



February 2, 2021

Philippine Dealing and Exchange Corp.
29/F BDO Equitable Tower
8751 Paseo de Roxas, Makati City

Attention: Atty. Marie Rose M. Magallen-Lirio
Head, Issuer Compliance and Disclosure Department

Re: DD Disclosure

Dear Atty. Magallen-Lirio:

Kindly see attached disclosure of DoubleDragon Properties Corp. ("DoubleDragon") with regard to the Summary and Report of Factual Findings on the Application of Proceeds from the Follow-On Offering for the year 2020.

Thank you.

Best regards,


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

DoubleDragon Headquarters

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15 January 2021

Philippine Stock Exchange, Inc.

6th Floor, PSE Tower, 5th Avenue corner 28th Street, Bonifacio Global City, Taguig City

Attention: **Ms. Janet A. Encarnacion**
Head, Disclosure Department

Philippine Dealing & Exchange Corp.

37th Floor, Tower 1, The Enterprise Center, 6766 Ayala Ave cor. Paseo de Roxas, Makati City

Attention: **Atty. Marie Rose M. Magallen-Lirio**
Head, Issuer Compliance and Disclosures Department

Securities and Exchange Commission

Secretariat Building, PICC Complex, Roxas Boulevard, Pasay City

Attention: **Hon. Vicente Graciano P. Felizmenio, Jr.**
Director, Markets and Securities Regulation Department

Subject: Summary of the Application of Proceeds from the Follow On Offering

Ladies and Gentlemen,

In line with the Follow On Offering (FOO) of DoubleDragon Properties Corp. (DD) on July 13, 2018, we submit herewith our report on the application of the actual net proceeds coming from DD Follow On Offering amounting to **FOUR BILLION ONE HUNDRED NINETY SIX MILLION TWO HUNDRED SEVEN THOUSAND NINE HUNDRED EIGHTY TWO PESOS AND EIGHTEEN CENTAVOS (P4,196,207,982.18)**.

For the year 2020, the application of the net proceeds is broken down as follows:

| <i>(in Millions)</i> | Planned Allocation of Net Proceeds | Actual Disbursements | | | | | | | Actual Remaining as of 31 DEC 2020 |
|------------------------------------|------------------------------------|----------------------|-------------|--------------|-------------|-------------|----------------|-------------------|------------------------------------|
| | | As of 31 DEC 2019 | Q1 2020 | Q2 2020 | Q3 2020 | Q4 2020 | Total for 2020 | As of 31 DEC 2020 | |
| CentralHub Industrial Centers Inc. | 1,925.7 | 739.2 | 29.8 | 79.1 | 51.3 | 42.0 | 202.2 | 941.4 | 984.3 |
| Hotel of Asia Inc. | 2,171.5 | 881.0 | 46.3 | 43.9 | 32.4 | 38.9 | 161.5 | 1,042.5 | 1,129.0 |
| General corporate purposes | 99.0 | 99.0 | - | - | - | - | - | 99.0 | - |
| Total | 4,196.2 | 1,719.2 | 76.1 | 123.0 | 83.7 | 80.9 | 363.7 | 2,082.9 | 2,113.3 |

Thank you.

Very truly yours,


Rizza Marie Joy J. Sia-Javelona
Treasurer and CFO

DoubleDragon Headquarters

DOUBLEDRAGON PROPERTIES CORP.

**REPORT OF FACTUAL FINDINGS ON THE
APPLICATION OF PROCEEDS FROM THE FOLLOW-ON OFFERING**



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REPORT OF FACTUAL FINDINGS

The Board of Directors and Stockholders
DoubleDragon Properties Corp.
DD Meridian Park Bay Area
Corner Macapagal Avenue and EDSA Extension Boulevard
Brgy 76 Zone 10, San Rafael, Pasay City, Metro Manila

We have performed the procedures agreed with you and enumerated below with respect to the Progress Report on the application of proceeds from the Follow-on Offering (“FOO”) of DoubleDragon Properties Corp. (the “Company”) on July 13, 2018. The procedures were performed solely to comply with the requirement of the Philippine Stock Exchange (PSE) for the Company to submit an external auditors’ report of factual findings on the accuracy of the information being represented by the Company relating to the use of proceeds from the Offering whenever a report is submitted to the PSE. Our engagement was undertaken in accordance with Philippine Standard on Related Services (PSRS) 4400, *Engagements to Perform Agreed-upon Procedures Regarding Financial Information*.

