COVER SHEET

SEC Registration Number

P	W	0	0	0	0	0	0	7	2	7

CENTRAL AZUCARERA DE TARLAC
AND SUBSIDIARY

(Company's Full Name)

SAN MIGUEL, TARLAC CITY
TARLAC

(Business Address: No. Street City/Town/Province)

WELLERITA D. AGUAS	818- 6270
Contact Person	Company Telephone Number

0 6	3 0	SEC 17-Q Quarterly Report	0 1	ANY
Month	Day		Month	Day
Fiscal Year			Annual Meeting	

Secondary License, If Applicable

CFD	
Dept. Requiring this Doc.	Amended Articles Number/Section

Total Articles of Borrowing

400		
Total No. of Stockholders	Domestic	Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document I.D.

Cashier

COVERSHEET
CS-99-AF
COVER SHEET FOR ALL FILINGS EXCEPT EXPRESS LANE

COVER SHEET

SEC Number 727

Company TIN 000-229-931

CENTRAL AZUCARERA DE TARLAC AND SUBSIDIARY
(Company's Full Name)

San Miguel, Tarlac, Tarlac
Makati Office – First Lucky Place, 2259 Pasong Tamo Extension,
Makati City
(Company's Address: No., Street, City, Town/Province)

818 – 6270
(Company's Telephone Number)

June 30
(Fiscal Year Ending)
(Month/Day)

last Tuesday of January
Annual Meeting

17 – Q (Quarterly Report – 3rd Quarter
Of the Fiscal Year 2018-19 (July to March 2019)
(FORM TYPE)

(Amendment Designation, if Applicable)

(Secondary License Type, if any)

(Company Representative) (TIN) (Birth Date)

Do not fill below this line

Cashier

File Number

Central Receiving Unit

Document ID

LCU

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17 – Q

QUARTERLY REPORT PURSUANT TO SECTION 17 OF THE SECURITIES

REGULATION CODE AND SRC RULE 17(2) (b) THEREUNDER

1. For the quarterly period ended **March 31, 2019 (3rd Quarter of Fiscal Year July 1, 2018 – June 30, 2019)**
…………………………………………………..

2. Commission identification number **727** ………………… 3. BIR Tax Identification No **000229931** ………………

CENTRAL AZUCARERA DE TARLAC, INC.
………………………………………………………………………………………….
4. Exact name of issuer as specified in its charter

Manila, Philippines
…………………………………………………………………………………………..
5. Province, country or other jurisdiction of incorporation or organization

6. Industry Classification Code: (SEC Use Only)

San Miguel, Tarlac, Tarlac
…………………………………………………………………………………………..
7. Address of issuer's principal office Postal Code

818 –6270
…………………………………………………………………………………………..
8. Issuer's telephone number, including area code

n.a.
…………………………………………………………………………………………..
9. Former name, former address and former fiscal year, if changed since last report

10. Securities registered pursuant to Section 8 and 12 of the Code, 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	**282, 545, 960**

…………………………………………………………………………………………..
…………………………………………………………………………………………..
…………………………………………………………………………………………..

11. Are any or all of the securities listed on a Stock Exchange?

Yes [**X**] No [ ]

If yes, state the name of such Stock Exchange and the classes of securities listed therein:

12. Indicate by check mark whether the registrant:

(a.) has filed all reports required to be filed by Section 17 of the Code and SRC Rule 17 thereunder or Sections 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of the Corporation Code of the Philippines, during the preceding twelve (12) months (or for such shorter period the registrant was required to file such reports)

Yes [**X**] No [ ]

(b) has been subject to such filing requirements for the past ninety (90) days.

Yes [**X**] No [ ]

PART I – FINANCIAL INFORMATION

Item 1. Financial Statements.

In compliance with the requirements of SRC Rule 68, the following financial statements of Central Azucarera de Tarlac and Subsidiary are submitted together with this Form 17 – Q:

A. Unaudited Balance Sheet as of March 31, 2019 and Audited June 30, 2018 Balance Sheet;

B. Unaudited Statements of Income/(Loss) for the Nine (9) Months Ended March 31, 2019 and 2018;

C. Unaudited Statements of Changes in Equity for the Nine (9) Months Ended March 31, 2019 and 2018; and

D. Unaudited Statements of Cash Flows for the Nine (9) Months Ended March 31, 2019 and 2018.

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations.

Our discussion in the foregoing sections of this report pertains to the financial condition and results of our company's operations for the nine (9) months ended March 31, 2019 in which references are made to results of operations for the same period of the previous year 2018.

Furthermore, the information contained herein should be read in conjunction with the accompanying unaudited financial statements and related notes. Our financial statements, and the financial discussions below, have been prepared in accordance with the Philippine Financial Reporting Standards (PFRS).

PART II – OTHER INFORMATION

There is no information not previously reported on SEC Form 17 – C

1. SIGNATURES

Pursuant to the requirements of the Securities Regulation Commission, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

Registrant **CENTRAL AZUCARERA DE TARLAC, INC.**

Signature and Title **WELLERITA D. AGUAS**
Vice President - Finance

Principal Financial / Accounting Officer / Controller **LORA MAY M. CADA**

Signature and Title Finance Manager

Date: May 20, 2019

A. Management's Discussion and Analysis of Financial Condition and Results of Operations

CENTRAL AZUCARERA DE TARLAC AND SUBSIDIARY

The following Management Discussion and Analysis should be read in connection with the submitted Unaudited Consolidated Financial Statements as at and for the nine months ended March 31, 2019 and 2018.

Executive Summary

Central Azucarera de Tarlac consistently pushes efforts to drive yields and volume during the fourth quarter of Fiscal Year 2018-2019. However, the recent El Nino affecting the entire sugar industry across nationwide had resulted to the significant drop in tonnage. In Luzon, where volumes dropped 20-30% due to decreased yield, CAT experienced the low end of the tonnage shortfall range at 20%. Revenues for the three-quarter period in the FY 2019 was at ₱814.9M, a 20% decrease for the same FY 2018. Nonetheless, EBITDA remains strong at ₱227.0M with EBITDA margin at 28%.

CAT calculatingly managed inventory for the third quarter of FY 2019. As sugar price volatility persists due to speculation and relaxed importation, the Company optimizes its profitability with balanced revenue generation.

Net Income stands at ₱63.3M despite a 50% decrease from ₱128.3M. Profitability is expected to improve by the fourth quarter as the Company unloads the greater number of its inventory.

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The following table is the Consolidated Statement of Income of the Company and its subsidiary, Luisita Land Corporation ("LLC") for the periods ending March 31 2019, 2018 & 2017.

(In Million Pesos except for Volume, Price & EPS)	NINE MONTHS ENDED MARCH 31					
	2019		2018		2017	
VOLUME AND PRICE MATRIX	Vol	P	Vol	P	Vol	P
Raw Sugar Equivalent	145,880	1,448	398,231	1,334	331,240	1,404
Tolling of Refined Sugar	911,307	244	846,185	244	812,475	244
Alcohol	6,591,940	47	4,081,220	49	4,151,753	52
Carbon Dioxide	535,990	6	1,355,110	10	2,336,180	10
REVENUE	**814.87**	**100%**	**1,022.58**	**100%**	**954.73**	**100%**
Sugar	211.22	26%	531.12	52%	465.01	49%
Tolling of Refined Sugar	222.43	27%	206.54	20%	198.31	21%
Alcohol	308.85	38%	200.53	20%	215.67	23%
Molasses	35.88	4%	36.64	4%	24.40	3%
Carbon Dioxide	3.22	0%	12.93	1%	22.52	2%
Industrial services	33.28	4%	33.82	0%	28.83	0%
Real estate sale	.00	0%	1.01	0%	.00	0%
COST OF GOODS SOLD AND SERVICES	**612.72**	**75%**	**636.28**	**62%**	**536.75**	**56%**
Costs of goods sold	473.04	58%	500.85	49%	422.44	44%
Costs of tolling services	123.46	15%	119.72	12%	97.35	10%
Cost of industrial services	16.22	2%	15.72	0%	16.96	0%
Cost of real estate	.00	0%	.00	0%	.00	0%
GROSS PROFIT	**202.15**	**25%**	**386.30**	**38%**	**417.98**	**44%**
OPERATING EXPENSES	**97.66**	12%	**109.25**	11%	**90.10**	9%
OPERATING PROFIT (LOSS) BEFORE INTEREST AND TAXES	**104.50**	**13%**	**277.05**	**27%**	**327.88**	**34%**
Interest expense and bank charges	**(39.21)**	-5%	**(97.18)**	-10%	**(96.01)**	-10%
Interest income	**.25**	0%	**.23**	0%	**.44**	0%
Others - net	**24.37**	3%	**8.29**	1%	**21.48**	2%
INCOME (LOSS) BEFORE TAX	**89.90**	**11%**	**188.41**	**18%**	**253.79**	**27%**
PROVISION FOR INCOME TAX	**26.59**	**3%**	**60.10**	**6%**	**90.13**	**9%**
NET INCOME [LOSS]	**63.31**	**8%**	**128.30**	**13%**	**163.66**	**17%**
EBITDA	**226.95**	**28%**	**372.28**	**36%**	**420.03**	**44%**
EPS	**0.22**		**0.45**		**0.58**	

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Management Discussion and Analysis of Financial Condition and Results of Operations

The following identify the top five (5) Key Performance Indicators of the Company, which allow the measure of growth, financial performance and return on investment.

Revenue	Nine Months Ended March 31		
	2019	2018	2017
Revenue (in millions)	814.87	1,022.58	954.73
% Growth	-20%	7%	2%

EBITDA	Nine Months Ended March 31		
	2019	2018	2017
EBITDA (in millions)	227.0	372.3	420.0
% Growth	-39%	-11%	15%
EBITDA Margin	28%	36%	44%

Net Income	Nine Months Ended March 31		
	2019	2018	2017
Net income (in millions)	63.31	128.30	163.66
% Growth	-51%	-22%	15%
Net Income Margin	8%	13%	17%

Earnings per share	Nine Months Ended March 31		
	2019	2018	2017
Earnings per share	0.22	0.45	0.58

Milling Recovery	Nine Months Ended March 31		
	2019	2018	2017
Milling recovery (Lkg/TC)	1.7343	1.6837	1.8482

Review of Operations

Revenues

REVENUES *In Million Pesos*	2019	2018	2017	Growth Amount	Growth %
Sugar	211.2	531.1	465.0	-319.9	-60%
Tolling of Refined Sugar	222.4	206.5	198.3	15.9	8%
Alcohol	308.9	200.5	215.7	108.3	54%
Molasses	35.9	36.6	24.4	-.8	-2%
Industrial services	33.3	33.8	28.8	-.5	-2%
TOTAL	**814.9**	**1,022.6**	**954.7**	**-205.6**	**-20%**

The Parent Company's revenue accounted for 96% of the Group's consolidated revenues for the nine (9) months ended March 31, 2019 amounting to ₱814.9M as opposed to last year's ₱1,022.6M. While the alcohol revenue increased by ₱108.3M or 54% as a result of volume growth, sugar sales mainly contributed the drop in the overall sales level. The expected volume drop in sugar production is a result of the decrease in cane tonnage across the country. Tolling revenues from refined sugar remains strong with an output of 0.9M refined bags versus 0.8M bags from last year.

Cost of Goods Sold

Cost of goods sold decreased by ₱27.8M or 6% this reporting period from ₱500.8M to ₱473.0M. The following table summarizes the breakdown of cost of goods sold:

COST OF GOODS SOLD *In Million Pesos*	2019	2018	Increase(Decrease) Amount	Increase(Decrease) %
Salaries, wages bonuses and other benefits	56.2	55.5	.7	1%
Repairs & Maintenance	89.8	89.7	.1	0%
Inventory cost, spare parts and supplies	151.2	171.9	-20.7	-12%
Depreciation and amortization	85.4	74.8	10.6	14%
Freight and transportation	26.3	39.1	-12.8	-33%
Security and outside services	38.2	35.9	2.3	6%
Power and steam	7.7	10.3	-2.6	-25%
Insurance	5.1	2.7	2.4	92%
Taxes and licenses	2.3	6.0	-3.7	-62%
Others	10.7	14.9	-4.2	-28%
TOTAL	**473.0**	**500.8**	**-27.8**	**-6%**

- Inventory cost, spare parts and supplies dropped from ₱171.9M to ₱151.2M or ₱20.7M in relation to lower sales volume.

- Depreciation and amortization increased by ₱10.6M or 14% as a result of strategic and continuous acquisition of various equipments in the mill.
- The drop in tonnage consequently caused the freight and transportation cost of cane hauling by ₱12.8M or 33%.
- Power and steam lowered by ₱2.6M or 25% as a function of the production volume.

Cost of Tolling Services

Cost of tolling modestly increased by ₱3.7M or 3% this period from ₱119.7M to ₱123.5M. The table below summarizes the breakdown of cost of tolling:

COST OF TOLLING SERVICES	**2019**	**2018**	**Increase(Decrease)**	
In Million Pesos			**Amount**	**%**
Salaries, wages bonuses and other benefits	8.2	8.9	-.7	-8%
Repairs & Maintenance	23.4	21.4	1.9	9%
Spare parts and supplies	31.4	11.0	20.4	186%
Depreciation and amortization	8.1	6.5	1.6	24%
Freight and transportation	5.9	5.6	.4	6%
Security and outside services	3.5	4.6	-1.1	-25%
Power and steam	40.1	58.9	-18.9	-32%
Insurance	.6	.3	.3	104%
Taxes and licenses	1.9	2.0	-.1	-4%
Others	.4	.5	-.1	-13%
TOTAL	**123.5**	**119.7**	**3.7**	**3%**

- Increased refined sugar production caused the spare parts and supplies consumption to rise by ₱20.4M or 186%.
- Power and steam lessened by ₱18.9M or 32% on account of combined efficient consumption and rate decrease.

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Operating Expenses

The Group's operating expenses totaled ₱97.7M as of reporting period, a ₱11.6M or 11% decrease compared to last year's ₱109.2M. The table below summarizes the breakdown of operating expenses:

OPERATING EXPENSES ***In Million Pesos***	**2019**	**2018**	**Increase(Decrease)**	
			Amount	**%**
Salaries, wages bonuses and other benefits	31.1	33.7	-2.6	-8%
Repairs & Maintenance	4.7	6.3	-1.6	-26%
Management fees and bonuses	.2	.0	.2	0%
Taxes and licenses	15.2	7.4	7.7	104%
Depreciation and amortization	3.1	4.1	-1.0	-24%
Transportation and travel	9.5	13.8	-4.3	-32%
Security and outside services	5.7	5.1	.6	12%
Service Cost	.8	.7	.1	20%
Rentals	2.6	2.6	.1	3%
Light and water	.4	.8	-.4	-54%
Entertainment, amusement and recreation	.6	1.7	-1.1	-64%
Professional fees	18.0	25.9	-8.0	-31%
Dues and advertisements	2.4	1.2	1.2	105%
Postage, telephone and telegram	.2	.6	-.5	-73%
Others	3.2	5.2	-2.0	-39%
TOTAL	**97.7**	**109.2**	**-11.6**	**-11%**

- Repairs and maintenance decreased by ₱1.6M or 26% due to one-time repairs done last year.
- Taxes and licenses increased by ₱7.7M or 104% as a result of settlement of tax obligations.
- Professional fees dropped by ₱8.0M or 31% due to engagements to various professionals to accommodate the requirements of stakeholders last year.

