
Hotel Operation	7,579,692	5,088,120	10,472,583
Sports Club	20,807,291	21,701,852	12,292,436
	58,984,533	**54,853,272**	**60,327,345**
GROSS PROFIT	**7,805,724**	**8,656,771**	**1,686,170**
GENERAL & ADMINISTRATIVE EXPENSES	30,134,876	29,782,768	13,981,549
OPERATING LOSS	**(22,329,152)**	**(21,125,997)**	**(12,295,379)**
FINANCE COST	993,251	834,760	846,371
LOSS BEFORE PROVISION FOR (BENEFIT FROM) INCOME TAX	(23,322,402)	(21,960,757)	(13,141,750)
INCOME TAX EXPENSE	-	-	1,740,648
LOSS BEFORE MEMBERSHIP DUES	**(23,322,402)**	**(21,960,757)**	**(14,882,398)**
MEMBERSHIP DUES	21,255,839	21,543,875	24,875,354
NET INCOME (LOSS)	**(2,066,563)**	**(416,882)**	**9,992,956**
NET LOSS PER GOLD SHARE	**(1,033)**	**(208)**	**4,996**
NET LOSS PER SILVER SHARE	**(517)**	**(104)**	**2,498**

Certified Correct: Lea V. Llanes
Finance Officer

ANNEX C

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF CASH FLOWS
FOR THE THREE MONTHS ENDED MARCH 31, 2026 AND MARCH 31, 2025

	March 31, 2026 Unaudited	March 31, 2025 Unaudited
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before provision for income tax	(23,322,402)	(21,960,757)
Adjustments for:		
Depreciation	9,160,133	9,117,544
Interest Income	6,290	6,656
Operating Loss before Working Capital Changes	(14,155,980)	(12,836,557)
Changes in operating assets and liabilities:		
Decrease (Increase)in operating assets:		
Trade and other receivables	8,893,374	6,998,706
Inventories		
Prepayments and other current assets	(926,637)	698,907
Advances to Affiliates		
Increase (Decrease) in operating liabillities		
Deferred Revenues		
Trade and other payables	4,731,624	(6,601,585)
Net Cash used in operating activities	(1,457,620)	(11,740,529)
CASH FLOW FROM INVESTING ACTIVITIES		
Additions to property and equipment	(1,090,508)	(5,368,441)
Interest received	(6,290)	(6,656)
Net cash from (used in) investing activities	(1,096,798)	(5,375,097)
CASH FLOWS FROM FINANCING ACTIVITIES		
Assesment and collection of membership fees	21,255,839	21,543,875
Payments of loans payable	(5,874,239)	(5,509,343)
Payments of advances from affiliates	-	-
Net cash from financing activities	15,381,600	16,034,531
NET INCREASE (DECREASE) IN CASH	**12,827,182**	**(1,081,095)**
CASH AT BEGINNING OF PERIOD	20,824,026	29,333,894
CASH AT END OF PERIOD	**33,651,209**	**28,252,800**

Certified Correct: Lea V. Llanes
Finance Officer

ANNEX D

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF CHANGES IN EQUITY
FOR THE THREE MONTHS ENDED MARCH 31, 2026, MARCH 31, 2025 AND DECEMBER 31, 2025

	Capital Stock	Deficit	Remeasurement	Total
Balance at January 1, 2025	1,940,578,294	(881,774,273)	(238,486)	1,058,565,535
Excess of net loss over membership dues		(416,882)		(416,882)
Other comprehensive loss			-	-
Balance at March 31, 2025	**1,940,578,294**	**(882,191,155)**	**(238,486)**	**1,058,148,654**
Balance at October 1, 2025	1,940,578,294	(913,077,164)	(238,486)	1,027,262,644
Excess of net loss over membership dues		9,992,956		9,992,956
Other comprehensive loss	-		(134,756)	(134,756)
Balance at December 31, 2025	**1,940,578,294**	**(903,084,208)**	**(373,242)**	**1,037,120,844**
Balance at January 1, 2026	1,940,578,294	(903,084,208)	(373,242)	1,037,120,844
Excess of net loss over membership dues		(2,066,563)		(2,066,563)
Other comprehensive loss			-	-
Balance at March 31, 2026	**1,940,578,294**	**(905,150,771)**	**(373,242)**	**1,035,054,281**

Certified Correct: Lea V. Llanes
Finance Officer

The following document has been received:

Receiving: DONNA ENCARNADO
Receipt Date and Time: August 10, 2026 11:21:00 AM

Company Information

SEC Registration No.: AS95003557
Company Name: MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC.
Industry Classification: O92499
Company Type: Stock Corporation

Document Information

Document ID: OST108102026811775343
Document Type: QUARTERLY_REPORT
Document Code: SEC_Form_17-Q
Period Covered: June 30, 2026
Submission Type: Original Filing
Remarks: None

Acceptance of this document is subject to review of forms and contents

COVER SHEET

A S 0 9 5 3 5 5 7

S.E.C. Registration Number

M O U N T M A L A R A Y A T G O L F & C O U N T R Y
C L U B , I N C .

