

Philippine Center for Population and Development, Inc.

2332 Don Chino Roces Avenue Extension, Taguig City

STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR ANNUAL INCOME TAX RETURN

The Management of **PHILIPPINE CENTER FOR POPULATION & DEVELOPMENT, INC. (A Non-Stock, Non-Profit Organization)** is responsible for all information and representations contained in the Annual Income Tax Return for the year ended December 31, 2021. Management is likewise responsible for all information and representations contained in the financial statements accompanying the Annual Income Tax Return covering the same reporting period. Furthermore, the Management is responsible for all information and representations contained in all the other tax returns filed for the reporting period, including, but not limited to, the value added tax and/or percentage tax returns, withholding tax returns, documentary stamp tax returns, and any other tax returns.

In this regard, the Management affirms that the attached audited financial statements for the year ended December 31, 2021 and the accompanying Annual Income Tax Return are in accordance with the books and records of **PHILIPPINE CENTER FOR POPULATION & DEVELOPMENT, INC. (A Non-Stock, Non-Profit Organization)** complete and correct in all material respects. Management likewise affirms that:

- (a) the Annual Income Tax Return has been prepared in accordance with the provisions of the National Internal Revenue Code, as amended, and pertinent tax regulations and other issuances of the Department of Finance and the Bureau of Internal Revenue;
- (b) any disparity of figures in the submitted reports arising from the preparation of financial statements pursuant to financial accounting standards and the preparation of the income tax return pursuant to tax accounting rules has been reported as reconciling items and maintained in the Organization's books and records in accordance with the requirements of Revenue Regulations No. 8-2007 and other relevant issuances;
- (c) **PHILIPPINE CENTER FOR POPULATION & DEVELOPMENT, INC. (A Non-Stock, Non-Profit Organization)** has filed all applicable tax returns, reports and statements required to be filed under Philippine tax laws for the reporting period, and all taxes and other impositions shown thereon to be due and payable have been paid for the reporting period, except those contested in good faith.

JUAN MIGUEL M. LUZ
Chairman, Board of Trustees

EVELYN R. SINGSON
President, Board of Trustees

SENE C. BACANI
Treasurer, Board of Trustees

Signed this day of: April 12, 2021



INDEPENDENT AUDITORS' REPORT TO ACCOMPANY INCOME TAX RETURN

To the Members and Board of Trustees
PHILIPPINE CENTER FOR POPULATION & DEVELOPMENT, INC.
(A Non-Stock, Non-Profit Organization)
PCPD Building
2332 Don Chino Roces Ave. Extension,
Taguig City


Gentlemen:

In connection with our examination of the financial statements of **PHILIPPINE CENTER FOR POPULATION & DEVELOPMENT, INC.** as of and for the year ended December 31, 2021, we wish to state that no partners of our Firm are related by consanguinity or affinity to any of the principal officers or members of the Board of Trustees of the Organization.

Very truly yours,

RAMON F. GARCIA & CO., CPAs
TIN: 000-666-059-000

By:



AILENE B. VALENZUELA

Partner

CPA Certificate No. 102044

PTR No. 8891008, January 29, 2022, Makati City

TIN 210-229-481-000

BOA/PRC Accreditation No.0207 (November 11, 2019 to April 8, 2023)

Partner's BIR Accreditation No. 08-001759-011-2020 (April 14, 2020 to April 13, 2023)

Firm's BIR Accreditation No. 08-001759-001-2020 (February 24, 2020 to February 23, 2023)

April 12, 2022



INDEPENDENT AUDITORS' REPORT

To the Members and Board of Trustees
PHILIPPINE CENTER FOR POPULATION & DEVELOPMENT, INC.
(A Non-Stock, Non-Profit Organization)
PCPD Building
2332 Don Chino Roces Ave. Extension,
Taguig City

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **PHILIPPINE CENTER FOR POPULATION & DEVELOPMENT, INC.** which comprise the statements of financial position as at December 31, 2021 and 2020, and the statements of comprehensive income, statements of changes in fund balances and statements of cash flows for the years then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial positions of **PHILIPPINE CENTER FOR POPULATION & DEVELOPMENT, INC.** as at December 31, 2021 and 2020, and its financial performances and its cash flows for the years then ended in accordance with Philippine Financial Reporting Standards (PFRSs).

Basis for Opinion

We conducted our audits in accordance with Philippine Standards on Auditing (PSAs). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Organization in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics) together with the ethical requirements that are relevant to our audit of the financial statements in the Philippines, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with PFRSs, and for such internal control as management determines is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Organization's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Organization or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Organization's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with PSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Ramon F. Garcia and Company, CPAs is a member of Crowe Global rendering Audit, Tax & Advisory Services. Crowe Global is a leading international network of separate and independent accounting and consulting firms that are licensed to use Crowe in connection with the provision of professional services to their clients. Crowe Global itself is a non-practicing entity and does not provide professional services to clients. Services are provided by the member firms. Crowe Global and its member firms are not agents of, and do not obligate, one another and are not liable for one another's acts or omissions

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As part of an audit in accordance with PSAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Organization's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Organization to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirement

Our audits were conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information on taxes, duties and license fees in Note 26 of Notes to the Financial Statements is presented for purposes of filing with the Bureau of Internal Revenue and is not a required part of the basic financial statements. Such supplementary information is the responsibility of management. The supplementary information has been subjected to the auditing procedures applied in our audit of the basic financial statements. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

RAMON F. GARCIA AND CO., CPAs

TIN: 000-666-059-000

By:



AILENE B. VALENZUELA

Partner

CPA Certificate No. 102044

PTR No. 8891008, January 29, 2022, Makati City

TIN 210-229-481-000

BOA/PRC Accreditation No.0207 (November 11, 2019 to April 8, 2023)

Partner's BIR Accreditation No. 08-001759-011-2020 (April 14, 2020 to April 13, 2023)

Partner's SEC Accreditation No. 102044-SEC-Category A, valid for audit of 2019 to 2023 financial statements of SEC covered institutions

Firm's BIR Accreditation No. 08-001759-001-2020 (February 24, 2020 to February 23, 2023)

Firm's SEC Accreditation No. 0207-SEC-Group A, valid for audit of 2021 to 2025 financial statements of SEC covered institutions

April 12, 2022



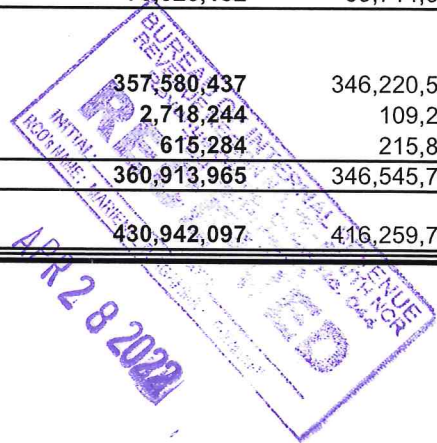
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PHILIPPINE CENTER FOR POPULATION & DEVELOPMENT, INC.
(A Non-Stock, Non-Profit Organization)
Statements of Financial Position
As of December 31, 2021 and 2020
(in Philippine Peso)

ASSETS	Notes	2021	2020
Current Assets			
Cash and cash equivalents	2c, 2d, 2e, 4, 15, 22, 23	80,084,340	63,856,687
Financial assets at fair value	2c, 2d, 3b.2, 5, 22, 23	278,360,029	272,159,555
Receivables - net	2c, 2d, 2f, 3a.6, 3b.1, 6, 22, 23	6,809,050	11,848,683
Prepayments	2g, 2j, 3b.8, 7	630,255	170,633
Total		365,883,674	348,035,558
Non-Current Assets			
Investment properties - net	2i, 2j, 3b.3, 3b.8, 8	38,996,350	41,659,068
Property and equipment - net	2h, 2j, 3b.4, 3b.8, 9	2,008,793	1,857,751
Net retirement benefit assets	2j, 2n, 3b.5, 3b.8, 20	193,693	167,861
Deferred tax assets	2j, 2u, 3b.7, 3b.8, 21	10,955,127	11,659,357
Other assets - net	2c, 2j, 2k, 3a.6, 3b.1, 3b.8, 10	12,904,460	12,880,160
Total		65,058,423	68,224,197
TOTAL ASSETS		430,942,097	416,259,755
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accrued expenses and other payables	2c, 2d, 11, 22, 23	3,605,139	2,511,891
Rental deposits	2b, 2c, 2d, 2l, 12, 22, 23	17,750,884	17,842,832
Income tax payable	2u, 21	-	479,506
Total		21,356,023	20,834,229
Non-Current Liabilities			
Deferred tax liabilities	2u, 3b.7, 21	13,326,155	16,565,413
Other non-current liability	2o, 2p, 3a.1, 3b.6, 13	35,345,954	32,314,410
Total		48,672,109	48,879,823
TOTAL LIABILITIES		70,028,132	69,714,052
FUND BALANCES			
General Fund	2q, 24	357,580,437	346,220,592
Program Fund	2q, 15, 24	2,718,244	109,272
Remeasurement of plan asset	2n, 3b.5, 20	615,284	215,839
TOTAL FUND BALANCES		360,913,965	346,545,703
TOTAL LIABILITIES AND FUND BALANCES		430,942,097	416,259,755

(see accompanying notes to financial statements)



PHILIPPINE CENTER FOR POPULATION AND DEVELOPMENT, INC.