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Balance Sheet Accounts

The following table presents the Balance Sheet Statements of the Company as of period ended March 31, 2019 and year ended June 30, 2018.

(In Million Pesos)	AS OF MAR. 31, 2019 INTERIM		AS OF JUNE 30, 2018 AUDITED		GROWTH	
	AMT	%	AMT	%	AMT	%
ASSETS						
Current Assets						
Cash and cash equivalents	64.25	1%	355.18	6%	-290.93	-82%
Receivables	1,129.71	19%	921.30	16%	208.41	23%
Inventories	274.90	5%	235.73	4%	39.16	17%
Real estate held for sale and development	988.49	17%	988.40	17%	.10	0%
Other current assets	297.56	5%	219.62	4%	77.94	35%
Total Current Assets	**2,754.91**	**46%**	**2,720.23**	**46%**	**34.68**	**1%**
Non-current Assets						
AFS financial assets	173.95	3%	173.95	3%	.00	0%
Property, plant and equipment						
Land- at revalued amount	810.55	14%	810.55	14%	.00	0%
Property and equipment- at cost	559.73	9%	565.63	10%	-5.90	-1%
Investment property	223.56	4%	223.56	4%	.00	0%
Retirement asset	709.41	12%	709.45	12%	-.05	0%
Goodwill	502.42	8%	502.42	8%	.00	0%
Other current assets	243.43	4%	227.89	4%	15.54	7%
Total Non Current Assets	**3,223.05**	**54%**	**3,213.46**	**54%**	**9.59**	**0%**
TOTAL ASSETS	**5,977.97**	**100%**	**5,933.69**	**100%**	**44.28**	**1%**
LIABILITIES AND EQUITY						
Current Liabilities						
Trade and other liabilities	499.68	8%	551.04	9%	-51.37	-9%
Current portion of mortgage payable	14.82	0%	5.16	0%	9.66	187%
Current portion of notes payable	993.25	17%	945.38	16%	47.87	5%
Deposits	12.05	0%	9.20	0%	2.85	0%
Income tax payable	14.58	0%	29.35	0%	-14.77	-50%
Total Current Liabilities	**1,534.38**	**26%**	**1,540.14**	**26%**	**-5.76**	**0%**
Non-current liabilites						
Deferred tax liability	539.96	9%	539.96	9%	.00	0%
Other noncurrent liabilities	.00	0%	13.28	0%	-13.28	0%
Total Non Current Liabilities	**539.96**	**9%**	**553.24**	**9%**	**-13.28**	**-2%**
Equity						
Capital stock	282.55	5%	282.55	5%	.00	0%
Retained earnings						
Appropriated	2,300.00	38%	2,300.00	39%	.00	0%
Unappropriated	-41.39	-1%	-104.70	-2%	63.31	-60%
Revaluation increment	759.06	13%	759.06	13%	.00	0%
Remeasurement gains on defined benefit liability	478.16	8%	478.16	8%	.00	0%
Unrealized cumulative gain on AFS financial	125.25	2%	125.25	2%	.00	0%
Less cost of 720 shares of stock in treasury	-.01	0%	-.01	0%	.00	0%
Total Equity	**3,903.62**	**65%**	**3,840.31**	**65%**	**63.31**	**2%**
TOTAL LIABILITIES AND EQUITY	**5,977.97**	**100%**	**5,933.69**	**100%**	**44.28**	**1%**

Cash

The decrease in cash by ₱290.9M or 82% is due from cash used in operating activities of ₱188.5M, ₱107.4M net cash used in investing activities and ₱5.0M net cash provided by financing activities.

Receivables

The increase in receivables by ₱208.4M or 23% from ₱921.3M to ₱1,129.7M is mainly due to advances made to affiliates.

Inventories

The increase in ending inventory amounting to ₱39.2M or 17% is mainly due to the sugar inventory that remains unsold as of the balance sheet date.

Other current assets

Other current assets increased by ₱89.9M or 41% is due to advances made for land maintenance and suppliers.

Total Stockholders' Equity

The reported net income for period ended March 31, 2019 amounting to ₱63.3M wholly contributed to the increase in the Stockholders' Equity.

LIQUIDITY & SOLVENCY RATIO

Current Ratio

The current ratio indicates a company's ability to meet short-term debt obligations. The Company's current ratio has improved because of increased in cash levels, receivables and inventory.

Asset to Equity Ratio

The asset to equity ratio indicates the relationship of the total assets of the company to its stockholder's equity. The Company's assets have been slightly financed more by debt than equity as a result of the acquisition of the Company and its subsidiary.

Debt to Equity Ratio

Debt-to-Equity ratio is the ratio of total liabilities of the company to its stockholder's equity. The Debt to Equity ratio slightly diminished due to the increased availment of a loan from a local bank.

Debt Service Coverage Ratio

This ratio is a measure to determine the company's ability to service its outstanding debt. The Company's debt service coverage had improved due to higher earnings during the current year.

LIQUIDITY & SOLVENCY RATIO	As of March 31, 2019	As of June 30, 2018
Current ratio	1.80	1.77
Asset-to-equity ratio	1.53	1.55
Debt-to-equity ratio	0.53	0.55
Debt Service Coverage Ratio	0.20	0.83

Plans, Commitments, and events that have material impact on the issuer's liquidity

To the best of our knowledge, there are no known trends, demand, commitments, events or uncertainties that will have a material impact on our liquidity.

We do not foresee any event that will trigger direct or contingent financial obligations including default or acceleration of any obligations.

We do not have any material off-balance sheet transactions, arrangements, obligations (including contingent obligations) and other relationship of the company with consolidated entities or other persons created during the reporting period.

We do not see, at this point, any known trends, uncertainties that have had or that are reasonably expected to have a material impact on net sales/revenues/income from continuing operations.

We do not have any elements of income or loss that did not arise from our continuing operations.

We do not see at this point any seasonal aspects that have a material effect on the financial condition or result of operations.

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CENTRAL AZUCARERA DE TARLAC
AND SUBSIDIARY
INTERIM FINANCIAL STATEMENTS
IN THOUSAND PESOS
(WITH COMPARATIVE STATEMENTS)

MARCH 31, 2019

CENTRAL AZUCARERA DE TARLAC AND SUBSIDIARY
CONSOLIDATED BALANCE SHEETS
(IN THOUSAND PESOS)

	As of March 31, 2019 (Interim)	As of June 30, 2018 (Audited)
ASSETS		
Current Assets		
Cash and cash equivalents	**64,251.96**	355,179.30
Receivables	**1,129,713.09**	921,300.98
Inventories	**274,897.65**	235,732.97
Real estate held for sale and development	**988,494.38**	988,398.34
Other current assets	**297,555.42**	219,617.38
Total Current Assets	**2,754,912.50**	2,720,228.97
Noncurrent Assets		
AFS financial assets	**173,949.54**	173,949.54
Property, plant and equipment		
Land- at revalued amount	**810,550.40**	810,550.40
Property and equipment- at cost	**559,733.61**	565,633.01
Investment property	**223,561.38**	223,561.38
Retirement asset	**709,406.29**	709,453.07
Goodwill	**502,418.57**	502,418.57
Other non current assets	**243,433.93**	227,894.98
Total Noncurrent Assets	**3,223,053.72**	3,213,460.95
TOTAL ASSETS	**5,977,966.22**	5,933,689.92
LIABILITIES AND STOCKHOLDERS' EQUITY		
Current Liabilities		
Trade and other liabilities	**499,675.16**	551,040.68
Current portion of mortgage payable	**14,822.88**	5,164.80
Current portion of notes payable	**993,247.75**	945,380.10
Deposits	**12,051.89**	9,204.88
Income tax payable	**14,583.51**	29,353.48
Total Current Liabilities	**1,534,381.18**	1,540,143.94
Noncurrent Liabilities		
Deferred tax liability	**539,962.72**	539,962.72
Other noncurrent liabilities	**.00**	13,275.50
Total Noncurrent Liabilities	**539,962.71**	553,238.21
Advances from stockholders		
Equity Attributable to Equity Holders of the Parent		
Capital stock - P1 par value per share		
Authorized - 400,000,000 shares		
Issued - 282,545,960 shares	**282,545.96**	282,545.96
Retained earnings		
Appropriated	**2,300,000.00**	2,300,000.00
Unappropriated	**-41,388.06**	-104,702.61
Revaluation increment	**759,063.22**	759,063.22
Remeasurement gains on defined benefit liability	**478,155.23**	478,155.24
Unrealized cumulative gain on AFS financial assets	**125,253.17**	125,253.17
	3,903,629.52	3,840,314.97
Less cost of 720 shares of stock in treasury	**-7.20**	-7.20
Total Equity	**3,903,622.32**	3,840,307.77
TOTAL LIABILITIES AND EQUITY	**5,977,966.22**	5,933,689.92

CENTRAL AZUCARERA DE TARLAC AND SUBSIDIARY
CONSOLIDATED STATEMENTS OF INCOME
FOR THE NINE MONTHS ENDED MARCH 31, 2019
(With Comparative Figures for the Nine Months Ended March 31, 2019, 2018 & 2017)
(IN THOUSAND PESOS)

	Unaudited											
	Nine Months Ended March 31											
	1st Qtr	2nd Qtr	3rd Qtr	**YTD 2019**	1st Qtr	2nd Qtr	3rd Qtr	**YTD 2018**	1st Qtr	2nd Qtr	3rd Qtr	**YTD 2017**
REVENUES												
Sale of sugar and by-products	98,156.91	135,511.58	325,496.40	**559,164.89**	208,697.36	155,764.66	380,116.60	**744,578.62**	101,032.17	46,301.85	580,264.15	**727,598.17**
Tolling fees	60,967.46	60,708.77	100,755.58	**222,431.81**	5,559.00	53,147.69	184,469.15	**243,175.84**	.00	36,477.27	161,831.63	**198,308.90**
Industrial & equipment services	10,196.36	11,043.42	12,035.67	**33,275.45**	9,757.02	12,407.16	11,654.46	**33,818.63**	9,395.12	8,144.84	11,285.27	**28,825.22**
Real estate sale	.00	.00	.00	**.00**		.00	1,009.25	**1,009.25**	.00	.00	.00	**.00**
Total	169,320.73	207,263.77	438,287.65	**814,872.15**	224,013.38	221,319.50	577,249.45	**1,022,582.33**	110,427.29	90,923.95	753,381.05	**954,732.29**
COST OF GOODS SOLD AND SERVICES												
Costs of goods sold	170,667.81	69,421.97	232,950.22	**473,039.99**	262,284.17	52,077.71	186,487.46	**500,849.34**	164,109.16	-54,428.15	312,754.93	**422,435.94**
Costs of tolling services	13,273.94	33,479.33	76,707.74	**123,461.01**	11,411.66	24,769.92	83,535.27	**119,716.86**	11,262.44	38,080.36	48,010.67	**97,353.47**
Cost of services	6,936.72	4,903.24	4,378.45	**16,218.42**	4,792.34	5,083.05	5,841.15	**15,716.54**	5,787.28	6,158.74	5,013.50	**16,959.53**
Total	190,878.47	107,804.53	314,036.41	**612,719.42**	278,488.17	81,930.69	275,863.87	**636,282.73**	181,158.88	-10,189.05	365,779.10	**536,748.93**
GROSS INCOME	-21,557.74	99,459.24	124,251.24	**202,152.73**	-54,474.79	139,388.81	301,385.58	**386,299.60**	-70,731.59	101,113.00	387,601.95	**417,983.36**
OPERATING EXPENSES	27,110.51	37,104.75	33,441.93	**97,657.19**	21,777.51	40,955.53	46,514.53	**109,247.57**	27,960.06	33,847.98	28,292.69	**90,100.73**
OTHER INCOME (EXPENSES)												
Interest income	42.48	243.30	-34.87	**250.90**	690.85	173.04	-31.57	**233.64**	39.68	109.80	291.08	**440.56**
` Interest expense	-11,457.07	-12,140.09	-15,612.03	**-39,209.19**	-32,469.33	-39,976.59	-25,327.81	**-97,175.06**	-31,222.63	-31,556.33	-33,235.88	**-96,014.84**
Other Income(Expense)	208.97	40.00	24,118.66	**24,367.63**	4,720.10	1,506.98	2,067.72	**8,294.79**	13,633.10	3,842.74	4,002.98	**21,478.82**
Total	-11,205.62	-11,856.80	8,471.77	**-14,590.66**	-27,058.39	-38,296.58	-23,291.66	**-88,646.63**	-17,549.85	-27,603.78	-28,941.83	**-74,095.46**
INCOME BEFORE INCOME TAX	-59,873.87	50,497.69	99,281.08	**89,904.89**	-103,310.70	60,136.71	231,579.39	**188,405.40**	-116,241.50	39,661.24	330,367.43	**253,787.17**
PROVISION FOR INCOME TAX		.00	-26,590.34	**-26,590.34**		.00	-60,103.95	**-60,103.95**		.00	-90,131.86	**-90,131.86**
NET INCOME	-59,873.87	50,497.69	72,690.73	**63,314.55**	-103,310.70	60,136.71	171,475.44	**128,301.45**	-116,241.50	39,661.24	240,235.57	**163,655.31**
Earnings Per Share												
Basic /Dilluted	(0.21)	0.18	0.26	**0.22**	(0.37)	0.21	0.61	**0.45**	(0.41)	0.14	0.85	**0.58**

CENTRAL AZUCARERA DE TARLAC AND SUBSIDIARY
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR EACH OF THE NINE MONTHS ENDED MARCH 31, 2019, 2018, 2017
(IN THOUSAND PESOS)

	Capital Stock	Retained Earnings		Revaluation Increment	Remeasurement Gains(Losses) on Defined Benefit	Unrealized Cumulative Gain on AFS Financial Asset	Treasury Stock	Total Equity
		Unappropriated	Appropriated					
Balances at June 30, 2016(As Audited)	282,545.96	435,368.94		1,836,613.29	490,982.82	77,489.33	-7.20	3,122,993.13
Total comprehensive income		163,655.31						163,655.31
Balance at March 31, 2017	282,545.96	599,024.24	.00	1,836,613.29	490,982.82	77,489.33	-7.20	3,286,648.44
Total comprehensive income		-118,091.90		110,180.00	-264,053.35	61,580.56	.00	-210,384.68
Appropriation		-200,000.00	200,000.00					.00
Balance at June 30, 2017 (As Audited)	282,545.96	280,932.35	200,000.00	1,946,793.29	226,929.47	139,069.89	-7.20	3,076,263.76
Total comprehensive income		128,301.45						128,301.45
Balance at March 31, 2018	282,545.96	409,233.80	200,000.00	1,946,793.29	226,929.47	139,069.89	-7.20	3,204,565.21
Total comprehensive income		455,320.56		-6,130.07	251,225.77	-13,816.73	.00	686,599.53
Sal of land at revalued amount		1,181,600.01		-1,181,600.01	.00	.00	.00	.00
Dividend declaration		-50,856.98		.00	.00	.00	.00	-50,856.98
Appropriation		-2,300,000.00	2,300,000.00	.00	.00	.00	.00	.00
Reversal of appropriation		200,000.00	-200,000.00	.00	.00	.00	.00	.00
Balance at June 30, 2018 (As Audited)	282,545.96	-104,702.61	2,300,000.00	759,063.21	478,155.24	125,253.17	-7.20	3,840,307.77
Total comprehensive income		63,314.55						63,314.55
Balance at March 31, 2019	**282,545.96**	**-41,388.06**	**2,300,000.00**	**759,063.21**	**478,155.24**	**125,253.17**	**-7.20**	**3,903,622.32**