(Company's Full Name)

B A R A N G A Y D A G A T A N , L I P A C I T Y

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

MS. LEA V. LLANES	(043)756-7003
Contact Person	Company Telephone Number

1 2	3 1	1 7 Q	0 9	second Friday
Month	Day	FORM TYPE	Month	Day

Fiscal Year

Annual Meeting

None

Secondary License Type, If Applicable

C F D

Dept. Requiring this Doc.

N/A

Amended Articles Number/Section

Total Amount of Borrowings

773	None	None
Total Number of Stockholders	Domestic	Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document I.D.

Cashier

STAMPS

Remarks = Pls use inc for scanning purpose

Certification

I, **LEA V. LLANES**, Finance Officer of **MOUNT MALARAYAT GOLF AND COUNTRY CLUB INC.**, with SEC registration number AS095-3557 with principal office at Barangay Dagatan, Lipa City, Batangas, on oath state:

1) That on behalf of Mount Malarayat Golf and Country Club Inc, I have caused this SEC 17-Q Second Quarter of 2026 report to be prepared;

2) That I read and understood its contents which are true and correct of my own personal knowledge and/or based on true records;

3) That the company Mount Malarayat Golf and Country Club Inc, will comply with the requirements set forth in SEC Notice dated June 24, 2020 for a complete and official submission of reports and/or documents through electronic mail; and

4) That I am fully aware that documents filed online which requires pre-evaluation and/or processing fee shall be considered complete and officially received only upon payment of a filing fee.

IN WITNESS WHEREOF, I have hereunto set my hand this 06th day of August, 2026.

LEA V. LLANES
Affiant

SUBSCRIBED AND SWORN to before me this _____day of AUG 06 2026 ,20____ at Lipa City, the affiant exhibited to me her Tax Identification Number 921-909-559.

ATTY. MARIETA BAROIA IGARTA
NOTARY PUBLIC
NC No. 2025-0025 Until December 31, 2027
116 Tanco Drive, Marawoy, Lipa City, Batangas
PTR No. 6857132; 01/05/2026 Lipa City
IBP Life Member No. 04827; Roll of Attorney No. 25111
MCLE Compliance No. VIII-0017186

Doc. No. 57
Page No. 12
Book No. 6
Series of 2026

SECURITIES AND EXCHANGE COMMISSION

QUARTERLY REPORT
Pursuant to Section 17, Securities Regulation Code
and SRC Rule 17 (2) (b)

1. *For the quarterly ended:* June 30 2026

2. *Commission identification number:* ASO95-003557

3. *BIR Tax Identification Number:* 004-721-731

4. *Name of registrant:* MOUNT MALARAYAT GOLF AND COUNTRY CLUB, INC.

5. *Province, country or other jurisdiction of incorporation:* LIPA CITY, BATANGAS

6. *Industry Classification Code:*

7. *Address of registrant's principal office:*
Barangay Dagatan, Lipa City, Batangas

8. *Registrant's telephone number, including area code*
(043) 756-7000 to 756-7008

9. *Former name, former address and former fiscal year, if changed*
15th Floor, ACT Tower, 135 Sen. Gil J. Puyat Avenue, Makati City

10. *Securities registered pursuant to Section 4 and 8 of the RSA*

Title of Each Class	Number of Shares of Common Stock
Gold	2,000 shares
Silver	2,000 shares

11. *Are any or all of the securities listed on the Philippine Stock Exchange?*

( ) Yes (X) No

12. *Indicate by check mark whether the registrant:/*

(a) has filed all reports required to be filed by Section 17 of the Code and SRC Rule 17 thereunder or Sections 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of the Corporation Code of the Philippines, during the preceding twelve (12) months (or for such shorter period the registrant was required to file such reports)

Yes [X] No [ ]

(b) has been subject to such filing requirements for the past ninety (90) days.

Yes [ ] No [X]

PART I
Financial Information

Item 1. Financial Statements

Annex "A" - Statements of Financial Position (June 30, 2026 and December 31, 2025

Annex "B" - Statements of Comprehensive Income –(Three Months Ended June 30, 2026, June 30, 2025, and March 31, 2026)
Annex "C" -Statements of Comprehensive Income – (Six Months Ended June 30, 2026 and June 30, 2026)
Annex "D" - Statements of Cash Flows – (Six Months Ended June 30, 2026 and June 30, 2025)
Annex "E" - Statements of Changes in Equity – (Six Months Ended June 30, 2026, June 30, 2025 and December 31, 2025)

The above interim financial statements were prepared by the Club's accountant in conformity with the Philippine Financial Reporting Standards (PFRS) and are under the historical cost convention, except for certain financial instruments that are carried at amortized cost. Amounts included in the financial statements of the Company are measured using Philippine Peso (Php), the currency of the primary economic environment in which the Company operates (the "functional currency"). The Club chose to present its financial statements using its functional currency. This is the same set of accounting policies adopted for the previous year's annual audited financial statement.

There are no material events subsequent to the second quarter requiring adjustment to the financial statements or disclosure in the notes thereto that were not reflected in the financial statements.