(A Non-Stock, Non-Profit Organization)

Statements of Comprehensive Income

For the years ended December 31, 2021 and 2020

(in Philippine Peso)

	Notes	2021			2020				
		General	Program	Remeasurement gain on plan asset	Total	General	Program	Remeasurement loss on plan asset	Total
REVENUES									
Rental income	2m, 2r, 2s, 3a.3, 3b.9, 14	52,564,135	-	-	52,564,135	50,619,685	-	-	50,619,685
Grant income	2s, 3a.4, 3a.5, 3b.9, 15	-	599,100	-	599,100	-	698,950	-	698,950
Interest income	2c, 2s, 4, 5	1,525,803	-	-	1,525,803	1,963,783	-	-	1,963,783
Gain on sale of financial assets at fair value	2c, 2s, 5	7,142,811	-	-	7,142,811	3,248,954	-	-	3,248,954
Dividend income	2s, 5	970,961	-	-	970,961	867,267	-	-	867,267
Realized foreign exchange gains	2v	45,204	-	-	45,204	-	-	-	-
Fair value gains on financial assets at fair value	2c, 2s, 5	3,582,881	-	-	3,582,881	2,026,626	-	-	2,026,626
Unrealized foreign exchange gain	2v	275,056	-	-	275,056	-	-	-	-
Reversal of allowance for doubtful accounts	2c, 3b.1	57,868	-	-	57,868	-	-	-	-
Other income	2s, 16	4,439,244	-	-	4,439,244	5,120,498	-	-	5,120,498
		70,603,963	599,100	-	71,203,063	63,846,813	698,950	-	64,545,763
EXPENSES									
Grant expense	2t, 3b.9, 15	-	6,941,063	-	6,941,063	-	3,856,937	-	3,856,937
Cost of building maintenance held for rental	2t, 3b.9, 18	17,348,640	-	-	17,348,640	16,271,706	-	-	16,271,706
Fair value losses on investment properties	2i, 2j, 3b.3, 3b.8, 8	3,261,338	-	-	3,261,338	-	-	-	-
Project expenses	2t, 17	3,690,388	-	-	3,690,388	2,641,100	-	-	2,641,100
Operating expenses	2t, 17	13,059,299	-	-	13,059,299	7,519,448	-	-	7,519,448
Provision	2o, 3a.1, 3b.6, 13	3,031,544	-	-	3,031,544	2,455,439	-	-	2,455,439
Trust and investment fees	2t, 5	565,704	-	-	565,704	581,512	-	-	581,512
Depreciation expense	2h, 2t, 3b.4, 9	648,104	-	-	648,104	514,703	-	-	514,703
Unrealized foreign exchange losses	2v	-	-	-	-	235,383	-	-	235,383
Realized foreign exchange losses	2v	3,639,995	-	-	3,639,995	41,961	-	-	41,961
Bad debts expense	2c, 3a.6, 3b.1	-	-	-	-	121,582	-	-	121,582
Loss on sale of financial assets at fair value	2c, 2s, 5	2,560,255	-	-	2,560,255	951,979	-	-	951,979
Others	2t	228,335	-	-	228,335	18,368	-	-	18,368
		48,033,602	6,941,063	-	54,974,665	31,353,181	3,856,937	-	35,210,118
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES BEFORE INCOME TAX		22,570,361	(6,341,963)	-	16,228,398	32,493,632	(3,157,987)	-	29,335,645

PHILIPPINE CENTER FOR POPULATION AND DEVELOPMENT, INC.
(A Non-Stock, Non-Profit Organization)
Statements of Comprehensive Income
For the years ended December 31, 2021 and 2020
(in Philippine Peso)

	Notes	2021			2020			Total
		General	Program	Remeasurement gain on plan asset	General	Program	Remeasurement loss on plan asset	
PROVISION FOR INCOME TAX EXPENSE (BENEFIT)								
Current		4,794,608	-	-	4,794,608	10,870,426	-	10,870,426
Deferred		(2,535,027)	-	-	(2,535,027)	(2,117,533)	-	(2,117,533)
	2u, 21	2,259,581	-	-	2,259,581	8,752,893	-	8,752,893
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES		20,310,780	(6,341,963)	-	13,968,817	23,740,739	(3,157,987)	20,582,752
OTHER COMPREHENSIVE INCOME NOT TO BE RECLASSIFIED TO PROFIT (LOSS) IN SUBSEQUENT YEARS:								
Remeasurement gain (loss) on plan assets	2n, 20	-	-	399,445	399,445	-	-	(65,414)
TOTAL COMPREHENSIVE INCOME		20,310,780	(6,341,963)	399,445	14,368,262	23,740,739	(3,157,987)	20,517,338

(see accompanying notes to financial statements)



PHILIPPINE CENTER FOR POPULATION & DEVELOPMENT, INC.
(A Non-Stock, Non-Profit Organization)
Statements of Changes in Fund Balances
For the years ended December 31, 2021 and 2020
(in Philippine Peso)

	Notes	General Fund	Program Fund	Remeasurement gain (loss) on plan assets	Total Fund Balances
Balances at January 1, 2020		324,704,827	1,042,785	281,253	326,028,865
Adjustment on trust fund		(500)	-	-	(500)
Transfer to program		(2,224,474)	-	-	(2,224,474)
Transfer from general fund		-	2,224,474	-	2,224,474
Excess (deficiency) of revenues over expenses		23,740,739	(3,157,987)	-	20,582,752
Remeasurement loss on net retirement plan asset	2n, 20	-	-	(65,414)	(65,414)
Balances at December 31, 2020		346,220,592	109,272	215,839	346,545,703
Adjustment on trust fund		-	-	-	-
Transfer to program		(8,950,935)	-	-	(8,950,935)
Transfer from general fund		-	8,950,935	-	8,950,935
Excess (deficiency) of revenues over expenses		20,310,780	(6,341,963)	-	13,968,817
Remeasurement gain on net retirement plan asset	2n, 20	-	-	399,445	399,445
Balances at December 31, 2021	2q, 15, 24	357,580,437	2,718,244	615,284	360,913,965

(see accompanying notes to financial statements)



PHILIPPINE CENTER FOR POPULATION & DEVELOPMENT, INC.
(A Non-Stock, Non-Profit Organization)
Statements of Cash Flows
For the years ended December 31, 2021 and 2020
(in Philippine Peso)

	Notes	2021	2020
CASH FLOWS FROM OPERATING ACTIVITIES			
Excess of revenues over expenses before income tax		16,228,398	29,335,645
Adjustments to reconcile excess of revenues over expenses for the period to net cash provided by operating activities:			
Fair value changes in:			
Financial assets at fair value	5	(3,582,881)	(2,026,626)
Investment properties	8	3,261,338	-
Provision	13	3,031,544	2,455,439
Interest income	4, 5	(1,525,803)	(1,963,783)
Gain on sale of financial assets at fair value	5	(7,142,811)	(3,248,954)
Loss on sale of financial assets at fair value	5	2,560,255	951,979
Bad debts expense	6	-	121,582
Dividend income	5	(970,961)	(867,267)
Depreciation	9	648,104	514,703
Unrealized foreign exchange loss (gain)		(275,056)	235,383
Reversal of allowance for doubtful accounts	6	(57,868)	-
Advance rental applied as payment for rent expense	6	-	(1,527,041)
Retirement benefit cost	20	373,613	189,756
Operating income before working capital changes		12,547,872	24,170,816
Decrease (increase) in:			
Receivables	6	4,410,722	5,448,918
Prepayments	7	(459,622)	(141,267)
Increase (decrease) in:			
Rental deposits	12	(91,948)	(363,430)
Accrued expenses and other payables	11	1,093,247	(1,775,567)
Cash generated from operations		17,500,271	27,339,470
Income tax paid	21	(5,274,114)	(13,258,782)
NET CASH PROVIDED BY OPERATING ACTIVITIES		12,226,157	14,080,688
CASH FLOWS FROM INVESTING ACTIVITIES			
Reductions (additions) to:			
Financial assets at fair value, net	5	2,530,667	(1,964,108)
Property and equipment	9	(799,146)	(1,687,598)
Investment properties	8	(598,620)	(1,265,268)
Refundable deposits	10	(24,300)	(20,160)
Adjustment on trust fund		-	(500)
Interest received	4, 5	2,131,838	1,942,624
Dividends received	5	1,051,705	952,966
Payments of trust and investment fees	5	(565,704)	(581,512)
NET CASH PROVIDED BY (USED IN) INVESTING ACTIVITIES		3,726,440	(2,623,556)
EFFECT OF FOREIGN EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS		275,056	(235,383)
NET INCREASE IN CASH AND CASH EQUIVALENTS		16,227,653	11,221,749
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF YEAR		63,856,687	52,634,938
CASH AND CASH EQUIVALENTS AT THE END OF YEAR	4	80,084,340	63,856,687

(see accompanying notes to financial statements)

PHILIPPINE CENTER FOR POPULATION & DEVELOPMENT, INC.
(A Non-Stock, Non-Profit Organization)

Notes to Financial Statements

As of and for the years ended December 31, 2021 and 2020
(in Philippine Peso)

Note 1 - Corporate Information

Philippine Center for Population and Development, Inc. (PCPD or the "Organization") was incorporated in the Philippines and registered with the Securities and Exchange Commission (SEC) on November 15, 1971 as a non-stock, non-profit organization primarily for the following purposes:

- a. The construction and maintenance of a Population Center;
- b. The establishment and maintenance of an appropriate facility to support and finance the organization, maintenance, and operation of private family planning services and centers or clinics where indicated;
- c. The conduct or holding of conferences, seminars, forums, workshops, symposia and other orientation, instruction or information activities on population policies and programs and on the population and family planning among scientists, professionals and/or the general public;
- d. The establishment, maintenance and operation, in coordination and cooperation with public and private institutions that are presently involved or may become involved in demographic studies and social research of an information center on population and general human resources and environment in the Philippines which shall serve the needs of population groups, scholars and concerned citizens;
- e. The development and operation of a central and national private agency through which a systematic exchange of views and expertise may be effected among government and private agencies and program in the Philippines and where appropriate, between the Philippines and the population agencies of other countries, the United Nations and other international bodies and organizations;
- f. The quest or pursuit of knowledge via investigation and/or experiment in the social sciences and in the biological sciences such bio-medicine, bio-chemistry, molecular biology, and genetics that may be useful to population policies and programs and that may be within the bounds of morality, public order and public policy;
- g. The undertaking of scientific and technical activity aimed at producing workable schemes, methods, substances, and/or patentable inventions that may fill the specific needs of population projects required in the operation of clinic facilities and in the extension of consultation services to the general public; and
- h. The establishment of consultancies, scholarships, and professional chairs in the biological, social sciences, and humanities in order to enlarge the pool of specially trained manpower from which the Organization may draw the expertise necessary for the discharge of its functions and attainment of its purpose.