CENTRAL AZUCARERA DE TARLAC AND SUBSIDIARY
CONSOLIDATED STATEMENTS OF CASH FLOW
(IN THOUSAND PESOS)

	Nine Months Ended March 31		
	2019	2018	2017
CASH FLOWS FROM OPERATING ACTIVITIES			
Income (loss) before income tax	89,904.89	188,405.40	253,787.17
Adjustments for:			
Interest expense	39,209.19	97,175.06	96,014.84
Depreciation and amortization	98,087.45	86,933.58	70,670.97
Interest income	-250.90	-233.64	-440.56
Operating loss before working capital changes	226,950.63	372,280.40	420,032.42
Provisions for (reversal of):			
Decrease (increase) in:			
Receivables	-208,412.11	-234,949.23	-144,920.66
Inventories	-39,164.67	118,330.09	-172,560.11
Other curent assets	-78,034.08	-86,776.56	-1,607.20
Increase (decrease) in:			
Trade and other payables	-63,372.35	-35,466.05	-107,987.77
Deposits	2,847.01	1,143.95	186.06
Cash generated from (used for) operations	-159,185.58	134,562.59	-6,857.26
Income tax paid	-29,353.48	.00	-10,463.31
Net cash provided by (used in) operating activities	-188,539.05	134,562.59	-17,320.57
CASH FLOWS FROM INVESTING ACTIVITIES			
Net disposals of (additions to) property, plant and equipment	-92,188.06	-116,900.37	-160,165.73
Decrease (increase) in other noncurrent assets	-15,492.17	-12,651.72	-58,418.88
Interest received	250.90	233.64	440.56
Net cash provided by (used in) investing activities	-107,429.33	-129,318.45	-218,144.05
CASH FLOWS FROM FINANCING ACTIVITIES			
Payments of:			
Interest	-31,683.46	-102,049.31	-104,790.37
Increase(decrease) in non current liablities	-13,275.50	.00	.00
Notes payable	-97,500.00	-94,322.94	-50,166.67
Proceeds from availment of notes payable	147,500.00	80,000.00	420,000.00
Net cash provided by (used) in financing activities	5,041.05	-116,372.25	265,042.97
NET INCREASE (DECREASE) IN CASH	-290,927.34	-111,128.11	29,578.34
CASH AT BEGINNING OF YEAR	355,179.30	238,194.86	93,948.77
CASH AT END OF YEAR	64,251.96	127,066.75	123,527.11

CENTRAL AZUCARERA DE TARLAC AND SUBSIDIARY
NOTES TO FINANCIAL STATEMENTS

1. Corporate Information, Status of Operations, Change in Majority Ownership and Authorization for the Issue of the Consolidated Financial Statements

Corporate Information

Central Azucarera de Tarlac (the Parent Company) was incorporated and registered with the Philippine Securities and Exchange Commission (SEC) on June 19, 1927. On January 27, 1976, the Board of Directors and the stockholders approved the extension of the corporate life of the Parent Company for another 50 years. The Parent Company and its wholly owned subsidiary, Luisita Land Corporation (LLC), collectively referred to as "The Group", are engaged in the production of sugar and by products, developing, leasing and selling real properties and other ancillary services.

LLC was incorporated and registered with the SEC on May 11, 1977 primarily for the purpose of developing, leasing and selling real properties. Currently, the subsidiary maintains and operates Luisita Industrial Park (LIP), Luisita Business Park (LBP) and Las Haciendas de Luisita (LHDL) in Tarlac and provides water distribution and wastewater treatment services to locators in LIP and residents of LHDL.

The registered office address and place of business of the Parent Company is San Miguel, Tarlac City.

2. Basis of Preparation and Statement of Compliance

Basis of Preparation

The consolidated financial statements have been prepared using historical cost basis, except for land under "Property, plant and equipment (PPE)" account that has been measured at revalued amount, "Investment property" and investment in listed shares of stock under "Available-for-sale (AFS) financial assets" account that have been measured at fair value. The consolidated financial statements are presented in Philippine peso (Peso) unit, which is the Group's functional and presentation currency. All amounts are rounded to the nearest Peso, except when otherwise indicated.

The consolidated financial statements provide comparative information in respect of the previous periods.

Statement of Compliance

The consolidated financial statements have been prepared in accordance with Philippine Financial Reporting Standards (PFRSs).

Basis of Consolidation

The consolidated financial statements include the financial results of the Parent Company and its subsidiary. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

Specifically, the Group controls an investee if, and only if, the Group has:

- power over the investee (i.e., existing rights that give it the current ability to direct the relevant activities of the investee)
- exposure, or rights, to variable returns from its involvement with the investee
- the ability to use its power over the investee to affect its returns

Generally, there is a presumption that a majority of voting rights results in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- the contractual arrangement(s) with the other vote holders of the investee;
- rights arising from other contractual arrangements; and
- the Group's voting rights and potential voting rights.

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income are attributed to the equity holders of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. When necessary, adjustments are made to the consolidated financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognizes the related assets (including goodwill), liabilities, non-controlling interest and other components of equity, while any resultant gain or loss is recognized in statements of income. Any investment retained is recognized at fair value.

The consolidated financial statements comprise the financial statements of the Parent Company and its subsidiary.

3. Changes in Accounting Policies and Disclosures

The accounting policies adopted are consistent with those of the previous financial year except for the adoption of the following new, amended and improvements to PFRSs, Philippine Accounting Standards (PAS) and Philippine Interpretations from International Financial Reporting Interpretations Committee (IFRIC) which are effective for annual periods beginning July 1, 2017.

Amendments to PFRS 12, *Disclosure of Interests in Other Entities - Clarification of the Scope of the Standard* (Part of *Annual Improvements to PFRSs* 2014 - 2016 Cycle)
The amendments clarify that the disclosure requirements in PFRS 12, other than those relating to summarized financial information, apply to an entity's interest in a subsidiary, a joint venture or an associate (or a portion of its interest in a joint venture or an associate) that is classified (or included in a disposal group that is classified) as held for sale.

These amendments did not have any impact on the consolidated financial statements as the Group does not have any interest in other entities that is classified as held for sale.

Amendments to Philippine Accounting Standards (PAS) 7, *Statement of Cash Flows -Disclosure Initiative*

The amendments require entities to provide disclosure of changes in their liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes (such as foreign exchange gains or losses).

The Group presented the required disclosures of these amendments in Note 31. As allowed by the transition requirement, no comparative figures are shown.

Amendments to PAS 12, *Income Taxes - Recognition of Deferred Tax Assets for Unrealized Losses*
The amendments clarify that an entity needs to consider whether tax law restricts the sources of taxable profits against which it may make deductions upon the reversal of the deductible temporary difference related to unrealized losses. Furthermore, the amendments provide guidance on how an entity should determine future taxable profits and explain the circumstances in which taxable profit may include the recovery of some assets for more than their carrying amount.

These amendments did not have any impact on the consolidated financial statements as the Group does not have any unrealized losses requiring similar nature gains for it to be deductible for tax purposes.

New Accounting Standards, Interpretation and Amendments to Existing Standards Effective Subsequent to June 30, 2018
Standards and interpretation issued but not yet effective up to the date of issuance of the Group's financial statements are listed below. The Group intends to adopt these standards and interpretation when they become effective. Except as otherwise indicated, the Group does not expect the adoption of these new and amended standards, improvements to PFRSs and new interpretation to have significant impact on the consolidated financial statements.

PFRS 15, *Revenue from Contracts with Customers*
PFRS 15 establishes a new five-step model that will apply to revenue arising from contracts with customers. Under PFRS 15, revenue is recognized at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer. The principles in PFRS 15 provide a more structured approach to measuring and recognizing revenue.

The new revenue standard is applicable to all entities and will supersede all current revenue recognition requirements under PFRS. Entities can choose to apply the standard using either a full retrospective approach, with some limited relief provided, or a modified retrospective approach.

The Group is currently assessing the impact of adopting this new standard on its consolidated financial statements.

PAS 28 (Amendments) - *Measuring an Associate or Joint Venture at Fair Value*
The amendments clarify that an entity that is a venture capital organization, or other qualifying entity, may elect, at initial recognition on an investment-by-investment basis, to measure its investments in associates and joint ventures at FVPL. They also clarify that if an entity that is not itself an investment entity has an interest in an associate or joint venture that is an investment entity, the entity may, when applying the equity method, elect to retain the fair value measurement applied by that investment entity associate or joint venture to the investment entity associate's or joint venture's interests in subsidiaries. This election is made separately for each investment entity associate or joint venture, at the later of the date on which (a) the investment entity associate or joint venture is initially recognized; (b) the associate or joint venture becomes an investment entity; and (c) the investment entity associate or joint venture first becomes a parent. The amendments should be applied retrospectively, with earlier application permitted.

Amendments to PFRS 4, *Insurance Contracts - Applying PFRS 9, Financial Instruments, with PFRS 4*
The amendments address concerns arising from implementing PFRS 9, the new financial instruments standard before implementing the new insurance contracts standard. The amendments introduce two options for entities issuing insurance contracts: a temporary exemption from applying PFRS 9 and an overlay approach. The temporary exemption is first applied for reporting periods beginning on or after January 1, 2018. An entity may elect the overlay approach when it first applies PFRS 9 and apply that approach retrospectively to financial assets designated on transition to PFRS 9. The entity restates comparative information reflecting the overlay approach if, and only if, the entity restates comparative information when applying PFRS 9.

The amendments are not applicable to the Group since the Group does not have any activities related to insurance contracts.

Amendments to PFRS 2*, Share-based Payment - Classification and Measurement of Share-based Payment Transactions*

The amendments to PFRS 2 address three main areas: the effects of vesting conditions on the measurement of a cash-settled share-based payment transaction; the classification of a share-based payment transaction with net settlement features for withholding tax obligations; and the accounting where a modification to the terms and conditions of a share-based payment transaction changes its classification from cash settled to equity settled.

On adoption, entities are required to apply the amendments without restating prior periods, but retrospective application is permitted if elected for all three amendments and if other criteria are met. Early application of the amendments is permitted.

The Group has assessed that the adoption of these amendments will not have any impact on the consolidated financial statements as it does not have any share-based payment transaction.

PFRS 9

PFRS 9 reflects all phases of the financial instruments project and replaces PAS 39, *Financial Instruments: Recognition and Measurement*, and all previous versions of PFRS 9. The standard introduces new requirements for classification and measurement, impairment, and hedge accounting. Retrospective application is required but providing comparative information is not compulsory. For hedge accounting, the requirements are generally applied prospectively, with some limited exceptions.

The Group is in the process of finalizing its assessment on the impact of the adoption of this standard once it becomes effective.

PAS 40 (Amendments), *Investment Property - Transfers of Investment Property*

The amendments stated that an entity should transfer property, including property under construction or development into, or out of investment property. The amendments state that a change in use occurs when the property meets, or ceases to meet, the definition of investment property and there is evidence of the change in use. A mere change in management's intentions for the use of a property does not provide evidence of a change in use. The amendments should be applied prospectively to changes in use that occur on or after the beginning of the annual reporting period in which the entity first applies the amendments. Retrospective application is only permitted if this is possible without the use of hindsight.

The Group is currently assessing the impact of adopting this new standard on its consolidated financial statements.

Philippine Interpretation from IFRIC 22, *Foreign Currency Transactions and Advance Consideration*

The interpretation clarifies that in determining the spot exchange rate to use on initial recognition of the related asset, expense or income (or part of it) on the derecognition of a non-monetary asset or non-monetary liability relating to advance consideration, the date of the transaction is the date on which an entity initially recognizes the nonmonetary asset or non-monetary liability arising from the advance consideration. If there are multiple payments or receipts in advance, then the entity must determine a date of the transactions for each payment or receipt of advance consideration. The interpretation may be applied on a fully retrospective basis. Entities may apply the interpretation prospectively to all assets, expenses and income in its scope that are initially recognized on or after the beginning of the reporting period in which the entity first applies the interpretation or the beginning of a prior reporting period presented as comparative information in the financial statements of the reporting period in which the entity first applies the interpretation.

Effective for Fiscal Year 2020

Amendments to PFRS 9, *Prepayment Features with Negative Compensation*

The amendments to PFRS 9 allow debt instruments with negative compensation prepayment features to be measured at amortized cost or fair value through other comprehensive income. Earlier application is permitted.

PFRS 16, *Leases*

PFRS 16 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all leases under a single on-balance sheet model similar to the accounting for finance leases under PAS 17, *Leases*. The standard includes two recognition exemptions for lessees - leases of 'low-value' assets

(e.g., personal computers) and short-term leases (i.e., leases with a lease term of 12 months or less). At the commencement date of a lease, a lessee will recognize a liability to make lease payments (i.e., the lease liability) and an asset representing the right to use the underlying asset during the lease term (i.e., the right-of-use asset).
Lessees will be required to separately recognize the interest expense on the lease liability and the depreciation expense on the right-of-use asset. Lessees will be also required to remeasure the lease liability upon the occurrence of certain events (e.g., a change in the lease term, a change in future lease payments resulting from a change in an index or rate used to determine those payments).
The lessee will generally recognize the amount of the remeasurement of the lease liability as an adjustment to the right-of-use asset.

Lessor accounting under PFRS 16 is substantially unchanged from today's accounting under PAS 17. Lessors will continue to classify all leases using the same classification principle as in
PAS 17 and distinguish between two types of leases: operating and finance leases.

PFRS 16 also requires lessees and lessors to make more extensive disclosures than under PAS 17. Early application is permitted, but not before an entity applies PFRS 15. A lessee can choose to apply the standard using either a full retrospective or a modified retrospective approach. The standard's transition provisions permit certain reliefs.

The Group is in the process of finalizing its assessment on the impact of the adoption of this standard once it becomes effective.

Amendments to PAS 28, *Long-term Interests in Associates and Joint Ventures*
The amendments to PAS 28 clarify that entities should account for long-term interests in an associate or joint venture to which the equity method is not applied using PFRS 9. Earlier application is permitted.

Philippine Interpretation IFRIC 23, *Uncertainty over Income Tax Treatments*
The interpretation addresses the accounting for income taxes when tax treatments involve uncertainty that affects the application of PAS 12, *Income Taxes*, and does not apply to taxes or levies outside the scope of PAS 12, nor does it specifically include requirements relating to interest and penalties associated with uncertain tax treatments.

The interpretation specifically addresses the following:

- Whether an entity considers uncertain tax treatments separately
- The assumptions an entity makes about the examination of tax treatments by taxation authorities
- How an entity determines taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates
- How an entity considers changes in facts and circumstances

An entity must determine whether to consider each uncertain tax treatment separately or together with one or more other uncertain tax treatments. The approach that better predicts the resolution of the uncertainty should be followed.

The Group is in the process of finalizing its assessment on the impact of the adoption of this standard once it becomes effective.