Item 2. Management's Discussion & Analysis of Financial Conditions & Results of Operations

Trends or any known demands, commitments, events or uncertainties affecting liquidity/Indicators of performance.

The Club continues to rely primarily on internal sources of liquidity, particularly collections from membership dues, sports club operations, food and beverage revenues, hotel operations, and other member-related charges.

Collection performance and sustaining operational revenues remain critical factors affecting the Club's liquidity. While operations have generally normalized after the pandemic years, the Club continues to experience challenges arising from increased operating costs, inflationary pressures, maintenance requirements of aging facilities, and the need for continuous capital improvements.

In year 2026, the Club recorded a very slow revenue growth at 4% at the end of second quarter compared with the same period of year 2025. Moreover, due to various external factors and uncertainties affecting many industries, the Club experienced also increases in operating costs such as repairs and maintenance, utilities, manpower-related expenses and other operating costs which also impacted liquidity during the year.

Management continues to focus on improving collection efficiency, managing operating expenses, and maintaining operational sustainability. Current obligations of the Club remain primarily composed of short-term obligations to suppliers and loan repayments.

Since the effects of the pandemic, the Club's financial standing significantly improved beginning 2023 and continued through 2024. However, during 2025, operations became more challenging due to rising costs and lower revenues from certain income streams, resulting in lower profitability and tighter liquidity conditions. Despite these challenges, Management remains optimistic that the Club will continue to sustain operations and improve its financial performance through operational efficiency, facility enhancements, and member engagement initiatives.

Indicators of the Club's performance. The Club monitors its operating results and financial position on a quarterly and year-to-date basis. The Club evaluates its financial performance using key indicators, including revenue growth, gross profit, gross profit margin, operating results, liquidity, and working capital. These indicators provide management with the basis for assessing the Club's operating efficiency, financial position, and ability to sustain operations.

For the six months ended June 30, 2026, *gross profit* declined to ₱3.88 million from ₱4.42 million in the same period of 2025, a decrease of ₱545 thousand or 12%, while *gross profit margin* decreased to 3.33% from 3.94%. *Operating loss* increased to ₱57.84 million, 13% higher than the ₱51.13 million recorded in 2025, as the increase in operating costs exceeded the growth in revenues.

Liquidity, as measured by the *current ratio*, declined to **0.54:1** as of June 30, 2026 from **0.64:1** as of December 31, 2025, indicating tighter *working capital*. Despite this, trade receivables decreased by 17.53% and total loans payable declined by 45.15%, reflecting improved collections and continued debt reduction.

Management will continue to focus on improving these key performance indicators through sustained revenue growth, enhanced utilization of the Club's facilities, disciplined cost management, effective working capital management, and continued reduction of financing obligations.

Material commitments for capital expenditures. Since 2021, the Club has consistently implemented facility upgrades and major repairs on its aging buildings, golf course systems, and operational equipment. Improvements included waterproofing works, repairs on building structures, maintenance of irrigation and water systems, replacement and repair of equipment, and enhancement of member facilities. The Club continued its commitment to maintaining and improving its facilities during 2025. Major repairs and maintenance works were undertaken on various Club facilities and equipment to preserve operational efficiency and improve member experience.

The Club remains committed to the continuing rehabilitation, upgrading, and enhancement of its facilities, particularly in the Country Club, hotel, sports, and golf course areas. These projects are intended to improve service quality, operational sustainability, and revenue-generating capability of the Club.

In 2025 and until the second half of year 2026, the Club continued to prioritize maintenance of the golf course, clubhouse facilities, utilities, and operational equipment despite financial challenges. Repairs and Maintenance expense significantly increased during the year due to the Club's continuing efforts to preserve the quality and safety of its facilities.

The Club likewise continued to meet its commitments to contractors, suppliers, manpower service providers, and maintenance personnel necessary to sustain regular operations and maintain the golf course and facilities in good operating condition.

Management intends to continue these improvement projects in the succeeding years as part of the Club's long-term sustainability and operational enhancement plans.

Losses. The overall results of operations of the Club during the first half of the year 2026 recorded a normal improvement. This is a continuation of the improvement of the Club's revenues in 2022, up to year 2024, which was a complete recovery as compared with the pandemic year 2021 and 2020. The year 2022 gross revenues even surpassed the annual revenues prior to the pandemic years.

Revenues for the year 2021 was better as compared with the year 2020 where the significant effect of the pandemic was felt. Cost and expenses in maintaining operations during 2021 started to improve but since it is still a pandemic year, costs are still relatively higher than in normal situation. Due to such factor, losses remained high.

The lowered limit of operation during 2020 due to the pandemic resulted to significant decline in revenues as compared to period before the pandemic. An improvement during the current period in 2021 was seen as operating level was increased to about 70% to 80% as a requirement of the quarantine protocols by the National government.

However, it is not enough to cover all expenses and the Club is also controlling its expenses to avoid further major losses.

The Club had the worst financial and operational effects in the year 2020 when it was affected by the Taal Volcano eruption and the Covid19 Pandemic. There were no major losses in the same period in 2019 and 2018. In 2018 up to the first quarter of 2019, just like in the previous year, there are no significant elements of income or loss that did arise from the Club's continuing operations. It is not foreseen that it will incur major losses, only minor ones that may be due to lowered level operations in the immediate future.