As a non-stock, non-profit organization, the Organization falls under Section 30 (E) of the Republic Act No. 8424 entitled, "An Act Amending the National Internal Revenue Code, as Amended, and for Other Purposes". The receipts from activities conducted in pursuit of the objectives for which the Organization was established are exempt from income tax. However, any income arising from its real or personal properties, or from activities conducted for profit, regardless of the disposition made of such income, is subject to income tax. No part of its income shall inure to the benefit of any person or member.

Under Section 34 (H)(2)(c)(3) of the Tax Code, the level of administrative expenses of which shall, on annual basis, but in no case to exceed thirty percent (30%) of the total expenses.

On June 1, 2017, the Organization renewed its certification granted by the Bureau of Internal Revenue (BIR) as a donee institution, in accordance with the provisions of Revenue Regulations (RR) No. 13-98, "An Act Amending the National Internal Revenue Code, as amended (Tax Code)" Specifically Section 34(H) Relative to the Deductibility of Contributions or Gifts Actually Paid or Made to Accredited Donee Institutions in Computing Taxable Income". Donations to accredited donee-institutions shall entitle the donor to full or limited deduction pursuant to Section 34 (H) (paragraphs 1 or 2) and exemption from donor's tax pursuant to Section 101(A)(3) of the Tax Code, as amended, subject to the terms of the Philippine Council for Non-Governmental Organization Certification (PCNC) accreditation and other rules and regulations of the BIR. The Organization's accreditation shall be valid only until April 21, 2019 unless sooner revoked by the BIR or upon withdrawal of the Certificate of Accreditation by PCNC. To date, the application for renewal for the accreditation with PCNC is in process.

The Organization's registered office address is PCPD Building, 2332 Don Chino Roces Avenue Extension, Taguig City.

The accompanying financial statements of the Organization as at and for the years ended December 31, 2021 and 2020 were reviewed and authorized for issuance by the Board of Trustees (BOT) on April 12, 2022.

PHILIPPINE CENTER FOR POPULATION & DEVELOPMENT, INC.

(A Non-Stock, Non-Profit Organization)

Notes to Financial Statements

As of and for the years ended December 31, 2021 and 2020

(in Philippine Peso)

Note 2 - Summary of Significant Accounting Policies

The significant accounting policies that have been used in the preparation of these financial statements are summarized below. The policies have been consistently applied to all the years presented, unless otherwise stated.

a. Basis of Preparation

1. Statement of compliance

The financial statements of the Organization have been prepared in accordance with Philippine Financial Reporting Standards (PFRSs), which includes all applicable PFRSs, Philippine Accounting Standards (PAS), and interpretations issued by the International Financial Reporting Interpretations Committee (IFRIC), Philippine Interpretations Committee (PIC) and Standing Interpretations Committee (SIC) as approved by the Financial Reporting Standards Council (FRSC) and Board of Accountancy (BOA) and adopted by the SEC.

The preparation of financial statements in conformity with PFRSs require the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Organization's accounting policies. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 3.

2. Basis of measurement

The financial statements have been prepared using the measurement bases specified by PFRSs for each type of asset, liability, income and expense. These financial statements have been prepared on the historical cost basis except for:

- a. defined benefit asset or obligation recognized as the net total of the fair value of plan assets less the present value of the defined benefit obligation; and
- b. provisions measured at its best estimate of the expenditure required to settle the present obligation, with discounting if the effect of time value of money is material.
- c. investment properties measured based on an independent appraiser's appraisal report
- d. financial assets at fair value

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

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, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Organization takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date.

Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for leasing transactions that are within the scope of PAS 17 and PFRS 16, Leases, and measurements that have some similarities to fair value but are not fair value, such as value in use in PAS 36, Impairment of Assets.

In addition, for financial reporting purposes, fair value measurements are categorized into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- a. Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- b. Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- c. Level 3 inputs are unobservable inputs for the asset or liability.

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3. Presentation of financial statements

In accordance with PAS 1 (Effective 2013), the Organization is required to present a third Statement of Financial Position as at the beginning of the preceding period (hereinafter referred to as third Statement of Financial Position) when an entity:

- i. Applies an accounting policy retrospectively; or
- ii. Makes a retrospective restatement of items in its financial statements; or
- iii. Reclassifies items in its financial statements, and
- iv. The retrospective application, retrospective restatement or reclassification has a material effect on such third Statement of Financial Position.

Accordingly, no notes are required for this third Statement of Financial Position, except for information required under PAS 8, Accounting Policies, Changes in Accounting Estimates and Errors. Consequently, no third Statement of Financial Position was presented.

The financial statements are presented in accordance with PAS 1 (Amended 2011), Presentation of Financial Statements. The Organization presents all items of income and expenses in a single statement of profit or loss and comprehensive income.

4. Functional and presentation currency

The financial statements are presented in Philippine peso, the Organization's functional and presentation currency, and all values represent absolute amounts except when otherwise indicated.

Items included in the financial statements of the Organization are measured using the currency of the primary economic environment in which the entity operates (the functional currency).

5. Current versus non-current classification

The Organization presents assets and liabilities in the statements of financial position based on current/non-current classification. An asset is current when:

- It is expected to be realized or intended to be sold or consumed in the normal operating cycle;
- It is held primarily for the purpose of trading;
- It is expected to be realized within twelve months after the financial reporting date; or
- It is cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the financial reporting date.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in the normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the financial reporting date; or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the financial reporting date.

All other liabilities are classified as non-current.

Deferred tax asset, deferred tax liabilities, and net retirement benefit assets are classified as non-current assets and liabilities, respectively.

b. Adoption of new and revised accounting standards and pronouncements

The accounting policies adopted are consistent with those of the previous financial year except that the Organization has adopted the following amended standard as at January 1, 2021. The Organization's has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

Unless otherwise indicated, adoption of these new standards did not have or are not expected to have an impact on the Organization's financial statements.

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1. Adoption of New and Revised Accounting Standards Effective in 2021

a. Amendments to PFRS 16, COVID-19-related Rent Concessions beyond June 30, 2021

On May 28, 2020, the Board issued COVID-19-Related Rent Concessions - Amendment to PFRS 16, Leases. The amendments provide relief to lessees from applying PFRS 16 guidance on lease modification accounting for rent concessions arising as a direct consequence of the COVID-19 pandemic. As a practical expedient, a lessee may elect not to assess whether a COVID-19 related rent concession from a lessor is a lease modification. A lessee that makes this election accounts for any change in lease payments resulting from the COVID-19 related rent concession the same way it would account for the change under PFRS 16, if the change were not a lease modification.

The amendment was intended to apply until June 30, 2021, but as the impact of the COVID-19 pandemic is continuing, on March 31, 2021, the Board extended the period of the application of the practical expedient to June 30, 2022.

The amendment applies to annual reporting periods beginning on or after April 1, 2021. The amendment did not have any impact on the financial statements of the Organization, as the Organization has not received COVID-19-related rent concessions.

Impact as a Lessee

The Management of the Organization has assessed that the amendments has no impact on the Organization's financial statements as a lessee since it has no lease arrangements as of December 31, 2021.

Impact as a Lessor

The amendment has no practical expedients provided for lessors, thus, the Organization assessed that it does not have significant impact on its financial statements.

2. New Accounting Standards Effective after the Reporting Period Ended December 31, 2021

Effective beginning on or after January 1, 2022

a. Amendments to PFRS 3, *Reference to the Conceptual Framework*

The amendments are intended to replace a reference to the Framework for the Preparation and Presentation of Financial Statements, issued in 1989, with a reference to the Conceptual Framework for Financial Reporting issued in March 2018 without significantly changing its requirements. The amendments added an exception to the recognition principle of PFRS 3, to avoid the issue of potential 'day 2' gains or losses arising for liabilities and contingent liabilities that would be within the scope of PAS 37, Provisions, Contingent Liabilities and Contingent Assets or Philippine-IFRIC 21, Levies, if incurred separately.

At the same time, the amendments add a new paragraph to PFRS 3 to clarify that contingent assets do not qualify for recognition at the acquisition date.

The amendments are effective for annual reporting periods beginning on or after January 1, 2022 and apply prospectively.