Effective for Fiscal Year 2021
PFRS 17, *Insurance Contracts*
The standard establishes the principles for the recognition, measurement, presentation and disclosure of Insurance contracts within the scope of the Standard. The objective of is to ensure that an entity provides relevant information that faithfully represents those contracts. This information gives a basis for users of financial statements to assess the effect that insurance contracts have on the entity's financial position, financial performance and cash flows.

Some contracts meet the definition of an insurance contract but have as their primary purpose the provision of services for a fixed fee. Such issued contracts are in the scope of the standard, unless an
entity chooses to apply to them PFRS 15 and provided the following conditions are met:

(a) the entity does not reflect an assessment of the risk associated with an individual customer in setting the price of the contract with that customer;
(b) the contract compensates the customer by providing a service, rather than by making cash payments to the customer; and
(c) the insurance risk transferred by the contract arises primarily from the customer's use of services rather than from uncertainty over the cost of those services.

The amendments did not have any impact on the consolidated financial statements as the Group does not have any activities related to insurance contracts.

Deferred Effectivity
Amendments to PFRS 10 and PAS 28 - *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*
The amendments address the conflict between PFRS 10 and PAS 28 in dealing with the loss of control of a subsidiary that is sold or contributed to an associate or joint venture. The amendments clarify that the gain or loss resulting from the sale or contribution of assets that constitute a business, as defined in PFRS 3, between an investor and its associate or joint venture, is recognized in full. Any gain or loss resulting from the sale or contribution of assets that do not constitute a business, however, is recognized only to the extent of unrelated investors' interests in the associate or joint venture.

On January 13, 2016, the FRSC postponed the original effective date of January 1, 2016 of the said amendments until the International Accounting Standards Board has completed its broader review of the research project on equity accounting that may result in the simplification of accounting for such transactions and of other aspects of accounting for associates and joint ventures.

4. Summary of Significant Accounting and Financial Reporting Policies

Business Combinations and Goodwill

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred, which is measured at acquisition date fair value, and the amount of any non-controlling interests in the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred and included in administrative expenses.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

Any contingent consideration to be transferred by the acquirer will be recognized at fair value at the acquisition date. Contingent consideration classified as an asset or liability that is a financial instrument and within the scope of PAS 39 is measured at fair value with the changes in fair value recognized in the consolidated statement of income.

Goodwill is initially measured at cost (being the excess of the aggregate of the consideration transferred and the amount recognized for non-controlling interests and any previous interest held over the net identifiable assets acquired and liabilities assumed). If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the Group re-assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and reviews the procedures used to measure the amounts to be recognized at the acquisition date. If the reassessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, then the gain is recognized in consolidated statement of income.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

Where goodwill has been allocated to a cash-generating unit (CGU) and part of the operation within that unit is disposed of, the goodwill associated with the disposed operation is included in the carrying amount of the operation when determining the gain or loss on disposal. Goodwill disposed in these circumstances is measured based on the relative values of the disposed operation and the portion of the cash-generating unit retained.

Current versus Noncurrent Classification

The Group presents assets and liabilities in the consolidated balance sheet based on current or noncurrent classification.

An asset is current when it is expected to be realized or intended to be sold or consumed in the normal operating cycle or within twelve (12) months after the reporting date, when it is held primarily for the purpose of trading, or cash or cash equivalents unless restricted from being exchanged or used to settle a liability for at least twelve (12) months after the reporting date. All other assets are classified as noncurrent.

A liability is current when it is expected to be settled in the normal operating cycle or due to be settled within twelve (12) months after the reporting date, when it is held primarily for trading, or when there is no unconditional right to defer the settlement of the liability for at least twelve (12) months after the reporting date. All other liabilities are classified as noncurrent.

Fair Value Measurement

The Group measures financial instruments such as AFS financial assets and nonfinancial assets such as land carried at revalued amount and investment property, at fair value at each reporting date. Also, fair values of financial instruments measured at amortized cost are disclosed in Note 31.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- in the principal market for the asset or liability, or
- in the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their best economic interest.

The fair value of financial instruments that are traded in active markets at each reporting date is determined by reference to quoted market prices or dealer price quotations (bid price for long positions and ask price for short positions), without any deduction for transaction costs at the close of business on the reporting date. When current bid prices and asking prices are not available, the prices of the most recent transaction provide evidence of the current fair value as long as there has not been a significant change in economic circumstances since the time of the transaction.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the consolidated financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognized in the consolidated financial statements on a recurring basis, the Group determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Group measures fair value on its land, recognized as property, plant and equipment and investment property and AFS financial assets.

For the purpose of fair value disclosures, the Group has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

Cash and Cash Equivalents

Cash includes cash on hand and in banks. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash with original maturities of three months or less from the date of acquisition and are subject to an insignificant risk of change in value.

Financial Assets

Initial Recognition and Measurement. Financial assets within the scope of PAS 39 are classified as financial assets at fair value through profit or loss (FVPL), loans and receivables, held-to-maturity (HTM) investments and AFS financial assets. The Group determines the classification of its financial assets at initial recognition.
All financial assets are recognized initially at fair value, except for financial assets at FVPL, plus directly attributable transaction costs.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the marketplace (regular way trades) are recognized on the trade date i.e. the date that the Group commits to purchase or sell the asset.

The Group's financial assets include loans and receivables and AFS financial assets. The Group has no financial assets classified at FVPL and HTM investments as at June 30, 2018 and 2017.

Subsequent Measurement. The subsequent measurement of financial assets depends on their classification as follows:

Loans and Receivables. Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method, less impairment. Amortized cost is calculated by taking into account any discount or premium on acquisition and fee or costs that are an integral part of the EIR. The EIR amortization as well as the losses arising from impairment is included in the "Interest income" account in the consolidated statement of income.

This accounting policy relates to the Group's "Cash and cash equivalents" and "Receivables".

AFS Financial Assets. AFS financial assets include equity securities. Equity investments classified as AFS are those, which are neither classified as held for trading nor designated as financial assets at FVPL.

After initial measurement, AFS financial assets are subsequently measured at fair value with unrealized gains or losses recognized as other comprehensive income in the “Unrealized gain (loss) on available-for-sale financial assets” account, until the investment is derecognized, at which time the cumulative gain or loss is recognized in the “Gain or loss on sale of available-for-sale financial assets” account in the consolidated statement of income, or determined to be impaired, at which time the cumulative loss is recognized in the consolidated statement of income. Dividends earned on holding AFS equity instruments are recognized in the consolidated statement of income as dividend income when the right of the payment has been established.

AFS financial assets whose fair value cannot be reliably measured are measured at cost less any impairment. If a reliable measure of fair value subsequently becomes available, the asset is measured at that fair value, and the gain or loss is recognized in the consolidated statement of comprehensive income, provided it is not impaired. If a reliable measure ceases to be available, it should thereafter be measured at ‘cost’, which is deemed to be the fair value on that date. Any gain or loss previously recognized in consolidated other comprehensive income will remain in equity until the asset has been sold, otherwise disposed of or impaired, at which time it should be reclassified to the consolidated statement of income.

This category includes AFS financial assets classified as proprietary shares and investments in listed and unlisted securities.

Impairment of Financial Assets

The Group assesses at each reporting date whether a financial asset or group of financial assets is impaired. A financial asset or a group of financial assets is deemed to be impaired if, and only if, there is objective evidence of impairment as a result of one or more events that has occurred after the initial recognition of the asset (an incurred “loss event”) and that loss event has an impact on the estimated future cash flows of the financial asset or the group of financial assets that can be reliably estimated. Evidence of impairment may include indications that the debtors or a group of debtors is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganization and where observable data indicate that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

Assets Carried at Amortized Cost. If there is objective evidence that an impairment loss on assets carried at amortized cost has been incurred, the amount of the loss is measured as the difference between the asset’s carrying amount and the present value of estimated future cash flows (excluding future expected credit losses that have not been incurred) discounted at the financial asset’s original effective interest rate or EIR (i.e., the EIR computed at initial recognition). If a loan has a variable interest rate, the discount rate for measuring any impairment loss is the current EIR. The carrying amount of the asset is reduced through use of an allowance account. The amount of the loss is recognized in the consolidated statement of income.

The Group first assesses whether objective evidence of impairment exists individually for financial assets that are individually significant, and collectively for financial assets that are not individually significant. If it is determined that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, the asset is included in a group of financial assets with similar credit risk characteristics and that group of financial assets is collectively assessed for impairment. Assets that are individually assessed for impairment and for which an impairment loss is or continues to be recognized are no longer included in a collective assessment of impairment.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognized, the previously recognized impairment loss is reversed by adjusting the allowance account. The amount of the reversal is recognized in the consolidated statement of income. Interest income continues to be accrued on the reduced carrying amount based on the original EIR of the asset. Loans and receivables, together with the associated allowance, are written off when there is no realistic prospect of future recovery and all collateral, if any, has been realized or has been transferred to the Group. If, in a subsequent year, the amount of the estimated impairment loss increases or decreases because of an event occurring after the impairment was recognized, the previously recognized impairment loss is increased or reduced by adjusting the allowance account. If a write-off is later recovered, the recovery is recognized in the consolidated statement of income under “Other income” account.

AFS Financial Assets. The Group treats AFS financial assets as impaired when there is objective evidence that impairment exists.

In the case of equity investments classified as AFS, objective evidence would include a significant or prolonged decline in the fair value of the investment below its cost. 'Significant' is evaluated against the original cost of the investment and 'prolonged' against the period in which the fair value has been below its original cost. If a AFS financial asset is impaired, an amount comprising the difference between its cost (net of any principal payment and amortization) and current fair value, less any impairment loss previously recognized in the consolidated statement of income, is transferred from equity to the consolidated statement of income. Reversals in respect of equity instruments classified as AFS are not recognized in the consolidated statement of income.

In the case of AFS equity investments carried at cost, the amount of impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the current market rate of return for a similar financial asset. Such impairment losses are not reversed.

Derecognition of Financial Assets

A financial asset (or, when applicable a part of a financial asset or part of a group of similar financial assets) is derecognized when:

- the rights to receive cash flows from the asset have expired; or
- the Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either: (a) has transferred substantially all the risks and rewards of the asset, or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognized to the extent of the Group's continuing involvement in the asset. In that case, the Group also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

Financial Liabilities

Initial Recognition and Measurement. Financial liabilities within the scope of PAS 39 are classified as financial liabilities at FVPL and other liabilities at amortized costs. The Group determines the classification of its financial liabilities at initial recognition.

All financial liabilities are recognized initially at fair value and in the case of other liabilities at amortized costs, less directly attributable transaction costs.

The Group's financial liabilities consist of other financial liabilities. As at June 30, 2018 and 2017, the Group has no financial liabilities classified as financial liabilities at FVPL and derivatives designated as hedging instruments in an effective hedge.

Other Financial Liabilities. This category pertains to financial liabilities that are not held for trading or not designated as financial liabilities at FVPL upon the inception of the liability. These include liabilities arising from operations and borrowings. Other financial liabilities are recognized initially at fair value and are subsequently carried at amortized cost, taking into account the impact of applying the EIR method of amortization (or accretion) for any related premium, discount and any directly attributable transaction costs. Gains and losses are recognized in the consolidated statement of income when the liabilities are derecognized as well as through the EIR amortization process.

This category includes notes payable and trade and other payables (excluding statutory liabilities).

Financial Guarantees. Financial guarantees are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. The Group does not recognize financial guarantees in the consolidated financial statements until an obligation to pay the liability of another party to the arrangement is established. It is only disclosed as part of liquidity risk of the Group.

Derecognition. A financial liability is derecognized when the obligation under the liability is discharged or cancelled or has expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in the consolidated statement of income.

<u>Offsetting of Financial Instruments</u>

Financial assets and financial liabilities are offset and the net amount reported in the consolidated balance sheet if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the assets and settle the liabilities simultaneously. This is not generally the case with master netting agreements, and the related assets and liabilities are presented gross in the consolidated balance sheet.

<u>Inventories</u>

Inventories are valued at the lower of cost and net realizable value (NRV). Cost is determined using the weighted average method for raw and refined sugar, alcohol, yeast, molasses and carbon dioxide, and using the moving average method for spare parts and supplies. NRV for raw sugar, alcohol, yeast, molasses and carbon dioxide is the selling price in the ordinary course of business less costs of conversion, marketing and distribution. NRV of spare parts and supplies is the current replacement cost.

<u>Real Estate Held for Sale and Development</u>

Real estate held for sale and development are carried at the lower of cost and NRV. NRV is the selling price in the ordinary course of business, less costs of completion and estimated costs to make the sale. Costs include acquisition cost of land, expenditures for development and improvements of the property and borrowing costs, if any.

<u>Advances to Supplier</u>

Advances to suppliers represent advance payment on goods or services to be purchased in connection with the Group's operations. These are charged against profit or loss as actual receipt of goods or services, which is normally within twelve months or within the operating cycle.

<u>Advances for Land Maintenance</u>

Advances for land maintenance pertains to costs advanced for future land preparation, planting and harvesting.

<u>Property, Plant and Equipment</u>

Property, plant and equipment, except for land, are stated at cost excluding the costs of day-to-day servicing, less accumulated depreciation and amortization and impairment in value, if any. Following initial recognition at cost, land is carried at revalued amount, which is the fair value at the date of the revaluation. Valuations are performed annually which management

believes is sufficient enough to ensure that the fair value of revalued assets does not differ materially from its carrying amount.

Any revaluation surplus, net of tax, is credited to the "Revaluation increment" account included in the equity section of the consolidated balance sheet. Revaluation increase, except to the extent that it reverses a revaluation decrease of the same asset previously recognized in the consolidated statement of income, is recognized in the consolidated statement of comprehensive income. A revaluation decrease is recognized in the consolidated statement of comprehensive income, except to the extent that it reverses a revaluation increase of the same asset previously recognized in the consolidated statement comprehensive income is recognized in the consolidated statement of income.

The revaluation surplus included in equity in respect of an item of property, plant and equipment may be transferred directly to retained earnings when the asset is derecognized. This may involve transferring the whole of the surplus when the asset is retired or disposed of. However, some of the surplus may be transferred as the asset is used by the Group. In such a case, the amount of the surplus transferred would be the difference between depreciation based on the revalued carrying amount of the asset and depreciation based on the asset's original cost. Transfers from revaluation surplus to retained earnings are not made through the consolidated statement of income.

The initial cost of property, plant and equipment comprises its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use. Expenditures incurred after the property, plant and equipment have been put into operations, such as repairs and maintenance and overhaul costs, are normally charged to operations in the period the costs are incurred. In situations where it can be clearly demonstrated that the expenditures have resulted in an increase in the future economic benefits expected to be obtained from the use of an item of property, plant and equipment beyond its originally assessed standard of performance, the expenditures are capitalized as additional costs of property, plant and equipment.

Cost also includes any asset retirement obligation and interest on borrowed funds used, if any. When assets are sold or retired, their costs and accumulated depreciation, amortization and impairment losses, if any, are eliminated from the accounts and any gain or loss resulting from their disposal is included in the consolidated statement of income of such period.

Depreciation and amortization are computed on a straight-line basis over the estimated useful lives of the assets as follows:

Category	Number of years
Machinery and equipment	5-10 years
Agricultural machinery and equipment	5-7 years
Furniture, fixtures and equipment	5 years
Transportation equipment	5 years
Buildings and improvements	5-15 years
Land improvements	5-15 years
Communication and utility systems	5 years
Roads and bridges	10 years

The useful life of each of the property, plant and equipment is estimated based on the period over which the asset is expected to be available for use. Such estimation is based on a collective assessment of industry practice and experience with similar assets.