Material Changes. During 2022, business conditions started to normalize and all government restrictions were lifted. The economy gradually reopened and patrons began returning to their normal activities. These developments provided the Club an opportunity to recover losses incurred in prior years. The same trend continued during 2023, 2024 and 2025 which further improved the financial position of the Club. During the six months ended June 30, 2026, however, the operating environment remained challenging, characterized by heightened competition within the golf industries, moderating mostly members spending, persistent inflationary pressures, rising utility and labor costs, and continuing global economic uncertainties. In response, the Club continued to implement operational efficiency measures, cost management initiatives and revenue enhancement programs to mitigate the impact of these external factors.

At the end of the second quarter of year 2026, *Total Revenues* amounted to P116.51 million, representing an increase of P4.26 million or 4% from P112.25 million reported for the corresponding period in 2025.

Food and Beverage revenues increased by P5.42 million or 11%, primarily attributable to higher restaurant sales generated from increased member and member's guest patronage, tournaments and other Club events. *Sports Club* revenues likewise increased by P1.45 million or 3%, driven by higher golf-related activities, guest play and tournament revenues during the period.

The increase in Food and Beverage and Sports Club revenues was partially offset by a decline in Hotel Operations revenues of P1.22 million or 21%, primarily due to lower room occupancy and fewer hotel bookings. *Other Revenues* likewise decreased by P1.39 million or 14%, mainly due to lower collections from other operating revenues and other membership-related charges.

Direct Costs increased by P4.80 million or 4%, from P107.83 million in 2025 to P112.63 million in 2026. *Food and Beverage* direct costs increased by P2.57 million or 6%, consistent with the increase in restaurant operations. *Sports Club* direct costs decreased by P394 thousand or 1% due to continuing cost control measures and operating efficiencies. *Hotel Operations* direct costs increased by P2.56 million or 28%, reflecting the largely fixed nature of hotel operating and maintenance costs despite lower occupancy levels. *Depreciation* expense remained substantially at the same level as the prior year.

As a result of the increase in direct costs relative to revenue growth, *Gross Profit* decreased by P545 thousand or 12%, from P4.42 million in 2025 to P3.88 million in 2026.

General and Administrative Expenses increased by P6.17 million or 11%, from P55.55 million to P61.72 million, primarily due to higher personnel costs, utilities, repairs and maintenance, and other administrative expenses, including the impact of oil price hike, inflation on the cost of goods and services.

Consequently, Operating Loss increased by P6.71 million or 13%, from P51.13 million in 2025 to P57.84 million in 2026, as the increase in operating expenses and direct costs exceeded the growth in revenues.

Finance costs decreased by P396 thousand or 24%, from P1.67 million to P1.27 million, primarily due to lower outstanding interest-bearing obligations during the period.

As a result of the foregoing, Net Loss at the end of the second quarter of 2026 amounted to P59.11 million, compared with P52.80 million for the corresponding period in 2025, representing an increase of P6.32 million or 12%.

Membership Dues amounted to P38.75 million, representing an increase of P979 thousand or 3% over the P37.77 million recorded in the corresponding period of 2025. Nevertheless, the excess of Net Loss over Membership Dues increased to P20.36 million from P15.02 million in the prior year, representing an increase of P5.34 million or 36%.

Basic loss per share amounted to P10,181 per Gold Share and P5,090 per Silver Share, compared with P7,512 and P3,756, respectively, in the corresponding period of 2025. The loss per share is computed by dividing the total net loss by the total issued and outstanding shares. Loss is proportioned between the two classes of shares according to a 2:1 proportion between Gold and Silver shares. This is based on the provision in the Articles of Incorporation which provides that the issue value of Gold shares is twice that of the Silver shares, and that this 2:1 proportion is required to be maintained at all times.

Total issued Gold share is 2,000 shares while total issued Silver share is 2,000, for a total of P4,000 issued and outstanding shares.

In the Balance Sheet, *Cash* as of June 30, 2026 amounted to ₱20.06 million, a decrease of ₱760 thousand or 3.65% from ₱20.82 million as of December 31, 2025. The reduction was mainly due to cash disbursements for operating requirements, including payments to suppliers, contractors, and scheduled loan amortizations. Despite the decline, the Club maintained sufficient cash to support its operating and financing activities.

Trade and Other Receivables decreased by by ₱5.71 million or 17.53% compared with the balance at the end of 2025, indicating improvement in the Club's collection performance during the period. The reduction in receivables contributed positively to the increase in cash inflows and liquidity.

Prepayments and Other Current Assets declined by ₱2.63 million or 26.42% compared with the balance at the end of year 2025, mainly due to the amortization of prepaid expenses and the utilization of advances applied against operating expenditures during the first six months of the year.

Property and Equipment decreased by approximately ₱16.21 million or 1.50% compared with the balance at the end of 2025 primarily due to the recognition of depreciation expense during the quarter. No significant capital additions were recorded during the period sufficient to offset the depreciation recognized.

