



August 14, 2018

Philippine Dealing and Exchange Corp.
37th Floor, Tower 1, The Enterprise Center
6766 Ayala Ave cor. Paseo de Roxas, Makati City

Attention: Ms. Vina Vanessa S. Salonga
Head - Issuer Compliance and Disclosure Department (ICDD)

Re: DD Disclosure - 14 August 2018

Dear Ms. Salonga:

Kindly see attached disclosure of DoubleDragon Properties Corp.
("DoubleDragon") with regard to the above stated subject.

1. 1H 2018 Financial Highlights

Best regards,



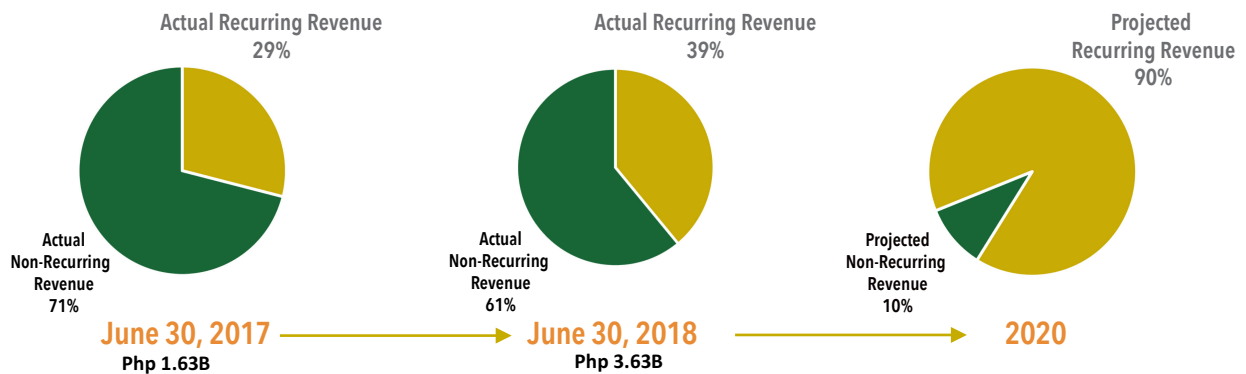
Atty. Joselito L. Barrera, Jr.
Chief Information Officer



1H 2018 FINANCIAL HIGHLIGHTS

- Consolidated Revenues +122.8% YoY to Php 3.63 Billion
- Recurring Revenues +198.9% YoY to Php 1.41 Billion
- Rental Income +332.0% YoY to Php 1.16 Billion
- Consolidated Net Income +234.2% YoY to Php 1.26 Billion
- Consolidated Equity increased to Php 23.22 Billion
- Consolidated Assets increased to Php 69.74 Billion

DoubleDragon Properties Corp. (“DoubleDragon” or “The Company”) reports Consolidated Net Income figures for the first half of 2018 has reached Php 1.26 Billion, an increase of 234.2% compared to only Php 376.40 Million during the same period last year. Recurring revenues now accounts for 39.0% for the first half of 2018 vs. only 29.0% during the same period last year as the Company becomes closer to its goal of becoming a 90.0% recurring revenue company by 2020.