The assets’ residual values, useful lives and depreciation and amortization method are reviewed, and adjusted if appropriate, at each financial year-end.

An item of property, plant and equipment is derecognized upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in the consolidated statement of income in the year the item is derecognized.

Fully depreciated and amortized property, plant and equipment are retained in the accounts until they are no longer in use.

Construction in-progress is stated at cost. This includes cost of construction and other direct costs. Construction in-progress is not depreciated until such time the relevant assets are completed and become available for operational use.

Investment Property

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at the reporting date. Gain or loss arising from changes in the fair values of investment properties is included in the consolidated statement of income in the period in which they arise, including the corresponding tax effect, if any. Fair values are determined based on an annual evaluation performed by an accredited external appraiser applying a valuation model approved by the International Valuation Standards Committee.

Investment properties are derecognized either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in the consolidated statement of income in the period of derecognition.

Transfers are made to (or from) investment property only when there is a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the date of change in use. In the case of an owner-occupied property becoming an investment property, previously recognized revaluation surplus is retained until such time that the property is disposed. On subsequent disposal, the revaluation surplus may be transferred to retained earnings; note that this transfer is not made through the consolidated statement of income.

Impairment of Nonfinancial Assets

Property, Plant and Equipment, Advances to Suppliers and Advances for Land Maintenance

The Group assesses at each reporting date whether there is an indication that these non-financial assets may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Group makes an estimate of the asset's recoverable amount. The asset's or cash generating unit's recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets. When the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessment of the time value of money and the risks specific to the asset. Any impairment loss is recognized in the consolidated statement of income in those expense categories consistent with the function of the impaired asset.

An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the recoverable amount is estimated. A previously recognized impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognized. If that is the case, the carrying amount of the asset is increased to its recoverable amount. The increased amount cannot exceed the carrying amount that would have been determined, net of depreciation and amortization, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the consolidated statement of income unless the asset is carried at revalued amount, in which case, the reversal is treated as a revaluation increase. After such a reversal, the depreciation and amortization charge is adjusted in future periods to allocate the asset's revised carrying amount, less any residual value, on a systematic basis over its remaining useful life.

Goodwill

Goodwill is tested for impairment annually and when circumstances indicate that the carrying value may be impaired.

Impairment is determined for goodwill by assessing the recoverable amount of the CGUs, to which the goodwill relates. Where the recoverable amount of the CGUs is less than their carrying amount, an impairment loss is recognized. Impairment losses relating to goodwill cannot be reversed in future periods. The Group performs impairment test of goodwill annually (as at June 30) or when an impairment indicator exists.

Customers' Advances

Customers' advances are recognized in "Trade and other payables" when cash is received from customers for services to be rendered or for goods to be delivered in the future.

Provisions

Provisions are recognized when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessment of the time value of money and, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as interest expense.

Equity

Capital Stock

Capital stock is measured at par value for all shares issued. Incremental costs incurred directly attributable to the issuance of new shares are shown in equity as deduction from proceeds, net of tax.

Retained Earnings

The amount included in retained earnings includes accumulated profits attributable to the Group's equity holders and reduced by dividends. Dividends are recognized as a liability and deducted from equity when they are approved by the Group's stockholders. Dividends for the year that are approved after the reporting date are dealt with as an event after the reporting date. Retained earnings may also include effect of changes in accounting policy as may be required by the standard's transitional provisions.

Retained earnings are appropriated for any plan of business expansion. When the appropriation is no longer needed, it is reversed.

Revaluation Increment

Revaluation increment consists of the revaluation adjustment made on its property, plant and equipment being carried at revalued amount, net of tax.

Treasury Shares

The Group's equity instruments which are reacquired (treasury shares) are recognized at cost and deducted from equity. No gain or loss is recognized in the consolidated statement of income on the purchase, sale, issue or cancellation of the Group's own equity instruments. Any difference between the carrying amount and the consideration is recognized in the "Additional paid-in capital" account in the consolidated balance sheet.

Revenue

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Sales are measured at the fair value of the consideration received, net of discounts and returns. The Group assesses its revenue arrangements against specific criteria in order to determine if it is acting as a principal or agent. The Group has concluded that it is acting as principal in all of its revenue arrangements.

The following specific recognition criteria must also be met before revenue is recognized:

Sale of Sugar. Sale of sugar is recognized upon transfer of quedans and/or issuance of a sugar release order in the name of the customer which represents ownership title over the sugar.

Sale of By-Products. Sale of by-products, which includes alcohol, carbon dioxide and yeasts, is recognized upon shipment or delivery and acceptance by the customers. Sale of by-products is presented in the consolidated statement of income under "Sale of sugar and by products" line item.

Tolling Fee. Revenue is recognized when services have been rendered.

Industrial Services. Revenue from industrial services, which include water and wastewater treatment services and locator fees are recognized as the services are rendered.

Sale of Real Estate. Revenue from sale of real estate is accounted for using the full accrual method. The Group assesses whether it is probable that the economic benefits will flow to the Group when the contract price is collectible. Collectability of the contract price is demonstrated by the buyer's commitment to pay, which is supported by the buyer's initial and continuing investments that motivate the buyer to honor its obligation. Collectability is also assessed by considering factors such as collections and credit standing of the buyer.

The Group recognizes revenue in full when the buyer has paid 25% of the selling price for property sold. The Group determines that the significant risks and rewards of the property sold are transferred to the buyer at this point.

Nonrefundable payments by customers are recognized as other income.

For income tax purposes, full recognition is applied when more than 25% of the selling price has been collected in the year of sale. Otherwise, the installment method is applied.

Interest Income. Revenue is recognized as the interest accrues, taking into account the effective yield on the asset.

Other Income. This includes revenue recognized when earned from sources other than the normal business operations of the Group.

<u>Expenses</u>

Cost of Goods Sold and Tolling Services.
These are the direct and allocated indirect costs that are incurred upon processing of the Group's products and rendering of the Group's tolling services. These are recognized when the related goods are sold and the related services are rendered.

Cost of Industrial Services.
Costs that are directly related to water and wastewater treatment services and are recognized when incurred.

Cost of Real Estate Sales.
Costs from the sale of real estate are recognized when the buyer makes a down payment upon which the significant risks and rewards of the land are transferred.

Operating Expenses.
These are expenses that are related to cost of administering and selling functions of the Group. These expenses are recognized in the Group's books when incurred.

<u>Income Taxes</u>

Current Income Tax.
Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the tax authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the reporting date.

Deferred Income Tax.
Deferred income tax is provided using the liability method on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred income tax liabilities are recognized for all taxable temporary differences, except:

- when the deferred income tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred income tax assets are recognized for all deductible temporary differences and carryforward benefits of unused tax credits from excess minimum corporate income tax (MCIT) over regular corporate income tax and net operating loss carryover (NOLCO), to the extent that it is probable that sufficient future taxable profits will be available against which the deductible temporary differences and carryforward benefits of unused tax credits and tax losses can be utilized except:

- when the deferred income tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred income tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and sufficient future taxable profits will be available against which the temporary differences can be utilized.

The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient future taxable profits will be available to allow all or part of the deferred income tax asset to be utilized. Unrecognized deferred income tax assets are reassessed at each reporting date and are recognized to the extent that it has become probable that sufficient future taxable profits will allow the deferred income tax asset to be recovered.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply to the year when the asset is realized or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at the reporting date.

Deferred income tax relating to items recognized outside the statement of income is recognized outside the statement of income. Deferred income tax items are recognized in correlation to the underlying transaction either in other comprehensive income or directly in equity.

Deferred income tax assets and liabilities are offset, if a legally enforceable right exists to offset current tax assets against current tax liabilities and deferred income taxes relate to the same taxable entity and the same tax authority.

Value-added Tax (VAT).
Revenue, expenses and assets are recognized net of the amount of VAT, except:

- where the VAT incurred on a purchase of assets or services is not recoverable from the tax authority, in which case the VAT is recognized as part of the cost of acquisition of the asset or as part of the expense item as applicable; and
- receivables and payables that are stated with the amount of VAT included.

The net amount of VAT recoverable from, or payable to, the tax authority is included as part of "Other current assets" or "Trade and other payables" accounts, respectively, in the consolidated balance sheet.

Enactment of New Tax Law. Republic Act No. 10963 or the Tax Reform for Acceleration and Inclusion Act (TRAIN) was signed into law on December 9, 2017 and took effect January 1, 2018. Although the TRAIN changes existing tax law and includes several provisions the generally affect businesses, the same did not have any significant impact on the consolidated financial statements.

Operating Leases

Leases where the lessor retains substantially all the risks and rewards of ownership are classified as operating leases. Payments made under operating leases are recognized in the statement of income on a straight-line basis over the period of the lease.

The determination of whether an arrangement contains a lease is based on the substance of the arrangement and requires an assessment of whether the fulfillment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset. A reassessment is made after the inception of the lease only if one of the following applies:

(a) there is a change in contractual terms, other than a renewal or extension of the arrangement;
(b) a renewal option is exercised or extension is granted, unless that term of the renewal or extension was initially included in the lease term;
(c) there is a change in the determination of whether fulfillment is dependent on a specified asset; or
(d) there is a substantial change to the asset.

When a reassessment is made, lease accounting shall commence or cease from the date when the change in circumstances gave rise to the reassessment for scenarios (a), (c) or (d) above, and at the date of renewal or extension period for scenario (b).

When an operating lease is terminated before the lease period has expired, any payment required to be made to the lessor by way of penalty is recognized.

Retirement Cost

The Parent Company has a funded, noncontributory defined benefit retirement plan, covering substantially all of its permanent employees. The Subsidiary does not have a formal retirement plan. In this case, employees who will qualify for retirement will be paid the minimum retirement under Republic Act 7641. Retirement expense is actuarially determined using the projected unit credit method. This method reflects discount rate, salary increase and average working lives of employees to the date of valuation. Retirement benefit costs comprise the following:

- service cost,
- net interest on the net defined benefit liability or asset, and
- remeasurements of net defined benefit liability or asset.

Service costs which include current service costs, past service costs and gains or losses on non-routine settlements are recognized as expense in the consolidated statement of income. Past service costs are recognized when plan amendment or curtailment occurs. These amounts are calculated periodically by independent qualified actuaries.

Net interest on the net defined benefit liability or asset is the change during the period in the net defined benefit liability or asset that arises from the passage of time which is determined by applying the discount rate based on government bonds to the net defined benefit liability or asset. Net interest on the net defined benefit liability or asset is recognized as expense or income in the consolidated statement of income.

Remeasurements comprising actuarial gains and losses, return on plan assets and any change in the effect of the asset ceiling (excluding net interest on defined benefit liability) are recognized immediately in consolidated other comprehensive income (OCI) in the period in which they arise. Remeasurements are not reclassified to the consolidated statement of income in subsequent periods.

Plan assets are assets that are held by a long-term employee benefit fund (other than non-transferable financial instruments issued by the reporting entity). Plan assets are not available to the creditors of the Group, nor can they be paid directly to the Group. Fair value of plan assets is based on market price information. When no market price is available, the fair value of plan assets is estimated by discounting expected future cash flows using a pre-tax discount rate that reflects both the risk associated with the plan assets and the maturity or expected disposal date of those assets (or, if they have no maturity, the expected period until the settlement of the related obligations). If the fair value of plan assets is higher than the present value of defined benefit obligation, the measurement of the resulting defined benefit asset is limited to the present value of economic benefits available in the form of refunds from the plan or reductions in future contributions to the plan.

The Group's right to be reimbursed of some or all of the expenditures required to settle a defined benefit obligation is recognized as a separate asset at fair value when and only when reimbursement is virtually certain.

Borrowing Costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective assets. All other borrowing costs are expensed in the period they are incurred. Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds.

Segment Information

For management purposes, the Group is organized and managed separately according to the nature of the business. These operating businesses are the basis upon which the Group reports its segment information presented in Note 6 to the consolidated financial statements.

An operating segment is a component of an entity:

(a) that engages in business activities from which it may earn revenues and incur expenses (including revenues and expenses relating to transactions with other components of the same entity);
(b) with operating results regularly reviewed by the entity's chief operating decision maker to make decisions about resources to be allocated to the segment and to assess its performance; and
(c) for which discrete financial information is available.

Earnings Per Share (EPS)

Earnings per share is computed by dividing the net income attributable to equity holders of the Group by the weighted average number of shares outstanding during the year adjusted to give retroactive effect to any stock dividends declared during the year.

Basic earnings per share is calculated by dividing the net income attributable to equity holders of the Group for the year by the weighted average number of common shares outstanding during the year.

Diluted earnings per share is computed in the same manner, adjusted for the effect of any potential dilutive shares. As the Group has no dilutive potential common shares outstanding, basic and diluted EPS are the same.

Contingencies

Contingent liabilities are not recognized in the consolidated financial statements. These are disclosed in the notes to the consolidated financial statements unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the consolidated financial statements but are disclosed in the notes to the consolidated financial statements when an inflow of economic benefits is probable.

Events after the Reporting Date

Events after the reporting date that provide additional information about the Group's financial position at the reporting date (adjusting events), are reflected in the consolidated financial statements. Events after the reporting date that are not adjusting events are disclosed in the notes to the consolidated financial statements when material.

5. Summary of Significant Accounting Judgments, Estimates and Assumptions

The consolidated financial statements prepared under PFRSs require management to make judgments, estimates and assumptions, that affect the amounts reported in the consolidated financial statements and related notes. Future events may occur which will cause the judgments and assumptions used in arriving at the estimates to change. The effect of any change in judgments, estimates and assumptions are reflected in the consolidated financial statements as they become reasonably determinable.

Judgments, estimates and assumptions are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The following items are those matters which the Group assess to have significant risks arising from judgements and estimation uncertainties.

Judgments

In the process of applying the Group's accounting policies, management has made the following judgments, apart from those involving estimations, which have the most significant effect on the amounts recognized in the consolidated financial statements:

Classification of Property. The Group determines whether a property is classified as real estate held for sale and development, investment property or property plant and equipment based on the following:

Real estate held for sale includes land developed into a first class residential subdivision and an industrial community. Real estate held for development pertains to land that is still undeveloped.

Investment property comprises land which is not occupied for use by, or in the operations of, the Group, nor for sale in the ordinary course of business, but are held primarily for capital appreciation.

Property, plant and equipment is held for use in the supply of goods or services or for administrative purposes.

Contingencies. The Group's estimate of the probable costs for the resolution of claims and proceedings has been developed in consultation with outside counsel handling defense in these matters and is based upon an analysis of potential results. Management and its legal counsels believe that the Group has substantial legal and factual bases for its position and are of the opinion that losses arising from these legal actions, if any, will not have a material adverse impact on the Group's financial position and results of operations. It is possible, however, that future results of operations could be materially affected by changes in the estimates or in the effectiveness of strategies relating to these proceedings. Management assessed that the likelihood that any liability arising from such legal actions is remote, hence, no provision for liability has been recognized in the consolidated financial statements.

Estimates and Assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are discussed below.