Trade and Other Payables increased by approximately ₱6.38 million or 7.56% mainly due to timing of payments to suppliers, contractors, and service providers as of the end of the quarter. The Club continued to settle obligations in the ordinary course of business while managing available cash resources.

Loans Payable, including both current and non-current portions, decreased by ₱11.31 million or 45.15%, from ₱25.06 million to ₱13.75 million due to regular installment payments made on the Club's outstanding loan obligations during the end of second quarter of 2026. The reduction in outstanding principal balances is expected to gradually lessen future financing obligations of the Club.

Retirement Benefit Obligation remained at substantially the same balance as of June 30, 2026. The retirement liability pertains to the actuarially determined retirement benefit obligation recognized by the Club for its qualified employees based on the valuation performed by E.M. Zalamea Actuarial Services.

Total Stockholders' Equity decreased by approximately P20.36 million due to the net loss incurred during the end of second quarter of 2026. The Club continues to experience the effects of accumulated deficits recognized in prior years, particularly during the pandemic years. Management, however, remains focused on improving revenues, enhancing operational efficiency, and implementing cost-saving measures to minimize further reductions in equity.

Overall, Total Assets decreased by ₱25.30 million or 2.21%, while Total Liabilities declined by ₱4.94 million or 4.49%, primarily due to the reduction in outstanding borrowings. The Club's current ratio decreased from 0.64:1 as of December 31, 2025 to 0.54:1 as of June 30, 2026, reflecting tighter working capital as current liabilities exceeded current assets. Management will continue to prioritize receivable collections, cash flow management, and working capital optimization to support the Club's operational and capital requirements.

Issuance, Repurchases and Repayments of Debt and Equity Securities

There are no debt or equity securities that the Club issued, repurchased or repaid during this reporting period.

Dividends Paid

The club's shares are proprietary in nature and no shareholders are paid dividends for their shareholdings.

Item 3. FINANCIAL RISK MANAGEMENT OBJECTIVES, POLICIES AND PROCEDURES

The Company's Management monitors and manages the financial risks relating to the operations of the Company through internal risk reports which analyze exposures by degree and magnitude of risks. These risks include market risk, interest rate risk, credit risk and liquidity risk.

Management established policies to manage the risks associated with financial instruments. Its overall risk management program is focused on the unpredictability of developments on the financial markets and seeks to minimize potential adverse effects on its financial position.

Management is in close cooperation with the Board of Directors and focuses on actively securing the Company's short-to-medium term cash flows by minimizing the exposure to financial markets.

Market Risk Management

Interest Rate Risk Management

The Company's exposure to interest rate risk arises from due loans which is subject to fixed interest rate and from its cash in bank which is subject to variable interest rates. The interest rate risk arising from loans and cash in banks are managed by means of effective investment planning and analysis, and maximizing investment opportunities in various local banks and financial institutions.

The Company's loss for the period ended June 30, 2026 and 2025 would have been unaffected since the Company has no borrowings at variable rates and interest rate risk exposure for its cash in bank, which is subject to variable rate, is very immaterial.

Credit Risk Management

Credit risk is the risk of financial loss to the Company if a customer or counter party to a financial instrument fails to meet its contractual obligations. The Company is exposed to credit risks from cash and trade and other receivables.

The Club considers the following policies to manage its credit risk:

- *Cash in Banks*

  The club transacts only to banks with investment grade credit rating. This information is supplied by independent rating agencies. The club uses other publicly available information such as annual report to monitor the financial status of the banks. The club assesses the current and forecast information of the banking industry and the macro-economic factors such as GDP, interest, and inflation rates to determine the possible impact to banks.

- *Trade and Other Receivables*

  The club bills all members monthly. If any bill remains unpaid by the end of the month following that in which the bill was incurred, the club shall notify the member that if his/her bill is not paid by the end of the succeeding month his/her name will be posted as delinquent the following day at the clubhouse bulletin board. Delinquent accounts shall be charged by carrying fees, interests and surcharges. Members on the delinquent list for more than sixty (90) days and who have an outstanding balance of ₱100,000 or more, shall be reported to the Board and their shares or the shares of the juridical entities they represent shall thereafter be ordered and sold by the Board at an auction to satisfy the claims of the club. The club did not hold auction proceedings during the year. A member may pay his/her overdue account at any time before the auction sale.

The carrying amounts of financial assets measured at amortized cost are as follows:

		June 30, 2026		June 30, 2025
Cash in banks	₱	20,064,231	₱	30,643,288
Trade and other receivables – net		26,837,430		12,489,525
	₱	**43,132,812**	**₱**	**43,132,813**

The Company does not hold any collateral or other credit enhancements except for the share of stock that a shareholder has as the Club's security to cover this credit risk.