The adoption of these amendments has no significant impact on the Organization's financial statements as the Organization did not enter to business combinations as of the cover period.

b. Amendments to PAS 16, Plant and Equipment: *Proceeds before Intended Use*

The amendments prohibit entities deducting from the cost of an item of property, plant and equipment, any proceeds from selling items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, an entity recognizes the proceeds from selling such items, and the costs of producing those items, in profit or loss. The amendment is effective for annual reporting periods beginning on or after January 1, 2022 and must be applied retrospectively to items of property, plant and equipment made available for use on or after the beginning of the earliest period presented when the entity first applies the amendment.

The amendments are not expected to have a material impact on the Organization.

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c. Amendments to PAS 37, *Onerous Contracts – Costs of Fulfilling a Contract*

The amendments specify which costs an entity needs to include when assessing whether a contract is onerous or loss-making. The amendments apply a “directly related cost approach”. The costs that relate directly to a contract to provide goods or services include both incremental costs and an allocation of costs directly related to contract activities. General and administrative costs do not relate directly to a contract and are excluded unless they are explicitly chargeable to the counterparty under the contract.

The amendments are effective for annual reporting periods beginning on or after January 1, 2022. The Organization will apply these amendments to contracts for which it has not yet fulfilled all its obligations at the beginning of the annual reporting period in which it first applies the amendments.

The amendments are not expected to have a material impact on the Organization.

d. Annual Improvements to PFRS Standards 2018-2020 Cycle

- Amendments to PFRS 1, *First-time Adoption of Philippines Financial Reporting Standards, Subsidiary as a first-time adopter*

The amendment permits a subsidiary that elects to apply paragraph D16(a) of PFRS 1 to measure cumulative translation differences using the amounts reported by the parent, based on the parent’s date of transition to PFRS. This amendment is also applied to an associate or joint venture that elects to apply paragraph D16(a) of PFRS 1.

The amendment is effective for annual reporting periods beginning on or after January 1, 2022 with earlier adoption permitted.

- Amendments to PFRS 9, *Financial Instruments, Fees in the ‘10 per cent’ test of derecognition of financial liabilities.*

The amendment clarifies the fees that an entity includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability. These fees include only those paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other’s behalf. An entity applies the amendment to financial liabilities that are modified or exchanged on or after the beginning of the annual reporting period in which the entity first applies the amendment.

The amendment is effective for annual reporting periods beginning on or after January 1, 2022 with earlier adoption permitted. The Organization will apply the amendments to financial liabilities that are modified or exchanged on or after the beginning of the annual reporting period in which the entity first applies the amendment.

- Amendments to PAS 41, *Agriculture, Taxation in fair value measurements*

The amendment removes the requirement in paragraph 22 of PAS 41 that entities exclude cash flows for taxation when measuring the fair value of assets within the scope of PAS 41.

An entity applies the amendment prospectively to fair value measurements on or after the beginning of the first annual reporting period beginning on or after January 1, 2022 with earlier adoption permitted.

The amendments are not expected to have a material impact on the Organization.

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a. Amendments to PAS 12, Deferred Tax related to Assets and Liabilities arising from a Single Transaction

The amendments narrow the scope of the initial recognition exception under PAS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences.

The amendments also clarify that where payments that settle a liability are deductible for tax purposes, it is a matter of judgement (having considered the applicable tax law) whether such deductions are attributable for tax purposes to the liability recognized in the financial statements (and interest expense) or to the related asset component (and interest expense).

An entity applies the amendments to transactions that occur on or after the beginning of the earliest comparative period presented for annual reporting periods on or after January 1, 2023.

The Management of the Organization is still evaluating the impact of these new amendments.

b. Amendments to PAS 8, Definition of Accounting Estimates

The amendments introduce a new definition of accounting estimates and clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. Also, the amendments clarify that the effects on an accounting estimate of a change in an input or a change in a measurement technique are changes in accounting estimates if they do not result from the correction of prior period errors.

An entity applies the amendments to changes in accounting policies and changes in accounting estimates that occur on or after January 1, 2023 with earlier adoption permitted.

The amendments are not expected to have a material impact to the Organization.

c. Amendments to PAS 1 and PFRS Practice Statement 2, Disclosure of Accounting Policies The amendments provide guidance and examples to help entities apply materiality judgements to accounting policy disclosures. The amendments aim to help entities provide accounting policy disclosures that are more useful by:

- Replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies, and
- Adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures

The amendments to the Practice Statement provide non-mandatory guidance. Meanwhile, the amendments to PAS 1 are effective for annual periods beginning on or after January 1, 2023. Early application is permitted as long as this fact is disclosed.

The adoption of these amendments has no significant impact on the Organization's financial statements.

Effective beginning on or after January 1, 2024

a. Amendments to PAS 1, Classification of Liabilities as Current or Non-current

The amendments clarify paragraphs 69 to 76 of PAS 1, Presentation of Financial Statements, to specify the requirements for classifying liabilities as current or non-current. The amendments clarify

- What is meant by a right to defer settlement
- That a right to defer must exist at the end of the reporting period
- That classification is unaffected by the likelihood that an entity will exercise its deferral right
- That only if an embedded derivative in a convertible liability is itself an equity instrument would the terms of a liability not impact its classification

The amendments are effective for annual reporting periods beginning on or after January 1, 2023 and must be applied retrospectively. However, in November 2021, the International Accounting Standards Board (IASB) tentatively decided to defer the effective date to no earlier than January 1, 2024.

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The Management of the Organization is still evaluating the impact of these new amendment.

Effective beginning on or after January 1, 2025

a. PFRS 17, Insurance Contracts

PFRS 17 is a comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure. Once effective, PFRS 17 will replace PFRS 4, Insurance Contracts. This new standard on insurance contracts applies to all types of insurance contracts (i.e., life, non-life, direct insurance and re-insurance), regardless of the type of entities that issue them, as well as to certain guarantees and financial instruments with discretionary participation features. A few scope exceptions will apply.

The overall objective of PFRS 17 is to provide an accounting model for insurance contracts that is more useful and consistent for insurers. In contrast to the requirements in PFRS 4, which are largely based on grandfathering previous local accounting policies, PFRS 17 provides a comprehensive model for insurance contracts, covering all relevant accounting aspects. The core of PFRS 17 is the general model, supplemented by:

- A specific adaptation for contracts with direct participation features (the variable fee approach)
- A simplified approach (the premium allocation approach) mainly for short-duration contracts

On December 15, 2021, the FRSC amended the mandatory effective date of PFRS 17 from January 1, 2023 to January 1, 2025. This is consistent with Circular Letter No. 2020-62 issued by the Insurance Commission which deferred the implementation of PFRS 17 by two (2) years after its effective date as decided by the IASB. PFRS 17 is effective for reporting periods beginning on or after January 1, 2025, with comparative figures required. Early application is permitted. The adoption of the new standard does not have an impact on the Organization for it is not an issuer of insurance contracts.

Deferred

a. Amendments to PFRS 10, Consolidated Financial Statements, 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 a full gain or loss is recognized when a transfer to an associate or joint venture involves a business as defined in PFRS 3. Any gain or loss resulting from the sale or contribution of assets that does 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 Financial Reporting Standards Council deferred the original effective date of January 1, 2016 of the said amendments until the IASB completes 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. The amendments will apply in future transactions of the Organization. The Management has yet to assess the impact of this amendments should there be any applicable transactions and adopted when it is effective.

c. Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets

Initial Recognition

Financial assets are recognized initially at fair value. Transaction costs are included in the initial measurement of the Organization's financial assets, except for investments classified at FVTPL. Transaction costs directly attributable to the acquisition of financial assets classified as at FVTPL are recognized immediately in profit or loss.

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Classification and Subsequent Measurement

All regular way purchases or sales of financial assets are recognized and derecognized on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period established by regulation or convention in the marketplace.

All recognized financial assets are subsequently measured in their entirety at either amortized cost or fair value, depending on the classification of the financial assets. Financial assets are subsequently measured at amortized cost or fair value on the basis of the entity's business model for managing the financial assets and the contractual cash flow characteristics of the financial assets, as follows:

- a. financial assets that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely payments of principal and interest on the principal amount outstanding (SPPI), are subsequently measured at amortized cost;
- b. financial assets that are held within a business model whose objective is both to collect the contractual cash flows and to sell the debt instruments, and that have contractual cash flows that are SPPI, are subsequently measured at fair value through other comprehensive income (FVTOCI);
- c. all other financial assets managed on their fair value basis and equity instruments are subsequently measured at FVTPL.

However, the Organization may make the following irrevocable election/designation at initial recognition of a financial asset on an asset-by-asset basis:

- a. the Organization may irrevocably elect to present subsequent changes in fair value of an equity investment that is neither held for trading nor contingent consideration recognized by an acquirer in a business combination to which PFRS 3 applies, in OCI; and
- b. financial assets that are held within a business model whose objective is both to collect the contractual cash flows and to sell the debt instruments, and that have contractual cash flows that are SPPI, are subsequently measured at fair value through other comprehensive income (FVTOCI).

Amortized cost and effective interest method

The effective interest method is a method of calculating the amortized cost of a financial asset and of allocating interest income over the relevant period.

For financial instruments other than purchased or originated credit-impaired financial assets (i.e. assets that are credit-impaired on initial recognition), the effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) excluding expected credit losses, through the expected life of the debt instrument, or, where appropriate, a shorter period, to the gross carrying amount of the debt instrument on initial recognition.

The amortized cost of a financial asset is the amount at which the financial asset is measured at initial recognition minus the principal repayments, plus the cumulative amortization using the effective interest method of any difference between that initial amount and the maturity amount, adjusted for any loss allowance. On the other hand, the gross carrying amount of a financial asset is the amortized cost of a financial asset before adjusting for any loss allowance.

Interest income is recognized using the effective interest method for debt instruments measured subsequently at amortized cost and at FVTOCI.

For financial instruments other than purchased or originated credit-impaired financial assets, interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset, except for financial assets that have subsequently become credit-impaired.

For financial assets that have subsequently become credit-impaired, interest income is recognized by applying the effective interest rate to the amortized cost of the financial asset. If, in subsequent reporting periods, the credit risk on the credit-impaired financial instrument improves so that the financial asset is no longer credit-impaired, interest income is recognized by applying the effective interest rate to the gross carrying amount of the financial asset.

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Financial assets at FVTPL

Financial assets at FVTPL are:

- a. assets with contractual cash flows that are not SPPI; or
- b. assets that are held in a business model other than held to collect contractual cash flows or held to collect and sell; or
- c. assets designated at FVTPL using the fair value option.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any fair value gains or losses recognized in profit or loss to the extent they are not part of a designated hedging relationship. The net gain or loss recognized in profit or loss includes any dividend or interest earned on the financial asset.

Foreign exchange gains and losses

The carrying amount of financial assets that are denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period. Specifically:

- a. for financial assets measured at amortized cost that are not part of a designated hedging relationship, exchange differences are recognized in profit or loss;
- b. for debt instruments measured at FVOCI that are not part of a designated hedging relationship, exchange differences on the amortized cost of the debt instrument are recognized in profit or loss. Other exchange differences are recognized in OCI in the investments revaluation reserve;
- c. for financial assets measured at FVTPL that are not part of a designated hedge accounting relationship, exchange differences are recognized in profit or loss; and
- d. for equity instruments measured at FVOCI, exchange differences are recognized in OCI in the investments revaluation reserve.

Impairment of financial assets

PFRS 9 requires the Organization to recognize an allowance for ECL for all debt instruments not held at fair value through profit or loss and contract assets. The adoption of PFRS 9 ECL approach, however, did not materially impact the recognized impairment on the Organization's financial assets.

Significant increase in credit risk

The Organization monitors all financial assets that are subject to the impairment requirements to assess whether there has been a significant increase in credit risk since initial recognition. If there has been a significant increase in credit risk the Organization will measure the loss allowance based on lifetime rather than 12-month ECL.

In assessing whether the credit risk on a financial instrument has increased significantly since initial recognition, the Organization compares the risk of a default occurring on the financial instrument at the reporting date based on the remaining maturity of the instrument with the risk of a default occurring that was anticipated for the remaining maturity at the current reporting date when the financial instrument was first recognized. In making this assessment, the Organization considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort, based on the Organization's historical experience and expert credit assessment including forward-looking information.

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Default

The Organization considers the following as constituting an event of default for internal credit risk management purposes as historical experience indicates that financial assets that meet either of the following criteria are generally not recoverable:

- a. when there is a breach of financial covenants by the debtor; or
- b. information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Organization, in full (without taking into account any collateral held by the Organization).

Irrespective of the above analysis, the Organization considers that default has occurred when a financial asset is more than 90 days past due unless the Organization has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

Critical to the determination of ECL is the definition of default. The definition of default is used in measuring the amount of ECL and in the determination of whether the loss allowance is based on 12-month or lifetime ECL, as default is a component of the probability of default (PD) which affects both the measurement of ECLs and the identification of a significant increase in credit risk.

When assessing if the borrower is unlikely to pay its credit obligation, the Organization takes into account both qualitative and quantitative indicators. The information assessed depends on the type of the asset, for example in corporate lending a qualitative indicator used is the breach of covenants, which is not relevant for retail lending. Quantitative indicators, such as overdue status and non-payment on another obligation of the same counterparty are key inputs in this analysis. The Organization uses a variety of sources of information to assess default which are either developed internally or obtained from external sources.

Write-off

Financial assets are written off when the Organization has no reasonable expectations of recovering the financial asset either in its entirety or a portion of it. This is the case when the Organization determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. A write-off constitutes a derecognition event.

Derecognition

The Organization derecognizes a financial asset only when the contractual rights to the asset's cash flows expire or when the financial asset and substantially all the risks and rewards of ownership of the asset are transferred to another entity. If the Organization neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Organization recognizes its retained interest in the asset and an associated liability for amounts it may have to pay. If the Organization retains substantially all the risks and rewards of ownership of a transferred financial asset, the Organization continues to recognize the financial asset and also recognizes a collateralized borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain/loss that had been recognized in OCI and accumulated in equity is recognized in profit or loss, with the exception of equity investment designated as measured at FVTOCI, where the cumulative gain/loss previously recognized in OCI is not subsequently reclassified to profit or loss.

On derecognition of a financial asset other than in its entirety, the Organization allocates the previous carrying amount of the financial asset between the part it continues to recognize under continuing involvement, and the part it no longer recognizes on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognized and the sum of the consideration received for the part no longer recognized and any cumulative gain/loss allocated to it that had been recognized in OCI is recognized in profit or loss. A cumulative gain/loss that had been recognized in OCI is allocated between the part that continues to be recognized and the part that is no longer recognized on the basis of the relative fair values of those parts. This does not apply for equity investments designated as measured at FVTOCI, as the cumulative gain/loss previously recognized in OCI is not subsequently reclassified to profit or loss.

Financial assets presented in the statements of financial position are cash and cash equivalents, financial assets at fair value, receivables and refundable deposit under other non-current assets (see notes 2e, 2f, 4, 5, 6 and 10).

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Financial Liabilities

A financial liability is a contractual obligation to deliver cash or another financial asset or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the Organization or a contract that will or may be settled in the Organization's own equity instruments and is a non-derivative contract for which the Organization is or may be obliged to deliver a variable number of its own equity instruments, or a derivative contract over own equity that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the Organization's own equity instruments.

Financial liabilities are classified as either financial liabilities at FVTPL or other financial liabilities.

Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is (i) held for trading, or (ii) it is designated as at FVTPL.

A financial liability is classified as held for trading if:

- a. it has been incurred principally for the purpose of repurchasing it in the near term; or
- b. on initial recognition it is part of a portfolio of identified financial instruments that the Organization manages together and has a recent actual pattern of short-term profit-taking; or
- c. it is a derivative that is not designated and effective as a hedging instrument.

A financial liability other than a financial liability held for trading or contingent consideration that may be paid by an acquirer as part of a business combination may be designated as at FVTPL upon initial recognition if:

- a. such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise; or
- b. the financial liability forms part of a group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Organization's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
- c. it forms part of a contract containing one or more embedded derivatives, and PFRS 9 permits the entire hybrid contract to be designated as at FVTPL.

Financial liabilities at FVTPL are stated at fair value, with any gains/losses arising on remeasurement recognized in profit or loss to the extent that they are not part of a designated hedging relationship. The net gain/loss recognized in profit or loss incorporates any interest paid on the financial liability and is included in profit or loss.

However, for non-derivative financial liabilities that are designated as at FVTPL, the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is recognized in OCI, unless the recognition of the effects of changes in the liability's credit risk in OCI would create or enlarge an accounting mismatch in profit or loss. The remaining amount of change in the fair value of liability is recognized in profit or loss. Changes in fair value attributable to a financial liability's credit risk that are recognized in OCI are not subsequently reclassified to profit or loss; instead, they are transferred to retained earnings upon derecognition of the financial liability.

For financial liabilities that are designated as at FVTPL all gains and losses are recognized in profit or loss.

In making the determination of whether recognizing changes in the liability's credit risk in OCI will create or enlarge an accounting mismatch in profit or loss, the Organization assesses whether it expects that the effects of changes in the liability's credit risk will be offset in profit or loss by a change in the fair value of another financial instrument measured at FVTPL. This determination is made at initial recognition.

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Other financial liabilities

Other financial liabilities are initially measured at fair value, net of transaction costs. Other financial liabilities are subsequently measured at amortized cost using the effective interest method.

The effective interest method is a method of calculating the amortized cost of a financial liability and of allocating interest expense over the relevant period. It is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or where The EIR appropriate, a shorter period, to the net carrying amount on initial recognition.

Foreign exchange gains and losses

For financial liabilities that are denominated in a foreign currency and are measured at amortized cost at the end of each reporting period, the foreign exchange gains and losses are determined based on the amortized cost of the instruments.

The fair value of financial liabilities denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of the reporting period. For financial liabilities that are measured as at FVTPL, the foreign exchange component forms part of the fair value gains or losses and is recognized in profit or loss for financial liabilities that are not part of a designated hedging relationship.

Offsetting of financial instruments

Financial assets and liabilities are offset and the net amount reported in the statements of financial position when there is a legally enforceable right to offset the recognized amounts and there is an intention to settle on a net basis or realize the asset and settle the liability simultaneously.

A right to offset must be available today rather than being contingent on a future event and must be exercisable by any of the counterparties, both in the normal course of business and in the event of default, insolvency or bankruptcy.

Derecognition of financial liabilities

Financial liabilities are derecognized by the Organization when the obligation under the liability is discharged, cancelled or expired. The difference between the carrying amount of the financial liability derecognized and the consideration paid and payable is recognized in profit or loss.

Financial liabilities presented in the statements of financial position are accrued expenses and other payables excluding statutory payables and security deposits under rental deposits (see notes 21, 11 and 12).

d. Fair value measurement

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 economic best interest.

A fair value measurement of a nonfinancial 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 Organization 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.

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Organization 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.

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

Fair-value related disclosures for financial instruments that are measured at fair value are summarized in note 23 (Fair Value Hierarchy of Financial Assets and Liabilities).

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e. Cash and cash equivalents

Cash includes cash on hand, cash in banks and cash equivalents. Cash on hand and in banks are stated at face value. For the purpose of cash flow statement, cash on hand and banks that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. Cash in banks are stated net of bank charges and other bank disbursement as at year end.

Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash with original maturities of three (3) months or less from dates of acquisitions and that are subject to an insignificant risk of changes in value.

f. Receivables

Receivable from customers are recognized initially at the transaction price or at the undiscounted amount which is normally the invoice price. These are subsequently measured at undiscounted amount of the cash or other consideration expected to be received.

g. Prepayments

Prepayments are expenses paid in advance and recorded as assets before these are utilized. Prepayments are apportioned over the period earned by the payment and included in profit or loss when incurred. Prepayments that are expected to be realized for within 12 months after the financial reporting period are classified as current assets. Otherwise these are classified as non-current assets.

h. Property and equipment

Property and equipment are carried at cost less accumulated depreciation and any impairment in value. Depreciation and amortization are computed on the straight-line basis over the estimated useful lives of the properties, as follows:

Category	Estimated Useful Life
Furniture and fixtures	10 years
Office equipment	5 years
Computer equipment	3 – 5 years
Transportation equipment	5 years
Communication equipment	5 years

The depreciation method and useful lives are reviewed periodically to ensure that the method and periods of depreciation are consistent with the expected pattern of economic benefits from items of property and equipment.

Depreciating an item begins when property and equipment is available for use and to continue depreciating until it is derecognized, even if in that period those items are idle.

The initial cost of property and equipment comprises its purchase price and any directly attributable cost of bringing the asset to its working condition and location for its intended use. Expenditures incurred after the assets have been put into operation, such as repairs and maintenance and overhaul costs, are normally charged to expenses 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 and equipment beyond its original assessed standard of performance, the expenditures are capitalized as an additional cost of property and equipment. When assets are sold or retired, their costs and the related accumulated depreciation, amortization and impairment losses, if any, are eliminated from the accounts and any gain or loss resulting from their disposal is credited to or charged against current operations.

The cost of repairs and maintenance is charged to statements of comprehensive income as incurred, significant renewals and improvements are capitalized. When assets are retired or otherwise disposed of, the cost and the related accumulated depreciation are removed from the accounts and any resulting gain or loss is reflected as income for the year.

When the carrying amount of an asset is greater than its estimated recoverable amount, it is written down immediately to its recoverable amount.

The carrying amount of a part of an item of property and equipment is derecognized if that part has been replaced and included in the cost of the replacement in the carrying amount of the item.

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Gains or losses on disposals are determined by comparing proceeds with the carrying amount of the assets. The cost and related accumulated depreciation of assets sold/disposed of or retired are removed from the property and equipment accounts and any resulting gain or loss is credited or charged to other operating income.

An item of property 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 de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in the statements of comprehensive income in the year the item is derecognized.

Fully depreciated assets are retained in the accounts until they are no longer in use and no further depreciation and amortization are charged to current operations.

i. Investment properties

Investment properties are properties held either to earn rental income or for capital appreciation or both, but not for sale in the ordinary course of business nor for administrative purposes.

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 year. Changes in the fair values of investment properties are included in profit or loss in the year in which they arise, including the corresponding tax effect.

Investment properties are derecognized either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefits are expected from its disposal. Any gain or loss on the retirement or disposal of an investment property is recognized in profit or loss in the year of retirement or disposal.

Transfers are made to investment property when, and only when, there is a change in use, evidenced by ending of owner-occupation or commencement of an operating lease to another party. Transfers are made from investment property when, and only when, there is a change in use, evidenced by commencement of owner-occupation, ending of operating lease or commencement of development with a view to sale.

j. Impairment of non-financial asset

Non-financial assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. If any such indication exists and where the carrying amount of an asset exceeds its recoverable amount, the assets or cash-generating unit is written down to its recoverable amount. The estimated recoverable amount is the higher of an asset's fair value less cost to sell and value in use. The net realizable value is the amount obtainable from the sale of an asset in an arm's length transaction less the cost of disposal while value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life. 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 assessments of time value of money and the risks specific to the asset. For an asset that does not generate largely independent cash inflows, the recoverable amount is determined for the cash-generating unit to which the asset belongs. Impairment losses are recognized in profit loss.

Recovery of impairment losses recognized in prior years is recorded when there is an indication that the impairment losses recognized for the asset no longer exist or have decreased. The recovery is recorded in profit or loss. However, the increase in carrying amount of an asset due to a recovery of an impairment of loss is recognized to the extent that it does not exceed the carrying amount that would have been determined (net of depreciation) had no impairment loss been recognized for that asset in prior years.

k. Other non-current assets

Other non-current assets pertain to artwork donated to the Organization. All kinds of art collections or individual pieces including various paintings, statues and sculptures are held primarily as a store of wealth. PFRSs do not contain any guidance in relation to this type of asset, however, PAS 8 *Accounting Policies, Changes in Accounting Estimates and Errors* specifically states that in the absence of a PFRS that specifically applies to a transaction, other event or condition, management shall use its judgment in developing and applying an accounting policy that results in information that is both relevant and reliable.

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Furthermore, PAS 8 states that in developing accounting policy, the Organization should refer to and consider the following resources in descending order:

- (1) The requirements in PFRSs dealing with similar and related issues;
- (2) The definitions, recognition criteria and measurement concepts for assets, liabilities, income and expenses in the Framework; and finally,
- (3) The most recent pronouncements of other standard-setting bodies that use a similar conceptual framework to develop accounting standards, other accounting literature and accepted industries if they do not conflict with the sources in points 1 and 2.

The Organization classified artwork as other non-current assets in the statements of financial position. These assets have no definite useful life and are recognized initially at cost. Subsequent to initial recognition, other non-current assets are stated at fair value, which reflects market conditions at the reporting year. Changes in the fair values of other non-current assets are included in profit or loss in the year in which they arise, including the corresponding tax effect.

i. Rental deposits

Rental deposits include security deposits and advance rentals received from tenants.

Security Deposits

Security deposits pertain to initial payment of tenants to the Organization for the application of lease which are refundable at the end of lease term. These are initially recorded as liability and measured at the amount of cash paid and subsequently measured at amortized cost.

Advance Rentals

Advance rentals are advance payments for rent applied during the last one to two months of the lease term. These are initially recorded as liability and measured at the amount of cash paid and subsequently measured at amortized cost.

m. Leases

The Organization as lessor

The Organization's accounting policy under PFRS 16 has not changed from the comparative period. As a lessor, the Organization classifies its leases as either operating or finance leases.

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of the underlying asset, and classified as an operating lease if it does not.

The Organization classifies its leases as operating leases and earns rental income from operating leases of its leased properties. Rental income is recognized on a straight-line basis over the term of the lease.

n. Employee benefits

Short-term benefits

The Organization recognizes a liability net of amounts already paid and an expense for services rendered by employees during the accounting period that are expected to be settled wholly before twelve months after the end of the reporting period.

Post-employment benefits

The Organization has defined benefit plan during the year.

Defined benefit plan

The Organization has a noncontributory and of the final salary defined benefit plan. The net defined benefit liability or asset is the aggregate of the present value of the defined benefit liability at the end of the reporting period reduced by the fair value of plan assets (if any), adjusted for any effect of limiting a net defined benefit asset to the asset ceiling. The asset ceiling is the present value of any economic benefits available in the form of refunds from the plan or reductions in future contributions to the plan.

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The cost of providing benefits under the defined benefit plan is determined using the projected unit credit method.

Defined benefit costs comprise the following:

- Service costs
- Net interest on the net defined benefit liability or asset
- 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 profit or loss. Past service costs are recognized when plan amendment or curtailment occurs. These amounts are calculated periodically by independent qualified actuaries.

Net interest is calculated by applying the single effective discount rate based on different term-dependent zero-coupon rate 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 profit or loss.

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the defined benefit liability and the return on plan assets, are recognized immediately in the statements of financial position with a corresponding debit or credit to equity through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

The level of benefits provided depends on the employee's length of service and salary at retirement age.

Plan assets are assets that are held in trust with an insurance entity. The 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 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 the plan assets is higher than the present value of the 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 Organization's right to be reimbursed of some or all of the expenditure required to settle a defined benefit obligation is recognized as a separate asset at fair value when and only when reimbursement is virtually certain.

Termination benefits

Termination benefits are employee benefits provided in exchange for the termination of an employee's employment as a result of either an entity's decision to terminate an employee's employment before the normal retirement date or an employee's decision to accept an offer of benefits in exchange for the termination of employment.

A liability and expense for a termination benefit is recognized at the earlier of when the entity can no longer withdraw the offer of those benefits and when the entity recognizes the related restructuring costs. Initial recognition and subsequent changes to termination benefits are measured in accordance with the nature of the employee benefit, as either post-employment benefits, short-term employee benefits, or other long-term employee benefits.

Employee leave entitlement

Employee entitlements to annual leave are recognized as a liability when they are accrued to the employees. The undiscounted liability for leave expected to be settled wholly before twelve months after the end of the annual reporting period is recognized for services rendered by employees up to the end of the reporting period.

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o. Provisions

Provisions are recognized when the Organization has a present obligation (legal or constructive): (a) as a result of a past event, (b) it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and (c) a reliable estimate can be made of the amount of the obligation. Where the Organization expects some or all of the provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognized as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is recognized in the statements of comprehensive income, net of any reimbursement. 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 under the "Finance costs" account in the statements of comprehensive income.

Provisions are recognized when present obligations will probably lead to an outflow of economic resources and they can be estimated reliably even if the timing or amount of the outflow may still be uncertain. A present obligation arises from the presence of a legal or constructive commitment that has resulted from past events.

Provisions are measured at the estimated expenditure required to settle the present obligation, based on the most reliable evidence available at the end of reporting period including the risks and uncertainties associated with the present obligation. Any reimbursement expected to be received in the course of settlement of the present obligation is recognized, if virtually certain as a separate asset, not exceeding the amount of the related provision.

Where there are numbers of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. In addition, where time value of money is material, long-term provision is discounted to their present values using a pretax rate that reflects market assessments and the risks specific to the obligation.

Provisions are reviewed at the end of reporting period and adjusted to reflect the current best estimate. In those cases, where the possible outflow of economic resource as a result of present obligations is considered improbable or remote, or the amount to be provided for cannot be measured reliably, no liability is recognized in the financial statements.

Probable inflows of economic benefits that do not yet meet the recognition criteria of an asset are considered contingent assets, hence, are not recognized in the financial statements.

Onerous contracts

Present obligations arising under onerous contracts are recognized and measured as provisions. An onerous contract is considered to exist when the Organization has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

p. Contingencies

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

q. Fund balances

To ensure the observance of limitations and restrictions placed on the use of resources available to the Organization, the accounts of the Organization are maintained in accordance with the principles of fund accounting. This is the process by which resources for various activities are classified for accounting and reporting purposes into funds established according to their nature and purposes. Separate statements are maintained for each fund; however, in the financial statements, funds which have similar characteristics have been combined into fund groups. Accordingly, all financial transactions have been recorded and reported by fund groups.

The financial position of the Organization is reported as unrestricted funds, which represent unrestricted resources for the sustenance of the Organization's activities and day-to-day operations. Any restricted fund allocated for a specific purpose shall be classified separately.

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The following are the types of funds:

General Fund

This pertains to unrestricted funds generated from rentals of Organization's investment properties and used for the sustenance of the Organization's activities and day-to-day operations.

Program Fund

This pertains to funds received from donors which are restricted for specific purposes.

Remeasurement of Plan Assets

This pertains to actuarial gain or loss - which are changes in the net retirement plan assets resulting from (1) experience adjustments - the effects of differences between the previous actuarial assumptions and what has actually occurred - and (2) the effects of changes in actuarial assumptions.

r. Value-Added Tax (VAT)

Revenues, expenses and assets are recognized, net of the amount of VAT, except when VAT incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case VAT is recognized as part of the cost of acquisition of the asset or as part of the expense item, as applicable.

The net amount of VAT recoverable from, or payable to, the taxation authority is included as part of "Prepayments" or "Accrued expenses and other payables" in the statements of financial position (see notes 7 and 11).

s. Revenue recognition

Revenue arises mainly from the sale of rental services.

Revenue from contract with customers is recognized when the performance obligation in the contract has been satisfied, either at a point in time or over time. Revenue is recognized over time if one of the following criteria is met: (a) the customer simultaneously receives and consumes the benefits as the Organization perform its obligations; (b) the Organization's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or (c) the Organization's performance does not create an asset with an alternative use to the Organization and the Organization has an enforceable right to payment for performance completed to date. Otherwise, revenue is recognized at a point in time.

To determine whether to recognize revenue, the Organization follows a 5-step process:

- 1) Identifying the contract with a customer
- 2) Identifying the performance obligations
- 3) Determining the transaction price
- 4) Allocating the transaction price to the performance obligations
- 5) Recognizing revenue when/as performance obligation(s) are satisfied.

Revenue is recognized either at a point in time or over time, when (or as) the Organization satisfies performance obligations by transferring the promised goods or services to its customers.

As a lessor, the Organization's revenue from rental income under operating lease is covered by PFRS 16 *Leases*.

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

Rental income. Rental income is recognized over the lease term on a straight-line basis, unless another systematic basis is more representative of the time pattern in which use benefit is derived from the leased asset is diminished.

Grant income. Grant income represents contributions received by the Organization. Contributions received with restrictions as to when it can be utilized is initially recognized as a liability of the Organization and will be recognized as revenue once the restrictions on the contributions has been met.

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Investment and interest income. Investment income represents interest income earned on cash and cash equivalents, dividend income and realized and unrealized gains or losses on financial assets at FVPL. Interest income is recognized on a time proportion basis computed on the outstanding principal using the applicable rate. Dividend income is recognized when the right to receive payment is established. Gain or loss on sale of investments are recognized in profit or loss if the Organization disposes some of its debt instrument classified as financial assets at FVPL. Gain or loss on sale of investments is computed as the difference between the proceeds of the disposal and its carrying amount.

Other income. Income from other sources is recognized when earned during the period.

t. Expense recognition

Expenses are recognized in profit or loss when a decrease in future economic benefits related to a decrease in an asset or an increase in a liability has arisen that can be measured reliably. Expenses are recognized in profit or loss on the basis of: (i) a direct association between the costs incurred and the earning of specific items of income; (ii) systematic and rational allocation procedures when economic benefits are expected to arise over several accounting periods and the association with income can only be broadly or indirectly determined; or (iii) immediately when an expenditure produces no future economic benefits or when, and to the extent that, future economic benefits do not qualify, or cease to qualify, for recognition in the statements of financial position as an asset.

Expenses in the statements of comprehensive income are presented using the function of expense method.

Operating expenses. Operating expenses constitute cost of administering the Organization and are expensed as incurred.

Project expenses. Project expenses are directly attributable costs necessary to fulfill the purpose for which the Organization exists, and are recognized as expenses when incurred.

Grant expense. Any expenditure made out of grants is charged to expense under program fund as incurred.

Trust and Investment Fees. Trust and investment fees are charged by the trust companies for the management of the Organization's financial assets.

Cost of building maintenance held for rental. Cost of building maintenance held for rental pertains to expenses incurred necessary to ensure that the building is operating for its intended use.

u. Income taxes

Income tax expense represents the sum of the current tax and deferred tax expense.

Current tax

The current tax expense is based on taxable profit for the year. Taxable profit differs from net profit as reported in the statements of comprehensive income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Organization's current tax expense is calculated using 25% regular corporate income tax (RCIT) rate or 1% minimum corporate income tax (MCIT) rate, whichever is higher.

Deferred tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences.

Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized. Such deferred tax assets and liabilities are not recognized if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit. In addition, deferred tax liabilities are not recognized if the temporary difference arises from the initial recognition of goodwill.

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Deferred tax liabilities are recognized for taxable temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures, except where the Organization is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognized to the extent that it is probable that there will be sufficient taxable profits against which to utilize the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Organization expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred income tax assets and deferred income tax liabilities are offset, if legally enforceable right exists to set off current income taxes relate to same taxable entity and the same taxation authority. Valuation allowance is provided when it is more likely that some portion or all of the deferred tax assets will not be realized. Any change in the valuation allowance on deferred tax asset is also included in the computation of the provision for deferred income tax for the year.

Current and deferred tax for the year

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

v. Foreign currency-denominated transaction

Transactions in foreign currencies are initially recorded in the functional currency rate prevailing at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the functional currency closing rate of exchange prevailing at the end of the reporting period. All differences are recognized in the statements of comprehensive income except for foreign exchange differences that qualify as capitalizable borrowing costs for qualifying assets.

Nonmonetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rate as at the date of the initial transaction.

Translation rates at the year-end 2021 and 2020 are ₱50.77 and ₱48.04 to a US\$1.00, respectively.

w. Related party transactions and relationships

Parties are considered related if one party has an ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence. Related parties may be individuals or corporate entities. Transactions between related parties are accounted for at arms' length prices or on terms similar to those offered to non-related entities in economically comparable market except for the payment terms and non-charging of interest on cash advances from related parties or personnel.

x. Events after the end of the reporting period

Events after the end of reporting period are those events, favorable and unfavorable, that occur between the end of reporting period and the date when the financial statements for issue.

Post year-end events, if any, that provide additional information and evidence of the condition about the Organization's position at the reporting period (adjusting events) are reflected in the financial statements. Post year-end events that are not adjusting events are disclosed in the notes to the financial statements when material.

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Note 3 – Use of Estimates and Judgments

The Organization's financial statements prepared in accordance with PFRSs require management to make judgments and estimates that affect the amounts reported in the financial statements and related notes. Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under circumstances. Actual results may ultimately differ from these estimates.

a. Critical management judgments in applying accounting policies

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

1) Provisions and Contingencies

Judgment is exercised by management to distinguish between provisions and contingencies. Policies on recognition and disclosure of provision and disclosure of contingencies are discussed in notes 2o and 2p.

2) Determination of functional currency

Based on the economic substance of the underlying circumstances relevant to the Organization, the functional currency is determined to be the Philippine Peso. It is the currency that mainly influences the sale of goods and services and the Organization's operations.

3) Classification of lease

The Organization, as a lessor, has entered into various lease agreements with lessee. Critical judgment was exercised by management to distinguish the lease agreement as either an operating or finance lease by looking at the transfer or retention of significant risk and rewards of ownership of the properties covered by the agreements. The Organization has determined that it does not transfer all the significant risk and rewards of ownership of property (see note 2m).

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risk and rewards of the ownership to the lessee. Otherwise, leases are classified as operating leases.

Judgment is used in determining whether the significant risk and rewards of ownership are transferred to the lessee. In making such judgment, the Organization evaluates the terms and conditions of the lease arrangement.

All sales offices, parking spaces and other facilities held for rent, and the main office of the Organization are rented under operating leases.

Rental income amounted to ₱ 52,564,135 and ₱ 50,619,685 in 2021 and 2020, respectively.

4) Recognition of revenue from grants

As revenue from grant is recognized at a point in time, the amount of revenue recognized in a reporting period when the contributions are received from Donors without restrictions or once the restrictions on the contributions has been met.

In making their judgment, the Management considered the detailed criteria for the recognition of revenue set out in PFRS 15 and, in particular, whether the contributions are received are without restrictions or whether the restrictions on the contributions has been met.

Grant income amounted to ₱ 599,100 and ₱ 698,950 in 2021 and 2020, respectively.

5) Principal versus agent considerations

The memorandum of agreement for program funds includes implementing of projects rendered by third parties contracted by the Organization on behalf of the Donor. The Organization has generally concluded that it acts as the principal to these revenue arrangements. This is because it is the Organization who retains the right to direct the services rendered by the third parties before it is transferred to its grantees. The right to direct the services mentioned were not transferred to third parties.

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6) Significant increase in credit risk

ECL are measured as an allowance equal to 12-month ECL for stage 1 assets, or lifetime ECL assets for stage 2 or stage 3 assets. An asset moves to stage 2 when its credit risk has increased significantly since initial recognition. PFRS 9 does not define what constitutes a significant increase in credit risk. In assessing whether the credit risk of an asset has significantly increased, the Organization takes into account qualitative and quantitative reasonable and supportable forward looking information.

b. Key sources of estimation uncertainty

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

1) Allowance for impairment – receivables and refundable deposit

The Organization, applying the simplified approach in the computation of ECL, shall use a provision matrix based on historical default rates for receivables. The provision matrix specifies provision rates depending on the number of days that a trade receivable is past due.

The Organization shall also use appropriate groupings if its historical credit loss experience shows significantly different loss patterns for different customer segments. The Organization then adjusts the historical credit loss experience with forward-looking information on the basis of current observable data affecting each customer segment to reflect the effects of current and forecasted economic conditions.

The Organization adjusts historical default rates to forward-looking default rate by determining the closely related economic factor affecting each customer segment. The Organization regularly reviews the methodology and assumptions used for estimating ECL to reduce any differences between estimates and actual credit loss experience.

Probability of default (PD) constitutes a key input in measuring ECL. PD is an estimate of the likelihood of default over a given time horizon, the calculation of which includes historical data, assumptions and expectations of future conditions.

Provision for expected credit losses of receivables amounted to ₱ 63,715 and ₱ 121,582 as at December 31, 2021 and 2020, respectively (see note 6). During 2021, there is a reversal of allowance amounted to 57,868.

The carrying amount of receivables amounted to ₱ 6,809,050 and ₱ 11,848,683 as at December 31, 2021 and 2020, respectively (see note 6).

Provision for impairment recognized for refundable deposit amounted to nil as at December 31, 2021 and 2020, respectively. The carrying amount of refundable deposit amounted to ₱ 44,460 and ₱ 20,160 as at December 31, 2021 and 2020, respectively (see note 10).

2) Determination of fair value of financial assets at fair value

Where the fair values of financial assets recorded in the statements of financial position or disclosed in the notes to financial statements cannot be derived from active markets, they are determined using internal valuation techniques using generally accepted market valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimates are used in establishing fair values. These estimates may include considerations of liquidity, volatility, and correlation.

The carrying amount of financial assets at fair value amounted to ₱ 278,360,029 and ₱ 272,159,555 as at December 31, 2021 and 2020, respectively (see note 5).

3) Determination of fair value of investment properties

Management used valuation technique where active market quotes are not available to determine the fair value of investment properties. This includes developing estimates and assumptions consistent with how market participants would price the instruments. Estimated fair value may vary from the actual price that would be achieved in an arm's-length transaction at the reporting year.

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In determining the appraised values of the investment properties, the Organization hires an independent firm of appraisers. In order to arrive at a reasonable valuation, the appraisers personally inspected the properties, requested information from reputable sources and considered the following: (a) cost of reproduction of new replaceable property; (b) current prices for similar used property in the secondhand market; (c) age, condition, past maintenance, and present and prospective serviceability in comparison with new assets of like kind; (d) accumulated depreciation; and (e) recent trend and development in the industry concerned.

The fair value of the investment properties was arrived at using the Cost Approach. Under this approach, the most significant inputs are estimates of the current cost of reproduction of the replaceable property in accordance with the current market prices for materials, labor, manufactured equipment, contractor's overhead and profit and fees, but without prior provision for overtime or bonuses for labor and premiums for materials. Adjustments are then made to reflect depreciation resulting from physical deterioration and obsolescence to arrive at a reasonable valuation which is an unobservable input.

Fair market value is defined as the highest price in terms of money which a property will bring if exposed for sale in the open market, allowing reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used.

The appraiser also considered the concept of value in use which is based on the highest and most profitable continuous use or that which may reasonably be expected to produce the greatest net return over a given period of time.

The Organization's investment properties were appraised by an independent firm of appraisers in August 31, 2021 resulting in a fair value loss of ₱ 3,261,338 recognized in 2021. Total carrying amount of investment properties as of December 31, 2021 and 2020 is ₱ 38,996,350 and ₱ 41,659,068, respectively (see notes 2i and 8).

4) Estimated useful lives of property and equipment

The Organization estimates the useful lives of each of property and equipment based on the period over which the assets are expected to be available for use. The estimated useful lives of property 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 assets.

The carrying value of property and equipment amounted to ₱ 2,008,793 and ₱ 1,857,751 as of December 31, 2021 and 2020, respectively (see notes 2h and 9).

5) Determination of retirement benefits

The determination of the Organization's retirement cost is dependent on selection of certain assumptions used by the actuary in calculating such amount. Those assumptions include, among others, discount rates and future salary increase.

The cost of defined benefit pension plan and the present value of the pension liabilities are determined using actuarial valuations. Due to the complexity of the valuation, the underlying assumptions and its long-term nature, defined benefit liabilities are highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

In determining the appropriate discount rate, management considers the interest rates of government bonds that are denominated in the currency in which the benefits will be paid, with extrapolated maturities corresponding to the expected duration of the defined benefit liability. Future salary increases are based on expected future inflation rates and other relevant factors.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using interest rates of Philippine government bonds with terms consistent with the expected employee benefit payout as of reporting date.

Net retirement benefit assets amount to ₱ 193,693 and ₱ 167,861 as at December 31, 2021 and 2020, respectively (see notes 2n and 20).

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6) Determination and estimation of provision

The Organization assessed if there are possible claims which the Organization believes may have an effect on its financial position. It is possible, however, that change in estimate relating to the possible claims may affect the results of operation of the Organization. The Organization recognized a provision presented as other non-current liabilities in the statements of financial position amounting to ₱ 35,345,954 and ₱ 32,314,410 as at December 31, 2021 and 2020, respectively. (see note 2o and 13).

7) Realizability of deferred tax assets and liabilities

The Organization reviews the carrying amounts at each reporting date and reduces deferred income tax assets and liabilities to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax assets and liabilities to be utilized. The Organization's assessment on the recognition of deferred tax assets and liabilities on temporary differences is based on forecasted taxable income of the subsequent reporting periods. The forecast is based on past results and future expectations on financial performance.

Deferred tax assets recognized as at December 31, 2021 and 2020 amounted to ₱ 10,955,127 and ₱11,659,357, respectively. Deferred tax liabilities recognized as at December 31, 2021 and 2020 amounted to ₱ 13,326,155 and ₱ 16,565,413, respectively.

The Management believes that it is more likely than not that sufficient future taxable income would be available against which the benefits of such deferred tax assets and liabilities would be realized (see notes 2u and 21).

8) Impairment of non-financial assets

The Organization assesses impairment on its non-financial assets (i.e., prepayments and other current assets, investment properties, property and equipment, deferred tax assets, net retirement benefit assets, and other assets) and considers the following important indicators:

- Significant changes in asset usage;
- Significant decline in assets' market value;
- Obsolescence or physical damage of an asset;
- Significant underperformance relative to expected historical or projected future operating results; and
- Significant negative industry or economic trends.

If such indications are present and where the carrying amount of the asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and its value in use. The fair value less costs of disposal is the amount obtainable from the sale of an asset in an arm's length transaction while value in use is the present value of estimated future cash flows expected to arise from the nonfinancial assets. Recoverable amounts are estimated for individual assets or, if it is not possible, for the cash-generating unit to which the asset belongs. In determining the present value of estimated future cash flows expected to be generated from the continued use of the assets, the Organization is required to make estimates and assumptions that may affect the carrying amount of the assets.

The carrying values of the Organization's non-financial assets as of December 31, 2021 and 2020 are disclosed below.

	Notes	2021	2020
Investment properties – net	8	38,996,350	41,659,068
Deferred tax assets	21	10,955,127	11,659,357
Property and equipment – net	9	2,008,793	1,857,751
Prepayments	7	630,255	170,633
Net retirement benefit assets	20	193,693	167,861
Other assets – net	10	12,904,460	12,880,160
		65,688,678	68,394,830

No impairment recognized for the Organization's non-financial assets in 2021 and 2020, except for investment properties.

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The impairment recognized for the Organization's non-financial assets in 2021 and 2020 amounted to ₱ 3,261,338 and nil, respectively, related to investment properties (see note 8).

9) