

8990 Holdings, Inc.

Philippine Dealing & Exchange Corp.
37th Floor, Tower 1, The Enterprise Center
6766 Ayala Avenue corner Paseo de Roxas
Makati City

Attention: Atty. Joseph B. Evangelista - Head - Issuer Compliance and Disclosure Department

Gentlemen: We refer to the Issuer Disclosures Operating Guidelines which requires 8990 Holdings, Inc (the "Company"), as issuer of the fixed rate bonds listed with PDEX to submit a disclosure on Material information/transaction.

Subject of the Disclosure
8990 Exceeds 2018 Revenue Target, Posts 15% Topline Growth
Background/Description of the Disclosure
<p>8990 Holdings Inc, listed on the Philippine Stock Exchange under the symbol "HOUSE" and one of the fastest growing real estate developers in the Philippines exceeded its 2018 full year target of Php11.50 billion after it posted Php11.75 billion in revenues for the year. The 15% year on year growth from 2017's Php10.18 billion numbers is mainly attributed to higher real estate sales from its eleven (11) ongoing projects nationwide.</p> <p>Revenue generated from NCR alone was 31% bringing total contribution from Luzon to 56% of the total. Topline contribution from Visayas and Mindanao were 32% and 11%, respectively.</p> <p>Consolidated gross income for 2018 registered at Php6.46 million, a 14% increase from consolidated gross income of Php5.66 million recorded in 2017. In the past few years, the company has actively locked in on material costs, helping it enjoy a gross margin of 55% in 2018.</p> <p>8990's consolidated net income for the year ended December 31, 2018 was Php4.67 billion, an increase of 13% from consolidated net income of Php4.14 billion recorded for the year ended December 31, 2017. The Company's consolidated net income margin for 2018 and 2017 were both 40%.</p> <p>"It comes to no surprise that momentum in our real estate business has remained strong throughout the year. Our company is built on solid ground and the excellent results in 2018 reflects the strong interest for our products even at a time when inflation has been moving up. This only shows that when you offer good homes within reach of every Filipino, demand remains relatively immune to movement in interest rates".</p> <p>In 2018, capital expenditure was at Php8 billion. As 8990 embarks on growing revenues to Php13.5 billion, the Company will its 2019 capex program to around Php12 billion.</p> <p>Its guidance of Php13.5 billion revenues will be generated mostly from its projects in Luzon particularly from its largest project to-date, Urban Deca Homes Manila in Tondo.</p> <p>Situated in an 8.4-hectare property, Urban Deca Homes Manila is a 13-tower residential complex offering over 13,000 units with an estimated sales value of Php 20 billion. Targeting residents of Tondo and those living in the</p>

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Port Area, Intramuros, Divisoria and the Camanava (Caloocan-Malabon-Navotas-Valenzuela) area, Urban Deca Homes Manila addresses the housing needs in the most densely-populated area in Metro Manila. UDH Manila is the largest residential development in Tondo.

8990's ongoing projects include: Deca Clark Resorts Residences in Pampanga; Urban Deca Homes Manila in Tondo, Manila; Urban Deca Homes Marilao in Bulacan, Urban Deca Homes Hampton and Urban Deca Homes Mahogany in Cavite; Deca Homes Pavia Resorts Residences 2 and Deca Homes Sta. Barbara in Iloilo; Deca Home Bacolod in Bacolod, Urban Deca Homes Tisa 2 and Urban Deca Homes H. Cortes in Cebu and Deca Homes Mulig in Davao. Once finished, all eleven projects would have contributed a total of 37,715 housing units.

Sincerely,



Tracy Ilagan
Investor Relations officer

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Unit 1104 Liberty Center, 104 HV dela Costa cor. Leviste Streets, Salcedo Village, Makati City, Tel. and Fax nos.: 4789659 • 5539044 • 4788987