The table below shows the credit quality by class of financial assets of the Company:

	Neither Past Due nor Impaired							
		High Grade		**Medium Grade**		**Low Grade**		**Total**
June 30,2026								
Cash in banks	₱	20,064,231	₱	-	₱	-	₱	20,064,231
Trade and other receivables – net		13,069,271		-		13,768,159		26,837,430
	₱	**33,133,502**	**₱**	**-**		**13,768,159**	**₱**	**46,901,661**
June 30,2025								
Cash in banks	₱	30,643,288	₱	-	₱	-	₱	30,643,288
Trade and other receivables – net		7,265,321		-		5,224,204		12,489,525
	₱	**37,908,609**	**₱**	**-**	**₱**	**5,224,204**	**₱**	**43,132,813**

The credit quality of the financial assets was determined as follows:

Trade and Other Receivables

- High grade – These are receivables from counterparties with no default in payment.
- Medium grade – These are receivables from counterparties with up to three defaults in payment.
- Low grade – These are receivables from counterparties with more than three defaults in payment.

Cash and trade and other receivables are classified as high grade due to its high probability of collection (the counterparty has the apparent ability to satisfy its obligation and is readily enforceable).

25.03 Liquidity Risk Management

Ultimate responsibility for liquidity risk management rests with the Board of Directors, which has established an appropriate liquidity risk management framework for the management of the club's short, medium and long-term funding and liquidity management requirements. The club's manages liquidity risk by maintaining adequate reserves, by continuously monitoring forecast and actual cash flows and by matching the maturity profiles of financial assets and liabilities.

The following table details the club's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the club can be required to pay. The tables include both interest and principal cash flows.

	Weighted Average Effective Interest Rate	Within 1 Year	1 – 5 Years	Over 5 Years	Total
June 30,2026					
Trade and other payables	-	₱ 46,152,074	₱ 44,575,584	₱ -	₱ 90,727,658
Loans Payable (current and non-current)	-	10,047,041	3,700,000	-	13,747,041
		₱ 56,199,115	**₱ 48,275,584**	**₱ -**	**₱ 104,474,699**
June 30,2025					
Trade and other payables	-	₱ 34,066,293	₱ 46,476,032	₱ -	₱ 80,542,325
Loans Payable (current and non-current)	-	16,412,073	6,672,270	-	23,084,343
		₱ 50,478,366	**₱ 53,148,302**	**₱ -**	**₱ 103,626,668**

The following table details the club's expected maturity for its non-derivative financial assets. The table has been drawn up based on the undiscounted contractual maturities of the financial assets including interest that will be earned on those assets. The inclusion of information on non-derivative financial assets is necessary in order to understand the club's liquidity risk management as the liquidity is managed on a net asset and liability basis.

	Weighted Average Effective Interest Rate		Within 1 Year		1 – 5 Years		Over 5 Years		Total
June 30,2026									
Cash	1%	₱	20,064,231	₱	-	₱	-	₱	20,064,231
Trade and other Receivables -net	-		26,837,430		-		-		26,837,430
		₱	**46,901,661**	₱	**-**	₱	**-**	₱	**46,901,661**
June 30,2025									
Cash	1%	₱	30,643,288	₱	-	₱	-	₱	30,643,288
Trade and other Receivables -net	-		12,489,525		-		-		12,489,525
		₱	**43,132,813**	₱	**-**	₱	**-**	₱	**43,132,813**

Item 4. FAIR VALUE MEASUREMENTS

The carrying amounts and estimated fair values of the club's financial assets and financial liabilities as of June 30, 2026 and 2025 are presented below:

	June 30,2026				June 30,2025			
		Carrying Amount		Fair Value		Carrying Amount		Fair Value
Financial Assets:								
Trade and other receivables	₱	26,837,430	₱	26,837,430	₱	12,489,525	₱	12,489,525
	₱	**26,837,430**	₱	**26,837,430**	₱	**12,489,525**	₱	**12,489,525**
Financial Liabilities:								
Trade and other payables	₱	90,727,658	₱	90,727,658	₱	80,542,324	₱	80,542,324
Loans Payable (current and non-current)		13,747,041		13,747,041		23,084,343		23,084,343
	₱	**104,474,699**	₱	**104,474,699**	₱	**103,626,667**	₱	**103,626,667**

Due to demand feature of cash and short-term maturities of trade and other receivables, trade and other payables (except trust fund for sports and games ties, unearned revenue, and payable to regulatory agencies) and due to related parties, Management believes that the fair values approximate the carrying amounts as of June 30, 2026 and 2025.

Loans payable are interest bearing. The interest rates approximate the market interest rates, hence, Management believes that the amortized cost approximates the fair value.

(vi.) Seasonal aspects

Higher patronage has been experienced during the vacation months, i.e., summer and Christmas. Patronage usually declines during the rainy season when patronage is usually limited to members who are residents or working in the Batangas area. The club expects the same to happen in the succeeding periods.

PART II
Other Information

There are no other material event or information that are required to be reported.

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 thereunto duly authorized.

Lipa City, ______ August 2026.