The agreed-upon procedures are summarized as follows:

1. Obtain and check the mathematical accuracy of the Annual Progress Report from the Company.
2. Compare the list of all the disbursements in the Annual Progress Report with the schedule of planned use of proceeds from the FOO in the International Offering Circular (“Prospectus”) and agree the amounts to the related supporting documents such as memorandum of agreements, invoices, deposit slips, passbook and letter of instructions.
3. Obtain written management representation as to any reallocation (or absences thereof) on the Company’s planned use of proceeds or any change in the work program as disclosed in the Prospectus.

Firm Regulatory Registration & Accreditation:
PRC-BOA Registration No. 0003, valid until November 21, 2023
SEC Accreditation No. 0003-SEC, Group A, valid for five (5) years covering the audit of 2020 to 2024
financial statements (2019 financial statements are covered by SEC Accreditation No. 0004-FR-5)
IC Accreditation No. 0003-IC, Group A, valid for five (5) years covering the audit of 2020 to 2024
financial statements (2019 financial statements are covered by IC Circular Letter (CL) No. 2019-39, Transition clause)
BSP Accreditation No. 0003-BSP, Group A, valid for five (5) years covering the audit of 2020 to 2024
financial statements (2019 financial statements are covered by BSP Monetary Board Resolution No. 2161, Transition clause)



The results of the procedures performed are summarized in Annex A, which is an integral part of this report.

The procedures that we performed did not constitute either an audit or review made in accordance with Philippine Standards on Auditing (PSA) or Philippine Standard on Review Engagements (PSRE), thus, we do not express any assurance on the use of proceeds from the FOO based on the said standards.

Had we performed additional procedures or had we performed an audit or review of the financial statements in accordance with PSA and PSRE, other matters might have come to our attention that would have been reported to you.

We have no responsibility to update this report for events or circumstances occurring after the date of this report.

Our report is solely for the purpose set forth in the first paragraph of this report and for your information and is not to be used for any other purpose or to be distributed to any other parties who have not agreed to the procedures and taken responsibility for the sufficiency of the procedures for their purposes. This report relates only to the report on the Company's use of the proceeds from the FOO and items specified above and do not extend to any financial statements of the Company taken as a whole.

R.G. MANABAT & CO.

A handwritten signature in black ink, appearing to read 'Darwin P. Virocel', with a long horizontal stroke extending to the left.

Darwin P. Virocel

Partner

CPA License No. 0094495

SEC Accreditation No. 94495-SEC, Group A, effective for five (5) years
covering the audit of 2019 to 2023 financial statements

January 15, 2021
Makati City, Metro Manila



Summary of Results of Agreed-Upon Procedures Performed Annex A

We report the results of our work as follows:

1. We have obtained and checked the mathematical accuracy of the Company's Annual Progress Report for the year ended December 31, 2020. No exceptions noted.
2. We have compared the list of all the disbursements in the Annual Progress Report with the schedule of planned use of proceeds from the FOO in the Prospectus and agreed the amounts to the related supporting documents. No exceptions noted.

As presented by the Company and based on the above procedures, the table below lists the details of the disbursements made during the year ended December 31, 2020, from the P4,196.2 million net Offering proceeds.

| | Allocation per Prospectus (in millions) | Actual Disbursements (in millions) | | | | | | | Balance as at December 31, 2020 (in millions) |
|--|---|------------------------------------|--------------|---------------|--------------|--------------|---------------|-------------------------|---|
| | | As at December 31, 2019 | 2020 Q1 | 2020 Q2 | 2020 Q3 | 2020 Q4 | TOTAL | As at December 31, 2020 | |
| Central Hub Industrial Centers Inc. | P1,925.7 | P739.2 | P29.8 | P79.1 | P51.3 | P42.0 | P202.2 | P941.4 | P984.3 |
| Hotel of Asia, Inc. | 2,171.5 | 881.0 | 46.3 | 43.9 | 32.4 | 38.9 | 161.5 | 1,042.5 | 1,129.0 |
| General corporate purposes, land banking or potential acquisitions | 99.0 | 99.0 | - | - | - | - | - | 99.0 | - |
| Total | P4,196.2 | P1,719.2 | P76.1 | P123.0 | P83.7 | P80.9 | P363.7 | P2,082.9 | P2,113.3 |

Relative to the actual disbursements for the year, we have compared and agreed the actual disbursements for the year ended December 31, 2020 submitted by the Company to the PSE to the related supporting documents, which includes the bank account passbooks, related check vouchers, official receipts, collection receipts and bank deposit slips. We have noted that the portion of the proceeds allocated for the CentralHub and Hotel 101 projects has been disbursed by the Company to various construction related expenditures totaling P202.2 million and P161.5 million, respectively. No exceptions noted.

3. We have obtained written management representation and noted that there were no reallocations made on the Company's planned use of proceeds from the FOO or any changes in the work program as disclosed in the Prospectus. Such representation was verified to be correct based on the result of work performed above.