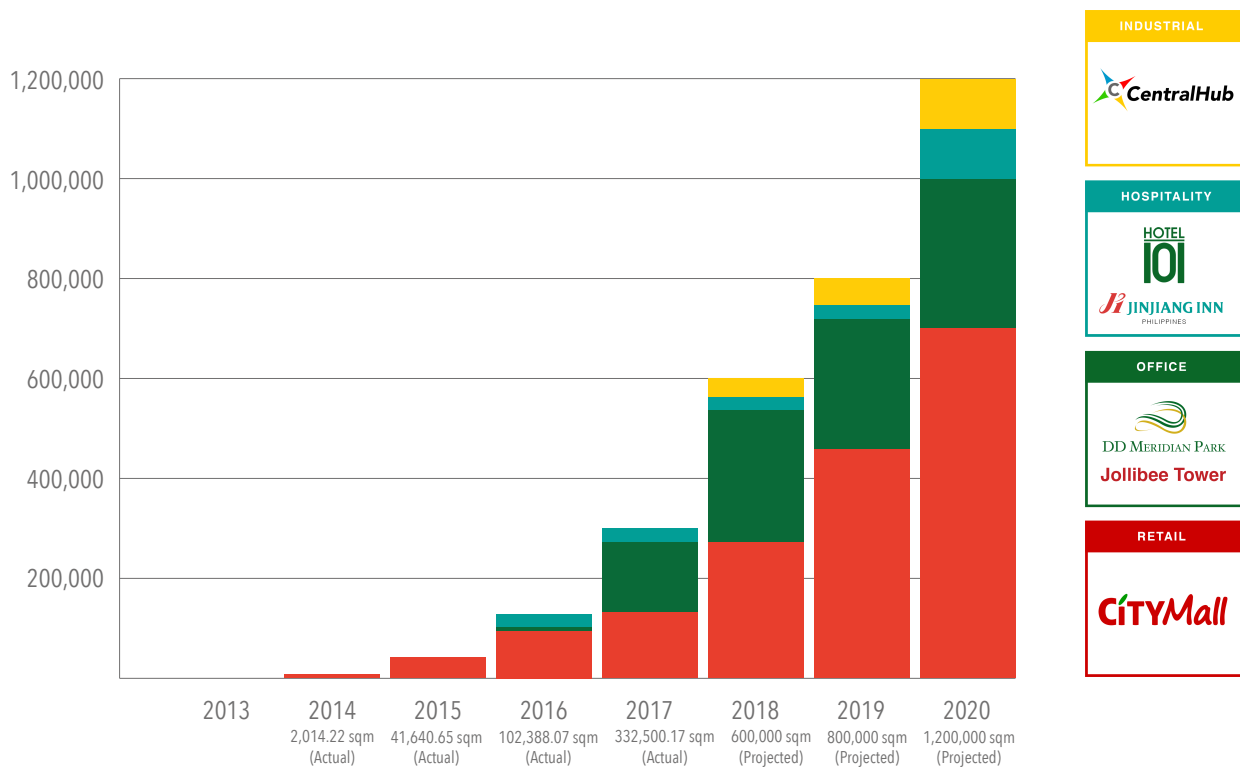


More importantly, DoubleDragon’s recurring revenues has risen 216.5% to Php 883.29 Million for the three months ending June 30, 2018 vs. only Php 279.12 Million during the same period last year primarily from the growth of its rental revenues which grew 357.6% to Php 749.95 Million during the three months ending June 30, 2018 compared to only Php 163.89 Million during the same period last year. For the three months ending June 30, 2018 the Company’s Consolidated Net Income increased by 143.7% year-on-year to Php 513.5 Million from Php 210.7 Million during the same period last year.

Consolidated Total Assets of the Company grew to Php 69.74 Billion while Consolidated Total Equity grew to Php 23.22 Billion as of June 30, 2018. The Company’s financial position continued to remain solid with a healthy debt-to-equity ratio of 1.52x as of June 30, 2018 vs. its debt-to-equity ratio cap of 2.33x. The Company’s debt-to-equity ratio is expected to further improve to 1.29x on a pro-forma basis post the recently concluded Follow-On Offering of DoubleDragon’s common shares.

“This is the first time that the value of our Investment Properties has exceeded the Php 50.0 Billion mark, now standing at Php 51.2 Billion as of June 30, 2018 coupled with recurring revenues of Php 1.41 Billion for the first half of 2018, almost triple that of the same period last year and rental income now at Php 1.16 Billion for the first half of 2018, more than quadruple that of the same period last year. Our financials are now clearly harvesting the hard work we have put into intricately building a valuable leasing portfolio. These are solid revenue contributions that are recurring in nature and will continue to grow organically as we increase our rental yields”, said DoubleDragon Chief Investment Officer Hannah Yulo.

“This is truly a remarkable turning point for DoubleDragon, as our rental income for the first half of 2018 has now exceeded our interest expense for the same period as internally generated cashflows from the Company’s projects now start to contribute significantly”, added Ms. Yulo.



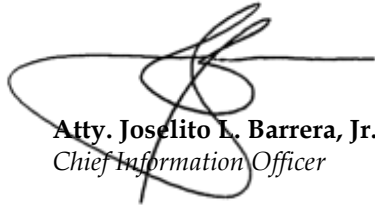
“The reason why we are so fixated in hitting our 1.2 million square meter leasable target by 2020 is because the math is simple. With 1.2 million square meters of leasable space, yielding say an average of Php 750 per square meter per month by that time, this should give the Company total annual recurring revenues of Php 10.8 Billion. This rental income practically translates to about 90% EBITDA margin because in addition to rent, developers collect CUSA/maintenance fees from tenants which covers operating expenses of each property”, DoubleDragon Chairman Edgar “Injap” Sia II.

“We believe cashflows generated from a recurring revenue business model is far more valuable than developmental income, since it generally needs no further reinvestment for it to continue generating cashflows. We deem this as an ideal foundation for a dividend-yielding property company whose mission is to soon become one of the top 5 listed property companies in the country”, added Mr. Sia.

The Company targets to complete a leasable portfolio of 1.2 Million square meters by 2020 comprising of 700,000 square meters from 100 CityMalls, 300,000 square meters from its Metro Manila office projects DD Meridian Park and Jollibee Tower, 100,000 square meters from the planned 5,000 hotel rooms of Hotel101 and JinJiang Inn Philippines, and another 100,000

square meters of industrial space from various CentralHub sites across Luzon, Visayas and Mindanao.

DoubleDragon's four pillars of growth continues to strengthen in provincial retail leasing, office leasing, industrial leasing and hospitality which will provide the Company with a diversified source of recurring revenues backed by a string of appreciating hard assets.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

By: **Atty. Joselito L. Barrera, Jr.**
Chief Information Officer