ARCH. ANTONIO V. TURALBA, JR.
Chairman

LEA V. LLANES
Finance Officer

ANNEX A

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF FINANCIAL POSITION
JUNE 30, 2026 AND DECEMBER 31, 2025

	June 30, 2026 Unaudited	December 31, 2025 Audited
ASSETS		
Current Assets		
Cash	20,064,231	20,824,026
Trade & Other Receivables - net	26,837,430	32,542,514
Prepayments and other Current Assests	7,317,508	9,944,357
Total Current Assets	**54,219,169**	**63,310,897**
Non Current Assets		
Property and Equipment - net	1,067,527,129	1,083,733,031
Total Non-Current Assets	**1,067,527,129**	**1,083,733,031**
TOTAL ASSETS	**1,121,746,298**	**1,147,043,928**
LIABILITIES AND STOCKHOLDERS' EQUITY		
Current Liabilities		
Trade and other payables	90,727,658	84,352,397
Loans Payable	10,047,041	14,409,606
Total Current Liabilities	**100,774,699**	**98,762,003**
Noncurrent Liabilities		
Loans Payable - net of current portion	3,700,000	10,648,889
Retirement benefit obligation	510,737	510,737
Deferred tax liability	1,455	1,455
Total Liabilities	**104,986,891**	**109,923,084**
Stockholders' Equity		
Capital Stock	1,940,578,294	1,940,578,294
Deficit	(923,445,645)	(903,084,208)
Remeasurements	(373,242)	(373,242)
Total Stockholders' Equity	**1,016,759,407**	**1,037,120,844**
TOTAL LIABILITIES &STOCKHOLDER'S EQUITY	**1,121,746,298**	**1,147,043,928**

Certified Correct: Lea V. Llanes

ANNEX B

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF COMPREHENSIVE INCOME
FOR THE THREE MONTHS ENDED JUNE 30, 2025, JUNE 30, 2024 AND MARCH 31, 2025

	June 30, 2026 Unaudited	June 30, 2025 Unaudited	Mar 31, 2026 Unaudited
REVENUES			
Food & Beverage	24,250,943	23,125,288	29,341,675
Sports Club	26,746,941	20,522,777	22,721,074
Hotel Operation	1,799,547	2,204,566	2,807,446
Other Revenues	(3,075,984)	2,890,372	11,920,062
	49,721,447	**48,743,003**	**66,790,257**
COST OF SALES AND SERVICES			
Food & Beverage	20,622,269	20,558,776	23,727,451
Sports Club	22,043,370	21,543,219	20,807,291
Hotel Operation	4,103,309	4,037,928	7,579,692
Depreciation	6,881,480	6,838,312	6,870,100
	53,650,428	**52,978,235**	**58,984,533**
GROSS PROFIT	**(3,928,982)**	**(4,235,232)**	**7,805,724**
GENERAL & ADMINISTRATIVE EXPENSES	31,581,606	25,766,733	30,134,876
OPERATING LOSS	**(35,510,588)**	**(30,001,965)**	**(22,329,152)**
FINANCE COST	280,274	834,760	993,251
LOSS BEFORE PROVISION FOR (BENEFIT FROM) INCOME TAX	(35,790,863)	(30,836,725)	(23,322,403)
PROVISION FOR (BENEFIT FROM) INCOME TAX			
NET LOSS FOR THE PERIODS	**(35,790,863)**	**(30,836,725)**	**(23,322,403)**
MEMBERSHIP DUES	17,495,990	16,229,033	21,255,839
EXCESS OF NET LOSS OVER MEMBERSHIP DUES	**(18,294,872)**	**(14,607,692)**	**(2,066,564)**
NET LOSS PER GOLD SHARE	**(9,147)**	**(7,304)**	**(1,033)**
NET LOSS PER SILVER SHARE	**(4,574)**	**(3,652)**	**(517)**

Certified Correct: Lea V. Llanes

ANNEX C

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF COMPREHENSIVE INCOME
FOR THE SIX MONTHS ENDED JUNE 30, 2026 AND JUNE 30, 2025

	June 30, 2026 Unaudited	June 30, 2025 Unaudited
REVENUES		
Food & Beverage	53,592,618	48,176,457
Sports Club	49,468,014	48,014,052
Hotel Operations	4,606,993	5,826,580
Other Revenues	8,844,078	10,235,957
	116,511,704	**112,253,046**
COST OF SALES AND SERVICES		
Food & Beverage	44,349,720	41,783,918
Sports Club	42,850,661	43,245,071
Hotel Operations	11,683,000	9,126,048
Depreciation	13,751,580	13,676,470
	112,634,962	**107,831,507**
GROSS PROFIT	**3,876,742**	**4,421,540**
GENERAL & ADMINISTRATIVE EXPENSES	61,716,482	55,549,500
OPERATING LOSS	**(57,839,740)**	**(51,127,961)**
FINANCE COST	1,273,525	1,669,520
LOSS BEFORE PROVISION FOR (BENEFIT FROM) INCOME TAX	**(59,113,265)**	**(52,797,481)**
PROVISION FOR (BENEFIT FROM) INCOME TAX	-	-
NET LOSS	**(59,113,265)**	**(52,797,481)**
MEMBERSHIP DUES	38,751,829	37,772,908
EXCESS OF NET LOSS OVER MEMBERSHIP DUES	**(20,361,436)**	**(15,024,572)**
NET LOSS PER GOLD SHARE	**(10,181)**	**(7,512)**
NET LOSS PER SILVER SHARE	**(5,090)**	**(3,756)**

