



1Q 2020 FINANCIAL HIGHLIGHTS

- Consolidated Revenues Php 1.91 Billion
- Recurring Revenues Php 927.91 Million
- Rental Income Php 774.97 Million
- Consolidated Net Income Php 744.74 Million
- Consolidated Equity Php 44.50 Billion
- Consolidated Assets Php 115.32 Billion
- Recurring Revenues now account for 48.46% of Total Revenues
- 1Q 2020 Core EBITDA exceeds Php 1 Billion mark

<i>Core excludes Unrealized Fair Value Gains</i>	1Q 2020	1Q 2019	+/- %
Core Revenues	Php 1.46 Billion	Php 1.18 Billion	+23.71%
Core EBITDA	Php 1.01 Billion	Php 881.81 Million	+14.49%
Core Net Income	Php 427.94 Million	Php 183.59 Million	+133.09%

DoubleDragon Properties Corp. (“DoubleDragon” or “The Company”) reports Consolidated Net Income figures for the first three months of 2020 at Php 744.74 Million. Excluding unrealized fair value gains for both periods, Core Net Income of DoubleDragon has more than doubled increasing +133.09% year-on-year to Php 427.94 Million from only Php 183.59 Million during the same period last year. Core EBITDA has likewise increased by 14.49% year-on-year to Php 1.01 Billion from only Php 881.81 Million during the same period last year. The variance in Consolidated Net Income is due to one-off fair value gains during the first quarter of 2019 stemming from the completion of DoubleDragon Center East.

More importantly, DoubleDragon’s recurring revenues continues to rise by 20.51% to Php 927.91 Million for the first three months of 2020 vs. only Php 769.99 Million during the same period last year primarily from the growth of its rental revenues which grew 23.56% to Php 774.97 Million during the first three months of the 2020 compared to only Php 627.21 Million during the same period last year. Recurring revenues now account for almost half or 48.46% of the Company’s Consolidated Revenues from only 28.93% a year prior as it continues its shift towards its goal of becoming a 90% recurring revenue company.

As of the end of March 2020, Consolidated Total Assets stood at Php 115.32 Billion while Total Equity reached Php 44.50 Billion. Debt-to-equity is at parity standing at 1.01x far below its loan covenant debt-to-equity cap of 2.33x which translates to unutilized debt capacity of Php 58.74 Billion.

“DoubleDragon’s string of over 200 hectares of prime assets spread across the country continues to increase its relevance and value. DD has been glad to be able to benefit from fair value gains from these string of ‘choice cut’ hard assets historically. While the appraisal values of the Company remain conservative year-on-year it cannot ignore the value appreciation of its carefully chosen string of prime hard assets that were acquired at far lower prices mostly from the years 2014 - 2016,” said DoubleDragon Chairman Edgar “Injap” Sia II.

“After DoubleDragon’s IPO in 2014, I have spent almost all my weekends – that’s over 100 weekends in those first 3 years to personally do site visits and spearhead on-site negotiations to acquire the right properties around the country which we believed was important for DoubleDragon at that time. I could firmly say that your Company, DoubleDragon, has deployed capital carefully and has never overpaid for the hundreds of prime assets that the Company has acquired across the Philippines, thereby solidifying the quality of the assets and equity in its balance sheet,” added Mr. Sia.

“DoubleDragon’s strong asset base, even without FV gains, is already yielding a substantial amount of core revenues which are primarily recurring in nature and will continue to grow without needing further capital outlay. Unlike most property companies that source a large amount of their income from the sale of real estate units which are more sensitive to economic downturns, DoubleDragon has always put importance in recurring revenues sourced primarily from rental income. The Covid19 pandemic will take down the smoke screen and will test each company’s stability despite economic downturns,” said DoubleDragon Chief Investment Officer Hannah Yulo-Luccini.

“DoubleDragon is very excited to be one of the first to tap the newly-opened avenue of raising equity through a REIT. The planned REIT Offering is expected to take place by the fourth quarter of 2020 and is expected to catapult the Company’s Consolidated Equity to exceed the Php 50 Billion (US\$ 1 Billion) mark,” added Ms. Yulo.

The Company targets to complete a leasable portfolio of 1.2 Million square meters by 2022 spread across its core business segments. 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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