



1H 2019 FINANCIAL HIGHLIGHTS

- Consolidated Revenues +54.0% YoY to Php 5.59 Billion
- Recurring Revenues +29.1% YoY to Php 1.83 Billion
- Rental Income +32.4% YoY to Php 1.53 Billion
- Consolidated Net Income +74.8% YoY to Php 2.20 Billion
- Consolidated Equity increased to Php 34.63 Billion
- Consolidated Assets increased to Php 89.87 Billion
- Debt-to-equity level remains healthy at 1.08x.
- Secured leases amount to Php 81.57 Billion

DoubleDragon Properties Corp. (“DoubleDragon” or “The Company”) reports Consolidated Net Income figures for the first half of 2019 has reached Php 2,199,663,182.00, an increase of 74.8% compared to only Php 1,258,054,955.00 during the same period last year. More importantly, DoubleDragon’s recurring revenues have risen 29.1% to Php 1.83 Billion for the first six months of 2019 vs. only Php 1.41 Billion during the same period last year primarily from the growth of its rental revenues which grew 32.4% to Php 1.53 Billion during the first six months of the year compared to only Php 1.16 Billion during the same period last year. Recurring revenues now account for 32.7% of the Company’s Total Revenues as it continues its shift towards its goal of becoming a 90% recurring revenue company.

The first phase of CentralHub Tarlac and CentralHub Capiz industrial warehouse complexes are 100% leased out. The first five office towers of DD Meridian Park namely the four towers of DoubleDragon Plaza, DD Center East are 100% leased out and including DD Center West, the six towers are now 98.88% leased out and will substantially contribute to consolidated rental revenues starting this year. Jollibee Tower in Ortigas Business District has already commenced handover to its anchor tenant, the Jollibee Foods Corporation. The Company’s retail leasing mall portfolio has maintained 94.19% leased out while its hotel segment enjoyed average occupancy of 83.84% for the first half of 2019 across all five operating hotels. The 518-room Hotel101-Manila remained the Company’s best performing hotel averaging 87.95% occupancy for the first half of 2019.

As of the end of June 2019, Consolidated Total Assets stood at Php 89.87 Billion while Total Equity reached Php 34.63 Billion. Debt-to-equity level remains healthy at 1.08x.

The Company has already secured leases amounting to Php 81.57 Billion covering its existing properties. This is a milestone for the Company as the amount of leases it has secured is more than 2x its total debt as of the end of June 2019.

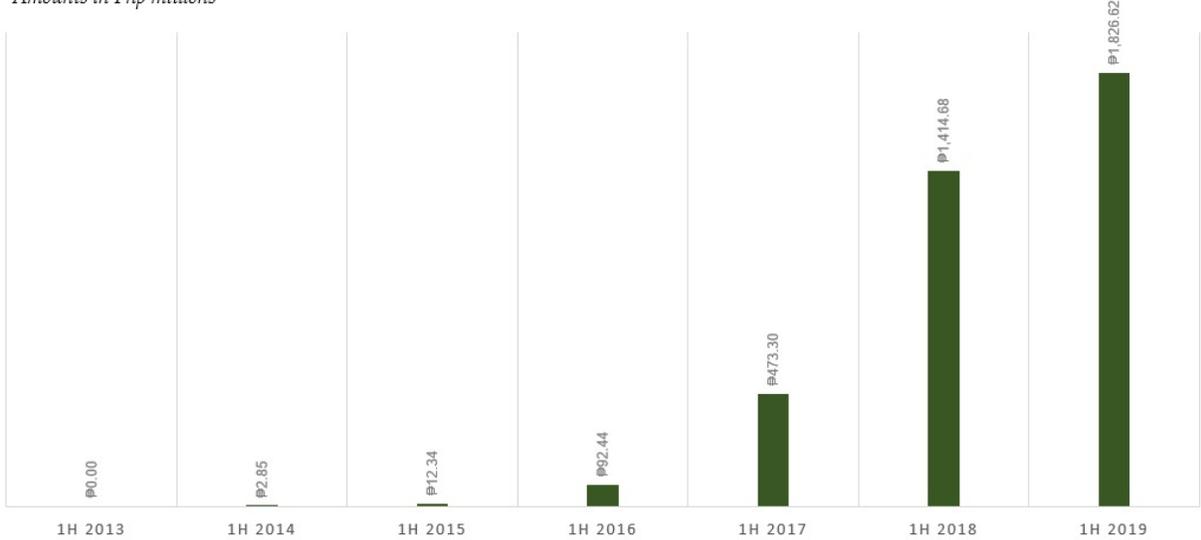
“DoubleDragon’s 4 pillars of growth in retail leasing, office leasing, industrial warehouse leasing and hotels will give the company a well-diversified real estate portfolio essential to successfully navigate the current fast-changing global business environment. We believe that gone are the days where concentration to only one or two specific sectors within the real estate industry is beneficial to the company in the long run. DoubleDragon will soon achieve its mid-term goal of

25% equal recurring revenue contribution for each of its 4 diverse pillars. Our team has been focused on putting in place the right sunrise real estate platforms which will enable DoubleDragon become a durable company that will stand the test of time”, said DoubleDragon Chairman Edgar “Injap” Sia II.

“Many of the start-up growing pains have already happened in the past few years, I believe that in about a year more from today, the company will already become a strong adult, ready to capture larger growth opportunities”, added Edgar “Injap” Sia II.

HISTORICAL GROWTH IN FIRST HALF RECURRING REVENUE

Amounts in Php millions



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 pipeline 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 hotels which will provide the Company with a diversified source of recurring revenues backed by a string of appreciating hard assets.

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