Certified Correct: Lea V. Llanes

ANNEX D

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF CASH FLOWS
FOR THE SIX MONTHS ENDED JUNE 30, 2026 AND JUNE 30, 2025

	June 30, 2026 Unaudited	June 30, 2025 Unaudited
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before provision for income tax	(59,113,265)	(52,797,481)
Adjustments for:		
Depreciation	18,335,440	18,235,293
Interest Income	13,320	12,028
Operating Loss before Working Capital Changes	(40,764,505)	(34,550,159)
Changes in operating assets and liabilities:		
Decrease (Increase)in operating assets:		
Trade and other receivables	5,705,084	11,975,002
Inventories	-	-
Prepayments and other current assets	2,626,849	327,565
Advances to Affiliates	-	-
Increase (Decrease) in operating liabillities		
Deferred Revenues		
Trade and other payables	6,375,261	(1,522,382)
Net Cash used in operating activities	(26,057,311)	(23,769,974)
CASH FLOW FROM INVESTING ACTIVITIES		
Additions to property and equipment	(2,129,538)	(6,662,827)
Interest received	(13,320)	(12,028)
Net cash from (used in) investing activities	(2,142,857)	(6,674,855)
CASH FLOWS FROM FINANCING ACTIVITIES		
Assesment and collection of membership fees	38,751,829	37,772,908
Payments of loans payable	(11,311,454)	(6,018,687)
Proceeds from (payments of) advances from affiliates	-	-
Net cash from financing activities	27,440,375	31,754,222
NET INCREASE (DECREASE) IN CASH	**(759,794)**	**1,309,394**
CASH AT BEGINNING OF YEAR	20,824,026	29,333,894
CASH AT END OF YEAR	**20,064,231**	**30,643,288**

Certified Correct: Lea V. Llanes

ANNEX D

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF CASH FLOWS
FOR THE SIX MONTHS ENDED JUNE 30, 2026 AND JUNE 30, 2025

	June 30, 2026 Unaudited	June 30, 2025 Unaudited
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before provision for income tax	(59,113,265)	(52,797,481)
Adjustments for:		
Depreciation	18,335,440	18,235,293
Interest Income	13,320	12,028
Operating Loss before Working Capital Changes	(40,764,505)	(34,550,159)
Changes in operating assets and liabilities:		
Decrease (Increase)in operating assets:		
Trade and other receivables	5,705,084	11,975,002
Inventories	-	-
Prepayments and other current assets	2,626,849	327,565
Advances to Affiliates	-	-
Increase (Decrease) in operating liabillities		
Deferred Revenues		
Trade and other payables	6,375,261	(1,522,382)
Net Cash used in operating activities	(26,057,311)	(23,769,974)
CASH FLOW FROM INVESTING ACTIVITIES		
Additions to property and equipment	(2,129,538)	(6,662,827)
Interest received	(13,320)	(12,028)
Net cash from (used in) investing activities	(2,142,857)	(6,674,855)
CASH FLOWS FROM FINANCING ACTIVITIES		
Assesment and collection of membership fees	38,751,829	37,772,908
Payments of loans payable	(11,311,454)	(6,018,687)
Proceeds from (payments of) advances from affiliates	-	-
Net cash from financing activities	27,440,375	31,754,222
NET INCREASE (DECREASE) IN CASH	**(759,794)**	**1,309,394**
CASH AT BEGINNING OF YEAR	20,824,026	29,333,894
CASH AT END OF YEAR	**20,064,231**	**30,643,288**

Certified Correct: Lea V. Llanes

ANNEX E

MOUNT MALARAYAT
Golf & Country Club

MOUNT MALARAYAT GOLF & COUNTRY CLUB, INC
(A Stock, Non-Profit Corporation)
STATEMENTS OF CHANGES IN EQUITY
FOR THE SIX MONTHS ENDED JUNE 30, 2026, JUNE 30, 2025 AND DECEMBER 31, 2025

	Capital Stock	Deficit	Remeasurement	Total
Balance at January 1, 2025	1,940,578,294	(881,774,273)	(238,486)	1,058,565,535
Excess of net loss over membership dues	-	(15,024,572)	-	(15,024,572)
Balance at June 30, 2025	**1,940,578,294**	**(896,798,845)**	**(238,486)**	**1,043,540,963**
Balance at October 1, 2025	1,940,578,294	(913,077,164)	(238,486)	1,027,262,644
Excess of net loss over membership dues		9,992,956		9,992,956
Other comprehensive loss			(134,756)	(134,756)
Balance at December 31, 2025	**1,940,578,294**	**(903,084,208)**	**(373,242)**	**1,037,120,844**
Balance at January 1, 2026	1,940,578,294	(903,084,208)	(373,242)	1,037,120,844
Excess of net loss over membership dues		(20,361,437)		(20,361,437)
Other comprehensive loss				-
Balance at June 30, 2026	**1,940,578,294**	**(923,445,645)**	**(373,242)**	**1,016,759,407**

Certified Correct: Lea V. Llanes