



August 25, 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

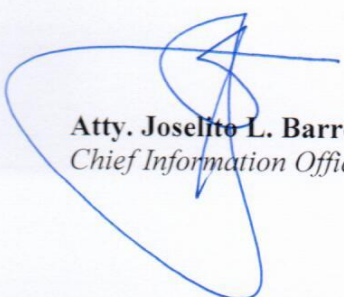
Re: Response to PSE's Queries dated 23 August 2021

Dear Atty. Magallen-Lirio:

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

Thank you.

Best regards,



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

C05847-2021

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17 OF THE SECURITIES REGULATION CODE AND SRC RULE 17.2(c) THEREUNDER

1. Date of Report (Date of earliest event reported)
Aug 24, 2021
2. SEC Identification Number
30354
3. BIR Tax Identification No.
287191423000
4. Exact name of issuer as specified in its charter
DoubleDragon Properties Corp.
5. Province, country or other jurisdiction of incorporation
Republic of the Philippines
6. Industry Classification Code(SEC Use Only)
7. Address of principal office
DD Meridian Park Bay Area Brgy 76 Zone10, San Rafael, Pasay City, Metro Manila,
Philippines
Postal Code
1302
8. Issuer's telephone number, including area code
+63288567111
9. Former name or former address, if changed since last report
N/A
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common	2,367,528,600
Preferred	100,000,000
Total Debt (In Millions of Pesos)	47,539.96

11. Indicate the item numbers reported herein

Item 9

The Exchange does not warrant and holds no responsibility for the veracity of the facts and representations contained in all corporate disclosures, including financial reports. All data contained herein are prepared and submitted by the disclosing party to the Exchange, and are disseminated solely for purposes of information. Any questions on the data contained herein should be addressed directly to the Corporate Information Officer of the disclosing party.



DoubleDragon Properties Corp.

DD

PSE Disclosure Form 4-32 - Reply to Exchange's Query

Subject of the Disclosure

CentralHub Industrial Centers, Inc. ("CentralHub"), the industrial leasing subsidiary of DoubleDragon Properties Corp. ("DoubleDragon"), executes Definitive Agreements for the Investment of Jollibee Group through Jollibee Foods Corp. ("JFC") and Zenith Foods Corp. ("ZFC") in CentralHub

Description of the Disclosure

Response to PSE's queries dated 23 August 2021.

Information Requested

1. Description of the proposed transaction including the timetable for implementation, and related regulatory requirements, if applicable;

CentralHub Industrial Centers, Inc. ("CentralHub") has signed, on Aug 19, 2021, Definitive Agreements for JFC and ZFC to acquire common shares in CentralHub.

2. Rationale for the transaction including the benefits which are expected to be accrued to the listed issuer as a result of the transaction;

The investment will boost CentralHub's expansion and development of industrial warehouses nationwide in preparation for its intended REIT. The deal will also increase the asset base, equity and the recurring income of DoubleDragon. CentralHub intends to eventually register and operate as a Real Estate Investment Trust, with a planned Initial Public Offering in 2022.

3. The number of shares to be purchased by JFC, including its resulting percentage ownership in CentralHub;

Post approval of stock split of CentralHub (Shares are to be issued out of the increase in authorized capital stock of CentralHub):

JFC - 1,141,393,536
ZFC - 423,016,464

Total - 1,564,410,000

Post approval of increase in authorized capitalization of CentralHub:

JFC - 28.24%
ZFC - 10.47%

Total 38.71%

4. The basis upon which the consideration or the transaction value was determined;

The consideration paid was based on the book value per share of Php 1.229142, which is based on the net book value of CentralHub shares as of December 31, 2020 Audited Financial Statements.

5. The assets/investments that will be infused by JFC into CentralHub;

JFC paid Php 1,402,934,733.62
ZFC paid Php 519,947,302.60

Total of Php 1,922,882,036.22

There will be a further property infusion in exchange for shares of stock of CentralHub based on the appraised values of the properties to be contributed, subject to approval of the SEC.

6. The interest which directors of the parties to the transaction have in the proposed transaction, if any;

JFC has some interlocking directors with DD and CentralHub, none of the directors of any of the Parties have any direct interest in the transaction.

7. Any conditions precedent to closing of the transaction; and

Completion of procedural requirements as part of the necessary due diligence review over CentralHub.

The amendment to the primary purpose clause of JFC under its Articles of Incorporation, to clearly and expressly set forth its authority to invest in, acquire, own and use real and personal properties, of every kind and description when such investments are done pursuant to the business objectives of the Company, which amendment was approved by the SEC on August 11, 2021.

The Parties mutually agreed that the SEC approval of the increase in authorized capital stock of CentralHub would be completed prior to the infusion of the Industrial Properties of the Jollibee Group.

8. Any other relevant information.

N/A

Filed on behalf by:

Name	Jose Roelph Desales
Designation	Investor Relations Head