Allowance for Doubtful Accounts

Allowance for doubtful accounts is determined through the specific identification. Through this method, the Group evaluates the information available that certain debtors are unable to meet their financial obligations. In this case, management uses judgment, based on the best available facts and circumstances, including but not limited to, the length of relationship with the debtor and the debtor's current credit status based on third party credit reports and known market factors, to record specific reserves for debtors against amounts due to reduce receivable amounts to expected collection. This specific reserve is re-evaluated and adjusted as additional information received affects the amounts estimated. The amounts and timing of recorded provision for doubtful accounts for any period would differ if the Group made different assumptions or utilized different estimates.

Provisions for doubtful accounts recognized in 2018 and 2017amounted to ₱1.2 million, and ₱0.4 million, respectively. The allowance for doubtful accounts on receivable amounted to ₱9.2 million and ₱9.1 million as at June 30, 2018 and 2017, respectively. The carrying amounts of receivables as at March 31, 2019 and June 30, 2018 amounted to ₱1,129.71 million and ₱921.3 million, respectively (see Note 8).

Allowance for Inventory Obsolescence. The Group provides allowance for inventories whenever NRV of inventories becomes lower than cost due to damage, physical deterioration, obsolescence, changes in price levels or other causes. The allowance account is reviewed on a monthly basis to reflect the accurate valuation in the financial records. Inventories identified to be obsolete and unusable are written-off and charged as expense for the period.

Provision for inventory obsolescence amounting to ₱0.6 million as at March 31, 2019 and June 30, 2018. The carrying amounts of inventories as at March 31, 2019 and June 30, 2018 amounted to ₱274.9 million and ₱235.7 million, respectively (see Note 9).

Impairment of AFS Financial Assets. The Group treats AFS financial assets as impaired when there has been a significant or prolonged decline in the fair value below its costs or other objective evidence of impairment exists. The determination of what is "significant" or "prolonged" requires judgment. The Group generally treats a decline of 20% or more of the original cost of investments as "significant", and a period greater than six months as "prolonged". In addition, the Group evaluates other factors including normal volatility in share prices for quoted securities and the future cash flows and discounted factors for unquoted securities.

If assumptions are made regarding the duration and extent to which the fair value is less than cost, the Group would suffer an additional loss representing the write down of cost to its fair value.

No provision for impairment of AFS financial assets was recognized in 2018, 2017 and 2016. The carrying amounts of AFS financial assets as at March 31, 2019 and June 30, 2018 amounted to ₱173.9 million.

NRV of Real Estate held for Sale and Development
The Group provides allowance for decline in value of real estate inventories whenever NRV of inventories becomes lower than cost due to damage, physical deterioration, change in price levels or other causes. Estimates of NRV are based on the most realizable evidence available at the time the estimates are made, of the amount the inventories are expected to realize.

There was no allowance for decline in real estate inventory value in 2018 and 2017. The carrying amounts of real estate inventories as at March 31, 2019 and June 30, 2018 amounted to ₱988.5 and ₱988.4 million respectively.

Revalued Amount of Land under Property, Plant and Equipment and Fair Value of Investment Property
The Group has property, plant and equipment and investment property carried at revalued amount and fair value, respectively. These consist of land which is being valued by reference to market using comparable prices adjusted for specific market factors such as location and condition of the property. The Group engaged an external appraiser to determine revalued amount and fair value as at June 30, 2018 and 2017.

The methods and significant assumptions used by the appraiser in estimating fair values of land are discussed in Note 15. The revalued amount of land under property, plant and equipment as at March 31, 2019 and June 30, 2018 amounted to ₱810.6 million. The fair value of land under investment property amounted to ₱0.2 billion in March 31, 2019 and June 30, 2018.

Estimated Useful Lives of Property, Plant and Equipment
The Group estimates the useful lives of property, plant and equipment based on the period over which the property, plant and equipment are expected to be available for use. The estimated useful lives of the property, plant and equipment are reviewed periodically and are updated if expectations differ from previous estimates due to physical wear and tear, technical or commercial obsolescence and legal or other limits on the use of the property, plant and equipment. In addition, the estimation of the useful lives of property, plant and equipment is based on the collective assessment of industry practice, internal technical evaluation and experience with similar assets. It is possible, however, that future financial performance could be materially affected by changes in the estimates brought about by changes in factors mentioned above. The amounts and timing of recorded expenses for any period would be affected by changes in these factors and circumstances. A reduction in the estimated useful lives of the property, plant and equipment would increase the recorded expenses and decrease the noncurrent assets.

There were no changes in the estimated useful lives of property, plant and equipment in 2018 and 2017. The carrying values of property, plant and equipment carried at cost as at March 31, 2019 and June 30, 2018 amounted to ₱559.7 million and ₱565.6 million, respectively.

Impairment of Nonfinancial Asset
The Group assesses whether there are any indicators of impairment for property plant and equipment advances to suppliers and advances for land maintenance whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. The factors that the Group considers important which could trigger an impairment review include the following:

- Significant underperformance relative to expected historical or projected future operating results;
- Significant changes in the manner of use of the acquired assets or the strategy for overall business; and
- Significant negative industry or economic trends.

In determining the present value of estimated future cash flows expected to be generated from the continued use of the assets, the Group is required to make judgments and estimates that can materially affect the consolidated financial statements.

There were no provision for impairment losses recognized in 2018 and 2017. The fair values of land under property plant and equipment as at March 31, 2019 and June 30, 2018 amounted to ₱810.6 million. The carrying amounts of property, plant and equipment carried at cost as at Marc 31, 2019 and June 30, 2018 amounted to ₱ 559.7 million and ₱565.6 million, respectively. The carrying amounts of advances to supplier and advances for land maintenance as at March 31, 2019 and June 30, 2018 amounted to ₱467.6 million and ₱380.6 million, respectively.

Estimating Impairment of Goodwill
The Group performs impairment review on goodwill annually, or more frequently if events or changes in circumstances indicate that the carrying amount may be impaired. This requires an estimation of the value in use of the CGU to which goodwill is allocated. Estimating the value in use requires the Group to make an estimate of the expected future cash flows from the CGU and to make use of a suitable discount rate to calculate the present value of those future cash flows.

During the year ended June 30, 2018, the Group recognized impairment loss amounting to ₱199.7 million. As at June 30, 2018 and 2017, goodwill amounted to ₱502.4 million and ₱702.1 million, respectively.

Deferred Income Tax Assets
The Group reviews the carrying amount of deferred income tax assets at each reporting date and reduces its amount to the extent that it is no longer probable that sufficient future taxable profits will be available to allow all or part of the deferred income tax assets to be utilized. Unrecognized deferred income tax assets are reassessed at each reporting date and are recognized to the extent that it has become probable that sufficient future taxable profit will allow the deferred income tax asset to be recovered.

The Group's deferred income tax assets arising from temporary differences as at June 30, 2018 and 2017 amounted to ₱14.9 million and ₱26.1 million, respectively

Retirement Asset
The determination of the obligation and cost for retirement is dependent on the selection of certain assumptions determined by management and used by actuaries in calculating such amounts. These include discount rate, turnover rate, mortality rate, salary increase rate and future retirement benefits increase. Due to the complexity of the valuation, the underlying assumptions, and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date. While the Group believes that the assumptions are reasonable and appropriate, significant differences in the actual experience or significant changes in the assumptions may materially affect the retirement obligation. The assumptions used are disclosed in Note 25.

6. Segment Information

The Group's operating businesses are organized and managed according to the nature of the products and services marketed, with each segment representing a strategic business unit that offers different products and serves different markets.

The Group has operations only in the Philippines. The Group derives revenues from two main segments as follows:

Sugar and by products
This segment pertains to the production of sugar (raw and refined) and sugar by-products such as molasses, alcohol and carbon dioxide.

Real estate
This segment pertains to developing, leasing and selling real properties and other ancillary services.

	Sugar and by products	**Real Estate**	**Eliminations**	**Total**
Revenues	781,596.70	33,275.45		814,872.15
Cost of goods sold and services	596,501.00	16,218.42		612,719.42
Gross income	185,095.70	17,057.03	.00	202,152.73
Operating expenses	81,828.04	15,829.15		97,657.19
Other income (expenses)				
Interest expense	-38,645.21	-563.97	.00	-39,209.19
Interest income	193.29	57.61	.00	250.90
Other income - net	23,818.73	548.89		24,367.63
Segment income before income tax	**88,634.47**	**1,270.42**	**.00**	**89,904.89**
Segment assets	**6,175,456.78**	**852,444.77**	**-1,037,928.49**	**5,989,973.05**
Segment liabilities	**1,939,200.58**	**1,710,674.27**	**-1,590,114.45**	**2,059,760.39**

Inter-segment income and advances are eliminated upon consolidation and reflected in the eliminations column.

7. **Cash and Cash Equivalent**

This account consists of:

	As of March 31, 2019	As of June 30, 2018
Cash on hand and in banks	**63,267.11**	355,034.45
Cash equivalents	**984.85**	144.85
	64,251.96	355,179.30

Cash in banks earn interest at the respective bank deposit rates.

Interest income earned from cash in banks and cash equivalents amounted to ₱.25 million as of March 31, 2019 and ₱1.6 million as of June 30, 2018

8. **Receivables**

This account consists of:

	As of March 31, 2019	As of June 30, 2018
Trade:		
Non-affiliates	**168,170.96**	70,907.56
Affiliates		
Nontrade:		
Due from related parties	**853,536.81**	745,226.22
Planters' receivables	**5,549.66**	6,615.15
Advances to:		
Directors, officers and employees	**36,871.16**	17,900.21
Tarlac Development Corporation (TDC)	**30,436.88**	30,436.88
Jose Cojuangco and Sons Inc. (JCSI)	**14,600.76**	14,600.76
CAT Realty Corporation (CRC)	**15,422.54**	15,422.54
Luisita Golf and Country Club, Inc. (LGC(	**5,405.82**	22,700.99
Others	**8,885.29**	6,657.47
	1,138,879.90	930,467.79
Less allowance for doubtful accounts - nontrade	9,166.80	9,166.80
	1,129,713.09	**921,300.98**

Trade receivables from non-affiliates are noninterest-bearing and are generally on 30 to 60 days' terms.

Planters' receivables are subject to interest at 12% per annum.

Receivables from officers and employees arise from cash advances to the Group's personnel.

Advances to TDC, JCSI, CRC and LGCCI pertain to advances made by the Group to its previous affiliates which are unsecured and non-interest bearing.
Others consist of receivables with various insignificant amounts.

Movements in the allowance for doubtful accounts as at March 31, 2019 and June 30, 2018 are summarized below:

	March 31, 2019		
	Trade	**Non Trade**	**Total**
Balance at beginning of year	2,927.54	6,239.27	9,166.80
Provisions during the year			.00
Reversals/write off			.00
Balance	**2,927.54**	**6,239.27**	**9,166.80**

	June 30, 2018		
	Trade	**Non Trade**	**Total**
Balance at beginning of year	3,977.25	5,126.52	9,103.78
Provisions during the year	94.07	1,112.74	1,206.82
Reversals/write off	-1,143.79		-1,143.79
Balance	**2,927.54**	**6,239.27**	**9,166.80**

9. **Inventories**

This account consists of:

	As of March 31, 2019	As of June 30, 2018
At cost:		
Alcohol	**154,723.74**	170,306.02
Raw sugar	**77,962.52**	6.57
CO2	**1,714.73**	
Molasses	**1,207.21**	27,705.38
At NRV:		
Spare parts and supplies	**39,289.44**	37,715.00
	274,897.65	235,732.97

Allowance for inventory obsolescence amounted to ₱5.5 as at March 31, 2019 and June 30, 2018.

10. **Real Estate Held for Sale and Development**

This account consists of:

	As of March 31, 2019	As of June 30, 2018
Land held for development	**981,516.36**	981,516.36
Land available for sale	**6,978.02**	6,881.98
	988,494.38	988,398.34

Land held for development is a parcel of land which is still undeveloped.

Land available for sale includes parcels of land developed into a first class residential subdivision and an industrial community. There are no additions and sale since the date of acquisition of Subsidiary.

11. **Other Current Assets**

This account includes:

	As of March 31, 2019	As of June 30, 2018
Advances to suppliers - net of allowance	**270,296.61**	190,769.91
CWT	**19,081.47**	21,902.94
Prepaid tax	**1,863.68**	2,108.77
Prepaid insurance	**4,494.76**	2,334.97
Input tax	**683.90**	
Others	**1,134.99**	2,500.79
	297,555.42	219,617.38

Advances to suppliers include payments made to suppliers for goods to be received in the future.

CWTs are the tax withheld by the withholding agents from payments to the Group which can be applied against the income tax payable without prescription.

Prepaid tax and prepaid insurance be charged to expense in the next financial year.

Input VAT represents VAT paid to suppliers that can be claimed as credit against the Group's future output VAT liabilities without prescription.

Others include individual insignificant amounts.

12. **Goodwill**

The Group performed its impairment review of goodwill as at June 30, 2018 and 2017. Based on the impairment review as at June 30, 2018, the carrying value of the CGU, including goodwill, exceeded the recoverable amount by ₱199.7 million, which is calculated through value in use. This was recognized as an impairment loss for the year ended June 30, 2018. As at June 30, 2017, recoverable amount exceeded the carrying value of the CGU, including goodwill, thus, no impairment loss was recognized for the year ended June 30, 2017.

CGU pertains to the Parent Company's investment in LLC. Value in use was derived using cash flow projections based on financial budgets approved by senior management covering a five-year period and the expected realization of the Group's land inventory. Cash flow beyond the five-year period are extrapolated using a 5.00% growth rate. Discount rate applied to the cash flow projections in determining value in use is 11.85% and 10.18% in 2018 and 2017, respectively.

The calculations of value in use of goodwill are most sensitive to the following assumptions:

a) Discount rates - Discount rates were derived from the Group's weighted average cost of capital and reflect management's estimate of risks within the CGU. This is the benchmark used by the management to assess operating performance and to evaluate future investment proposals. In determining appropriate discount rates, regard has been given to various market information, including, but not limited to, ten-year government bond yield, bank lending rates and market risk premium and country risk premium.

b) Growth rate estimates - The long-term rate used to extrapolate the budget for the investee companies excludes expansions and possible acquisitions in the future. Management also recognizes the possibility of new entrants, which may have significant impact on existing growth rate assumptions. Management however, believes that new entrants will not have a significant adverse impact on the forecast included in the budget.

13. **Available-for-Sale Financial Assets**

The details of AFS financial assets are as follows:

	As of March 31, 2019	As of June 30, 2018
Proprietary shares	**173,400.00**	173,400.00
Investment in shares of stock:		
Listed	**387.54**	387.54
Unlisted	**162.00**	162.00
	173,949.54	173,949.54

The movements in this account are as follows:

	As of March 31, 2019	As of June 30, 2018
At beginning of year	**173,949.54**	172,489.75
Change in fair value of AFS investments	**.00**	1,459.79
	173,949.54	173,949.54

The fair value of the listed shares of stocks and proprietary shares are determined with reference to published price quotations in an active market. Common stock not listed in the stock exchange have no other reliable sources of their fair market values, therefore, they are stated at cost. Management intends to dispose the AFS financial assets, both listed and unlisted and proprietary shares, when the need arises.

14. Property, Plant and Equipment

Movements in this account are summarized below:

March 31, 2019

	Machinery and equipment	Agricultural machinery and equipment	Land improvements	Buildings and improvements	Transportation equipment	Furniture, fixtures and equipment	Communication and utility systems	Roads and bridges	Construction in-progress	Total
Cost:										
Balances at beginning of year	**1,625,270.49**	**119,751.20**	**45,990.89**	**153,437.57**	**53,560.27**	**87,608.97**	**8,259.40**	**12,350.55**	**19,343.29**	**2,125,572.63**
Additions	**58,798.89**	**23,880.53**	**13,196.80**	**5,006.23**	**390.01**	**2,945.39**	**286.04**	**.00**	**50,380.87**	**154,884.77**
Disposal	**-2,306.04**	**.00**	**.00**	**.00**	**.00**	**-42.02**	**-7.00**	**.00**	**.00**	**-2,355.06**
Reclassifications	**.00**	**-1,443.43**	**-3,473.60**	**.00**	**-129.43**	**-17.76**	**-11.34**	**.00**	**-57,611.49**	**-62,687.05**
Balances at end of year	**1,681,763.34**	**142,188.30**	**55,714.08**	**158,443.80**	**53,820.85**	**90,494.59**	**8,527.11**	**12,350.55**	**12,112.67**	**2,215,415.28**
Accumulated depreciation and amortization:										
Balances at beginning of year	**1,298,929.82**	**28,154.74**	**43,680.76**	**117,384.01**	**13,867.26**	**38,088.30**	**7,484.18**	**12,350.54**	**.00**	**1,559,939.61**
Depreciation and amortization	**72,849.73**	**11,669.37**	**990.90**	**7,301.46**	**2,480.57**	**3,101.13**	**254.68**	**.00**	**.00**	**98,647.83**
Disposal	**-2,588.75**	**.00**	**.00**	**.00**	**.00**	**-314.30**	**-2.72**	**.00**	**.00**	**-2,905.78**
Balances at end of year	**1,369,190.80**	**39,824.11**	**44,671.66**	**124,685.47**	**16,347.83**	**40,875.13**	**7,736.13**	**12,350.54**	**.00**	**1,655,681.67**
Net book values	**312,572.54**	**102,364.19**	**11,042.42**	**33,758.33**	**37,473.02**	**49,619.46**	**790.97**	**.02**	**12,112.67**	**559,733.61**

June 30, 2018

	Machinery and equipment	Agricultural machinery and equipment	Land improvements	Buildings and improvements	Transportation equipment	Furniture, fixtures and equipment	Communication and utility systems	Roads and bridges	Construction in-progress	Total
Cost:										
Balances at beginning of year	1,519,736.31	87,082.52	45,809.10	142,394.19	26,424.26	84,356.22	7,973.88	12,350.55	21,354.53	1,947,481.56
Additions	32,083.42	48,228.83	5.00	5,539.95	24,984.22	4,150.54	289.09	.00	79,871.17	195,152.23
Disposal	-724.96	-15,560.15	.00	.00	.00	-547.96	-3.57	.00	.00	-16,836.63
Reclassifications	74,175.72	.00	176.79	5,503.43	2,151.79	-349.83	.00	.00	-81,882.41	-224.52
Balances at end of year	1,625,270.49	119,751.20	45,990.89	153,437.57	53,560.27	87,608.97	8,259.40	12,350.55	19,343.29	2,125,572.63
Accumulated depreciation and amortization:	1,214,620.40	15,860.75	42,381.91	109,088.60	8,105.22	34,481.65	7,176.78	12,350.54	.00	1,444,065.84
Balances at beginning of year										
Depreciation and amortization	85,045.51	13,988.41	1,298.85	8,295.41	5,762.05	4,116.64	310.62	.00	.00	118,817.49
Disposal	-736.09	-1,694.42	.00	.00	.00	-509.99	-3.21	.00	.00	-2,943.71
Balances at end of year	1,298,929.82	28,154.74	43,680.76	117,384.01	13,867.26	38,088.30	7,484.18	12,350.54	.00	1,559,939.61
Net book values	**326,340.67**	**91,596.46**	**2,310.12**	**36,053.56**	**39,693.01**	**49,520.67**	**775.22**	**.02**	**19,343.29**	**565,633.01**

15. **Land**

The fair value of land as at March 31, 2019 and June 30, 2018 amounted to ₱810.5 million. The fair value, categorized as Level 3, is based on valuations determined by an independent appraiser, accredited by the SEC, as of June 30, 2018. The valuation models used by the appraiser are in accordance with that recommended by the International Valuation Standards Council. The current use of the land is its highest and best use.

The fair value of the land is determined using the market data (direct sales comparison) approach. Under this approach, a property's fair value is estimated based on comparing prices paid for comparable properties sold in the market against the subjected property. The weight given to this approach is dependent on the availability of recent confirmed sales of properties considered comparable to the property under appraisement. These sold properties are compared to the subject in key units of comparison. Appropriate adjustments are made for differences between the subject and the comparables, resulting in adjusted sales values for each of the comparable. These adjusted values are then reconciled for a value conclusion by the sales comparison approach.

Movements in this account are summarized below:

	As of March 31, 2019	**As of June 30, 2018**
At beginning of year	810,550.40	874,000.00
Reclassification to investment property		-38,513.50
Revaluation Increment		-24,936.10
	810,550.40	**810,550.40**

Movements in the revaluation increment, net of tax, recognized directly in equity are as follows:

	As of March 31, 2019	**As of June 30, 2018**
At beginning of year	759,063.21	1,946,793.29
Revaluation increment		-17,455.27
Reclassification to investment property		11,325.20
Sale of investment property		-1,181,600.01
	759,063.21	**759,063.21**

16. **Investment Property**

Movements in land at fair value recognized under investment property are summarized below:

	As of March 31, 2019	**As of June 30, 2018**
Balances at beginning of year	223,561.38	1,486,400.00
Change in fair value of investment property		33,029.22
Reclassification from property, plant and equipment		38,513.50
Sale of investment property		-1,334,381.34
	223,561.38	**223,561.38**

The fair value, categorized as Level 3, is based on valuations determined by an independent appraiser, accredited by the SEC, as of June 30, 2018. The valuation models used by the appraiser are in accordance with that recommended by the International Valuation Standards Council. The current use of the land is its highest and best use.

The fair value of the land is determined using the market data (direct sales comparison) approach. Under this approach, a property's fair value is estimated based on comparing prices paid for comparable properties sold in the market against the subjected property. The weight given to this approach is dependent on the availability of recent confirmed sales of properties considered comparable to the property under appraisement. These sold properties are compared to the subject in key units of comparison. Appropriate adjustments are made for differences between the subject and the comparables, resulting in adjusted sales values for each of the comparables. These adjusted values are then reconciled for a value conclusion by the sales comparison approach.

17. Other Noncurrent Assets

This account consists of:

	As of March 31, 2019	As of June 30, 2018
Advances for land maintenance	**197,606.30**	189,821.63
Deferred charges	**38,237.65**	28,912.78
Recoverable deposits	**7,569.98**	9,140.57
Other investments	**20.00**	20.00
	243,433.93	227,894.98

Advances for land maintenance refers to advance costs for future land preparation, planting and harvesting to augment the cane supply in alignment with management strategy

Deferred charges are accumulated charges incurred for Las Haciendas de Luisitas (LHDL) such as security, repairs and maintenance, and power among others. Annual Dues collected from homeowners and collections from use of LHDL facilities is credited to this account.

Recoverable deposits are advances to contractors and suppliers for items incidental to their service such as electric meters for electricity providers.

18. Trade and Other Payables

This account consists of:

	As of March 31, 2019	As of June 30, 2018
Trade payables	**194,588.33**	207,575.54
Accruals:		
Freight and transportation	**53,170.55**	47,810.77
Interest and penalties	**25,904.80**	23,717.64
Spare parts, supplies and inventory cost	**47,248.78**	43,259.53
Taxes	**1,258.36**	1,152.11
Repairs and maintenance	**28,952.19**	26,507.74
Professional fees	**42,190.46**	38,628.30
Salaries, wages and other benefits	**9,791.73**	8,965.01
Others	**30,114.63**	27,572.04

Advances from related parties	**13,025.17**	13,025.17
Dividends payable	**1,041.21**	50,856.98
Estimated liability for cash surrender value	**2,527.35**	2,873.65
Customers' advances	**617.68**	965.82
Other payables	**49,243.92**	58,130.37
	499,675.16	551,040.68

Trade payables are noninterest-bearing and generally settled or have a 30 days term. As at March 31, 2019, all trade payables are current and expected to be paid within one year period.

Accruals are settled throughout the financial year.

Terms and conditions of due to related parties are discussed in Note 27.

Customers' advances represent payments received in advance by the Group for the delivery of denatured alcohol in the next fiscal year.

Other payables consist of various immaterial account balances.

19. **Deposits**

This account consists of:

	As of March 31, 2019	As of June 30, 2018
Customers' deposits	**7,274.27**	4,851.44
Construction deposits	**4,777.61**	4,353.44
	12,051.89	9,204.88

Customers' deposits consists of advances for water meter deposits from locators, tenants and homeowners and advances made by the lot owners in transferring the titles to them to be liquidated once the transaction has been made.

Construction deposits pertain to advances made by the contractor for the construction of facilities in LIP and houses in LHDL.

20. **Notes Payable**

This account consists of:

Short-term notes	**As of March 31, 2019**	**As of June 30, 2018**
Workig capital facilities	**975,000.00**	925,000.00
Promissory notes	**18,247.75**	20,380.10
	993,247.75	945,380.10

₱ 975.0 million Working Capital Facilities Agreement (WCFA)
The Group has an existing WCFA with BDO. Under the WCFA, the Group can avail short-term loan totaling up to ₱975.0 million at 6.0% interest rate per annum.

Promissory Notes
The promissory notes are for a period of one year with a fixed interest rate of 4%.

21. **Costs of Goods Sold**

This account consists of:

	Nine Months Ended March 31		
	2019	**2018**	**2017**
Salaries, wages bonuses and other benefits	**56,190.64**	55,502.93	47,178.06
Repairs & Maintenance	**89,806.08**	89,665.36	78,816.91
Inventory cost,spare parts and supplies	**151,182.15**	171,925.34	145,071.43
Depreciation and amortization	**85,449.63**	74,806.72	62,391.42
Freight and transportation	**26,320.57**	39,108.36	27,227.77
Security and outside services	**38,198.60**	35,933.06	32,874.67
Power and steam	**7,733.27**	10,306.91	7,191.84
Insurance	**5,104.29**	2,657.72	.00
Taxes and licenses	**2,310.73**	6,015.52	5,487.12
Others	**10,744.04**	14,927.42	12,296.73
	473,039.99	500,849.34	422,435.94

22. **Costs of Tolling Services**

This account consists of:

	Nine Months Ended March 31		
	2019	**2018**	**2017**
Salaries, wages bonuses and other benefits	**8,183.66**	8,922.22	8,114.64
Repairs & Maintenance	**23,366.90**	21,449.11	18,821.79
Spare parts and supplies	**31,439.85**	10,990.42	5,460.10
Depreciation and amortization	**8,079.25**	6,500.02	3,889.70
Freight and transportation	**5,919.09**	5,567.83	3,135.22
Security and outside services	**3,472.10**	4,617.88	4,196.56
Power and steam	**40,071.97**	58,925.40	51,519.74
Insurance	**636.01**	311.01	.00
Taxes and licenses	**1,882.04**	1,959.63	1,783.43
Others	**410.14**	473.34	432.29
	123,461.01	119,716.85	97,353.47

23. **Cost of Services**

The cost of industrial services pertains to the services rendered by the Subsidiary.

This account consists of:

	Nine Months Ended March 31		
	2019	**2018**	**2017**
Salaries, wages bonuses and other benefits	**224.46**	211.03	1,207.10
Repairs & Maintenance	**1,434.51**	1,782.07	2,571.58
Materials	**910.10**	1,037.71	556.71
Depreciation and amortization	**1,442.32**	1,541.44	1,514.51
Security and outside services	**2,795.55**	2,548.33	2,601.54
Service Cost	**3,003.54**	2,854.44	2,916.81
Professional fee	**924.49**	.00	.00
Freight & transportation	**75.29**	26.70	11.16
Retirement	**.00**	.00	780.89
Power and steam	**4,078.66**	3,793.25	3,515.72
Insurance	**7.83**	7.86	.00
Taxes and licenses	**292.24**	227.88	223.55
Others	**1,029.41**	1,685.84	1,059.96
	16,218.42	15,716.54	16,959.53

24. **Operating Expenses**

This account consists of:

	Nine Months Ended March 31		
	2019	**2018**	**2017**
Salaries, wages bonuses and other benefits	**31,120.77**	33,698.94	25,761.02
Repairs & Maintenance	**4,702.18**	6,324.46	5,852.71
Management fees nd bonuses	**150.50**	.00	.00
Taxes and licenses	**15,188.83**	7,444.23	10,423.19
Depreciation and amortization	**3,116.25**	4,085.41	2,875.35
Transportation and travel	**9,450.27**	13,799.73	12,548.76
Security and outside services	**5,748.49**	5,146.25	1,166.95
Service Cost	**840.20**	702.24	641.52
Rentals	**2,640.64**	2,570.90	2,253.42
Light and water	**377.34**	824.63	623.38
Retirement	**.00**	.00	417.17
Entertainment, amusement and recreation	**623.49**	1,711.74	1,573.90
Professional fees	**17,975.84**	25,939.39	20,299.65
Dues and advertisements	**2,393.05**	1,169.78	1,074.00
Postage, telephone and telegram	**173.73**	639.46	586.52
Others	**3,155.62**	5,190.40	4,003.18
	97,657.19	109,247.56	90,100.73

25. **Nature of Expense**

Depreciation and amortization included in the consolidated statements of comprehensive income are as follows:

	Nine Months Ended March 31		
	2019	**2018**	**2017**
Cost of goods sold (see Note 21)	**85,449.63**	74,806.72	62,391.42
Cost of tolling services (see Note 22)	**8,079.25**	6,500.02	3,889.70
Cost of industrial services (see Note 23)	**1,442.32**	1,541.44	1,514.51
Operating expenses (see Note 24)	**3,116.25**	4,085.41	2,875.35
	98,087.45	86,933.58	70,670.97

Personnel expenses included in the consolidated statements of comprehensive income are as follows:

	Nine Months Ended March 31		
	2019	**2018**	**2017**
Cost of goods sold			
Salaries, wages, bonuses and other benefits	**56,190.64**	55,502.93	47,178.06
Cost of tolling services			
Salaries, wages, bonuses and other benefits	**8,183.66**	8,922.22	8,114.64
Cost of industrial services			
Salaries, wages, bonuses and other benefits	**224.46**	211.03	1,207.10
Operating expenses			
Salaries, wages, bonuses and other benefits	**31,120.77**	33,698.94	25,761.02
	95,719.52	98,335.11	82,260.83

26. **Retirement Asset**

Parent Company

The Parent Company maintains a tax-qualified, funded, noncontributory defined benefit retirement plan covering substantially all of its permanent employees. The benefits are based on years of service and compensation during the latest year of employment. The latest retirement valuation was made as at June 30, 2018.

The fund is administered by Luisita Trust Fund (LTF) under the supervision of LTF's Board of Trustees. The Board of Trustees defines the investment strategy as often as necessary, at least annually, especially in the case of significant market developments or changes to the structure of the plan participants. When defining the investment strategy, it takes into account the plans' objectives, benefit obligations and risk capacity. The defined benefit retirement plan meets the minimum retirement benefit specified under Republic Act (RA) No. 7641, Retirement Pay Law.

27. **Related Party Transactions**

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control or are controlled by or under common control with the Group, including holding companies, subsidiaries and fellow subsidiaries, are related parties of the Group. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Group that gives them significant influence over the enterprise, key management personnel, including directors and officers of the Group and close members of the family of these individuals, and companies associated with these individuals also constitute related parties. In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

Terms and Conditions of Transaction with Related Parties

Outstanding balances of transactions with related parties at year-end are unsecured and settlements are made through offsetting. As at June 30, 2016, the Group has allowance for doubtful accounts relating to amounts covered by related parties. This assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates.

Transactions with Related Parties

The Group, in the normal course of business, has transactions with related parties.

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28. **Agreements**

Milling Agreements

The Parent Company's milling agreements with various planters provide for a 67.0% and 33.0% sharing between the planters (including related parties) and the Parent Company, respectively, of sugar and molasses produced every crop year. As a consequence of the milling agreements and tolling contracts (for refined sugar) with planters and traders, the Parent Company holds the sugar stock of the planters and traders for safekeeping.

Lease Agreement

In previous years, the Group transferred its main office and entered into an operating lease agreement with FLPC, effective from December 1, 2014 to November 30, 2015. The lease contract includes a clause for the extension of the lease term for an additional period of three years at the option of the lessee subject to mutually acceptable rates, terms and conditions. The Group paid advance rental and security deposit amounting to ₱0.9 million and ₱0.8 million, respectively.

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29. **Equity**

Capital Stock

The authorized capital stock of the Parent Company is 400.0 million shares as at June 30, 2018, with par value of ₱1 per share. The Parent Company's shares of stock were listed in the PSE on April 12, 1977. There was no active trading on the Parent Company's outstanding shares in the PSE until the Philippine SEC issued an order on January 29, 2014 lifting the order of suspension made in 2010 in relation to the registration of and permit to sell the said securities.

On June 15, 2016, the BOD of the Parent Company authorized a ten-for-one stock split to increase the number of shares of stock and decrease the par value that took effect on October 18, 2016.

	Prior to Amendment			After Amendments		
	Authorized Capital	Number of Shares	Par Value	Authorized Capital	Number of Shares	Par Value
Common Stock	40,000,000	28,254,596	10	400,000,000	282,545,960	1

The total number of shareholders is 395 as at June 30, 2018.

Retained Earnings
As at June 30, 2018, the balance are as follows:

	2018	2017
Unappropriated	**-104,702.61**	280,932.35
Appropriated	**2,300,000.00**	200,000.00
	2,195,297.39	480,932.35

On June 28, 2018, the BOD reversed previously appropriated retained earnings amounting to ₱200 million. Also on the same date, the BOD approved the appropriation of its retained earnings amounting to ₱2.3 billion in anticipation of the following projects which are expected to happen within the next five years:

- ₱900.0 million for sugar business expansion which will cover the following:
  - intensified leasing of land for the purpose of increasing cane tonnage;
  - investment in logistics, such as additional trucks and trailers to improve delivery time;
  - upgrade of the refinery machineries and more robust yearly repairs; and
  - research and development costs to identify potential areas for improvement to increase cane tonnage to one million.

- ₱500.0 million for rum production which will cover the additional investment needed for bottling and mixing facilities to increase production capacity and costs for brand study.

- ₱900.0 million for ethanol production which will cover the construction of dehydrator equipment to bring alcohol proof grade from 94 to 99 in order to expand its existing ethanol business to petroleum companies in addition to its existing transactions with pharmaceutical companies.

Finally on June 28, 2018, the BOD declared dividends amounting to ₱50.9 million at ₱0.18 per share out of the Group's retained earnings as at March 30, 2018.

Basic/diluted Earnings Per Share

The basic/diluted earnings per share for the years ended September 30, 2018 and June 30, 2018 are computed as follows:

	As of March 31, 2019	**As of June 30, 2018**
Net Income	63,314.55	583,622.01
Weighted average number of shares		
Issued	282,545.96	282,545.96
Less treasury shares	7.20	7.20
	282,538.76	282,538.76
Basic/diluted earnings per share	**₱0.22**	**₱2.07**

The Group has no dilutive potential ordinary shares; hence the diluted earnings per share are the same as the basic earnings per share.

There are 720 shares that are in the treasury amounting to ₱7,200 as of March 31, 2019 and June 30, 2018.

30. **Fair Value Measurement and Financial Instruments**

The following table provides the fair value measurement hierarchy of the Group's assets that are carried at fair value as of June 30, 2018:

	Fair Value Measurement Using			
	Quoted Prices in Active Markets (Level 1)	**Significant Observable Inputs (Level 2)**	**Significant Unobservable Inputs (Level 3)**	**Total**
Asset Measered At Fair Value				
Property, plant and equipment				
Land			810,550.40	810,550.40
Investment Property			223,561.38	223,561.38
AFS Financial assets - quoted	173,787.54			173,787.54
	173,787.54	**.00**	**1,034,111.78**	**1,207,899.32**

The following are the relevant information and assumptions used in determining the fair value of land:

- *Sale/Asking price per sq. m.* This pertains to the sale/asking price per square meter based on the listing prices of comparable properties.

- *Conditions on sale of comparable properties.* This pertains to the effect of restrictions or conditions that are present in contracts of sale relating to the comparable properties.

- *Physical adjustments.* These pertain to adjustments relating to the superiority or inferiority of the Group's land as regards to location, shape, topography, size, zoning, amenities, and easement for access and utility lines.

The table below summarizes the forgoing statements. It also presents the unobservable inputs used by management in assessing the fair value of land categorized as Level 3. Management believes that this information is beneficial in evaluating the fair value of the land.

Unobservable Inputs	**Amounts or Percentage of Unobservable Inputs**	**Relationship of Unobservable Inputs to Fair value**
Weighted average value per s.q.m.	₱ 460 to ₱ 1,000	The higher the value the higher the fair value
Conditions on sale of comparable properties	25.0%	The more onerous the conditions in contract of sale of comparable properties, the higher the fair value
Physical Adjustments	50.0%	The superiority of the quality of the Company's land, the higher the fair value

Fair value of all other assets and liabilities approximates their carrying values as of June 30, 2018 and are disclosed in their respective notes. Below are the descriptions of the Company's financial instruments that are carried in the financial statements as at June 30, 2018 and 2017.

Cash and Cash Equivalents, Receivables and Trade and Other Payables
Due to the short-term nature of these financial instruments, their fair values approximate the carrying amounts as of balance sheet date.
AFS Financial Assets
The fair value of the listed AFS financial assets are determined in reference to quoted market bid prices at the close of business on the balance sheet date since these are mostly actively traded in organized financial market. Unlisted common shares of stock are unquoted and there are no other reliable sources of their fair market values, therefore, they are stated at cost.

Notes Payable
The carrying value of notes payable with variable interest rates approximates their fair value because of semi-annual or quarterly resetting of interest rate based on market conditions. The fair values of notes payable with fixed interest rates based on Level 3 are determined based on estimated cash flows with discount rates ranging from 4.8% to 6.0% as at June 30, 2018.

The Group's policy is to recognize transfers into and transfers out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer. There have been no assets and liabilities transferred between Level 1, Level 2 and Level 3 during the period.

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31. Financial Risk Management Objectives and Policies

The Group's principal financial instruments include cash, AFS financial assets, notes payable and due from/to related parties. The main purpose of these financial instruments is to finance the Group's operations. The Group has various other financial assets and liabilities such as receivables and trade and other payables, which arise directly from its operations.

The main risks arising from the Group's financial instruments are liquidity risk, credit risk and interest rate risk. The BOD reviews and agrees on the policies for managing each of these risks and these are summarized below:

Liquidity Risk
Liquidity risk is the risk that the Group will not be able to settle or meet its obligations on time or at reasonable prices. The Group uses cash flow approach in managing its liquidity, in this way, funding requirements under normal economic condition are met.

The table below summarizes the maturity profile of the Group's financial liabilities as of March 31, 2019 and June 30, 2018 based on undiscounted payments:

	March 31, 2019			
	Within 30 Days	Within 1 Year	Above 1 Year	Total
Notes payable	38,958.29	993,247.75	.00	**1,032,206.03**
Trade payable	1,845.69	192,742.63		**194,588.33**
Due to related parties		13,025.17		**13,025.17**
Accruals		238,631.51		**238,631.51**
Others		49,243.92		**49,243.92**
	40,803.98	**1,486,890.98**	**.00**	**1,527,694.95**

	June 30, 2018			
	Within 30 Days	Within 1 Year	Above 1 Year	Total
Notes payable		945,380.10	.00	945,380.10
Trade payable	1,968.88	205,606.67		207,575.54
Due to related parties		13,025.17		13,025.17
Dividend payable		50,856.98		50,856.98
Accruals		216,461.03		216,461.03
Others		58,130.37		58,130.37
	1,968.88	1,489,460.32	.00	1,491,429.20

The financial liabilities in the above tables are gross undiscounted cash flows. However, those amounts may be settled gross or net using the following financial assets:

	March 31, 2019			
	Within 30 Days	**Within 1 Year**	**Above 1 Year**	**Total**
Cash and cash equivalents	64,251.96			64,251.96
Receivables:				
Trade	6,072.93	145,750.22		151,823.14
Receivable from real estate contractors		.00	16,347.81	16,347.81
Planter's receivables		5,549.66		5,549.66
Due from related parties		853,536.81		853,536.81
Advances		102,737.17		102,737.17
Others		8,885.29		8,885.29
AFS financial assets:				
Proprietary	173,400.00			173,400.00
Listed	387.54			387.54
Unlisted	162.00			162.00
	244,274.43	**1,116,459.16**	**16,347.81**	**1,377,081.40**

	June 30, 2018			
	Within 30 Days	**Within 1 Year**	**Above 1 Year**	**Total**
Cash and cash equivalents	355,179.30			355,179.30
Receivables:				.00
Trade	3,025.52	51,154.00		54,179.52
Receivable from real estate contractors	-		16,728.04	16,728.04
Planter's receivables	-	6,615.15		6,615.15
Due from related parties	-	763,126.42		763,126.42
Advances	-	83,161.17		83,161.17
Others	-	6,657.47		6,657.47
AFS financial assets:				.00
Proprietary	173,400.00			173,400.00
Listed	387.54			387.54
Unlisted	162.00			162.00
	532,154.36	**910,714.23**	**16,728.04**	**1,459,596.62**

Credit Risk

Credit risk is the risk that counterparty will not meet its obligation under a financial instrument Leading to a financial loss. The Group imposes cash basis approach in its sales transaction to lower exposure to credit risk.

With respect to credit risk arising from other financial assets of the Group, which comprise cash in banks and cash equivalents, receivables, and AFS financial assets, exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments as stated below:

	As of March 31, 2019	As of June 30, 2018
Cash and cash equivalents	64,251.96	355,179.30
Receivables:		
Trade	151,823.14	54,026.04
Receivable from real estate con	16,347.81	13,953.99
Non-trade		
Planter's receivables	5,549.66	6,615.15
Due from related parties	853,536.81	763,126.42
Advances	102,737.17	76,921.91
Others	8,885.29	6,657.47
AFS financial assets:		
Proprietary	173,400.00	173,400.00
Listed	387.54	387.54
Unlisted	162.00	162.00
	1,377,081.40	1,450,429.82

Since the Group trades only with recognized third parties, there is no requirement for collateral.

As at March 31, 2019 and June 30, 2018, the analysis of receivables is as follows:

	March 31, 2019					
	Total	Neither Past Due nor Impaired	Past Due but not Impaired			Impaired
			30 Days	90 Days	More than 150 Days	
Trade	151,823.14	151,669.66				153.48
Receivable from real estate contractors	16,347.81	13,573.76				2,774.05
Planter's receivables	5,549.66		5,549.66			
Due from related parties	853,536.81				853,536.81	
Advances	102,737.17	27,567.72			68,930.18	6,239.27
Others	8,885.29	8,885.29			.00	
	1,138,879.90	**201,696.43**	**5,549.66**	**.00**	**922,466.99**	**9,166.80**

	June 30, 2018					
	Total	Neither Past Due nor Impaired	Past Due but not Impaired			Impaired
			30 Days	90 Days	More than 150 Days	
Trade	54,179.52	54,026.04				153.48
Receivable from real estate contr	16,728.04				13,953.99	2,774.05
Planter's receivables	6,615.15		6,615.15			
Due from related parties	763,126.42	183,840.33	16,135.81		563,150.28	
Advances	83,161.17	5,505.27	5,505.27		65,911.36	6,239.27
Others	6,657.47	6,657.47			.00	
	930,467.79	**250,029.12**	**28,256.24**	**.00**	**643,015.62**	**9,166.80**

As at March 31, 2019 and June 30, 2018, the credit analyses of the Group's financial assets are as follows:

	March 31, 2019		
	Grade		
	High	Standard	Total
Loans and receivables:			
Cash and cash equivalents	64,251.96	.00	64,251.96
Trade receivables	151,669.66	.00	151,669.66
Receivable from real estate co	13,573.76	.00	13,573.76
Advances	27,567.72	.00	27,567.72
Others	8,885.29	.00	8,885.29
AFS financial assets:			
Proprietary	173,400.00	.00	173,400.00
Listed	387.54	.00	387.54
Unlisted		162.00	162.00
	439,735.94	**162.00**	**439,897.94**

	June 30, 2018		
	Grade		
	High	Standard	Total
Loans and receivables:			
Cash and cash equivalents	355,179.30	.00	355,179.30
Trade receivables	54,026.04	.00	54,026.04
Receivable from real estate contractor		.00	.00
Advances	5,505.27	.00	5,505.27
Others	6,657.47	.00	6,657.47
AFS financial assets:			
Proprietary	173,400.00	.00	173,400.00
Listed	387.54	.00	387.54
Unlisted		162.00	162.00
	595,155.63	**162.00**	**595,317.63**

Credit Quality of Financial Assets

The credit quality of financial assets is managed by the Company using high grade and standard grade as internal credit ratings.

High Grade. This pertains to counterparty who is not expected by the Company to default in settling its obligations, thus, credit risk exposure is minimal. This normally includes large prime financial institutions, companies, government agencies and individual buyers. Credit quality was determined based on the credit standing of the counterparty.

Standard Grade. Other financial assets not assessed as high grade financial assets are included in this category.

Interest Rate Risk

Interest rate risk arises from the possibility that the changes in interest rates will affect the fair value of financial instruments. Interest on financial instruments classified as floating rate is repriced at intervals of less than one year. Interest on financial instruments classified as fixed rate is fixed until the maturity of the instrument.

Capital Management

The Group's primary objective is to ensure that it maintains a strong credit rating and healthy capital ratios to sustain its business and maximize shareholder value. The Group manages its capital structure based on its business requirements and the economic environment. The Group monitors capital using a gearing ratio, which is total debt divided by total debt and equity. Total debt includes notes payable and trade and other payables. Equity includes capital stock, retained earnings, revaluation increment, unrealized cumulative gain on AFS financial assets and treasury stock.