



1H2021 FINANCIAL HIGHLIGHTS

- 1H 2021 Core Net income grew +542.93% to Php 3.72 Billion vs the same period last year excluding the one-off fair value gains in 1H 2020.
- 1H 2021 Core Revenues grew +1.74% to Php 2.69 Billion vs the same period last year excluding the one-off fair value gains in 1H 2020.
- Consolidated Rental Income +6.62% in 1H2021 to Php 1.71 Billion
- Consolidated Recurring Revenues +5.96% in 1H2021 to Php 1.99 Billion
- Total Equity grew to Php 61.03 Billion, the first time DD reached over Php 60 Billion in Total Equity
- Consolidated Assets now stand at Php 131.47 Billion
- Net Debt-to-Equity ratio at a new low of 0.58x (one of the lowest net D/E ratios among Philippine listed companies)
- DD shareholders as of record date August 23, 2021 are eligible to receive Php 0.2002 dividend per share payable on September 16, 2021

DoubleDragon Properties Corp. (the “Company” or “DoubleDragon”) reports Net Income figures in the first half of 2021 was Php 3.72 Billion, with total Consolidated Revenues of Php 2.69 Billion. More importantly, DoubleDragon’s Recurring Revenues grew by 5.96% to Php 1.99 Billion for the first half of 2021 compared to Php 1.88 Billion in the same period the prior year primarily from the growth of its Rental Income which grew 6.62% to Php 1.71 Billion for the first half of 2021 compared to Php 1.61 Billion in the same period the prior year.

Total Assets of the Company rose 8.74% in the first half of 2021 to Php 131.47 Billion compared to Php 120.91 Billion as of the the end of 2020. Total Equity jumped significantly by 24.40% to Php 61.03 Billion in the first half of 2021 as compared to Php 49.06 Billion as of the end of last year equating to a record low net Debt-to-Equity ratio of 0.58x as of June 30, 2021. The Company’s unutilized Debt Capacity now stands at Php 95.45 Billion.

“DoubleDragon’s journey to growth, as the Company progresses forward and evolves to maturity, will be filled with a collage, of both small, and bold decisions, that may be variedly perceived, from different points of view. But let me assure you, that each and every bit and piece, that consist the core of DoubleDragon, are always, deliberately intended, for the long-term benefit of all its stakeholders,” said DoubleDragon Chairman Edgar “Injap” Sia II.

“We are determined to cause DoubleDragon to soon become an active contributor in the rebuilding of our new economy, and to become a major beneficiary in the next coming positive cycle post this unprecedented global pandemic,” added Mr. Sia.

“Because of the anticipated challenges this pandemic has brought, the DoubleDragon team has put even more importance in strengthening DoubleDragon’s balance sheet. Total Equity at Php 60.03 Billion is one of the highest among other listed companies of its incorporation age and profile. On the other hand DoubleDragon’s Net Debt to Equity ratio is among the lowest and healthiest with Net D/E of only 0.58x,” said DoubleDragon Chief Investment Officer Hannah Yulo-Luccini.

2021 IS A MILESTONE YEAR FOR DOUBLEDRAGON TO BE ONE OF THE VERY FEW COMPANIES IN THE PHILIPPINES THAT OWNS A PORTFOLIO OF PRIME AND APPRECIATING HARD ASSETS ACROSS THE COUNTRY EXCEEDING 1 MILLION SQM (10.76 MILLION SQF) COMPLETED GFA

Other highlights outlining the progress of the Company are as follows:

- DDMP REIT's office portfolio maintains 97.72% occupancy as the office sector remains stable
- DoubleDragon's 43 commercial centers nationwide maintain 89.58% occupancy as majority of the leasable space in CityMalls are dedicated to essential services such as supermarket, pharmacies, clinics, and banks
- Hotel 101 – Manila's 518 rooms were 92.93% occupied in the 1H 2021
- DoubleDragon and Jollibee Foods Corporation signed a Php 3.97 Billion agreement for an equity partnership in CentralHub.

DOUBLEDRAGON SET TO END 2021 WITH 1.2 MILLION SQUARE METERS, 1 YEAR AHEAD OF TARGET 1.2 MILLION SQUARE METERS COMPLETION DATE

DoubleDragon recently completed Phase-3 of CentralHub-Tarlac with an additional 10,646 square meters of leasable space. DoubleDragon is set to surpass its milestone 1.2 Million square meters of completed GFA (gross floor area) portfolio. 1.2 Million square meters of GFA is equivalent to 120 hectares or 12.9 Million square feet of building GFA, this string of hard assets were acquired and constructed mainly just in the last 7 years.

DOUBLEDRAGON SET TO COMPLETE DOUBLEDRAGON TOWER BY 4Q 2021 THE MOST MODERN GRADE A FULL DOUBLE GLAZED GLASS EXTERIOR OFFICE BUILDING IN THE BAY AREA



Photos of DoubleDragon Tower at DD Meridian Park (behind DoubleDragon Plaza)

Very truly yours,



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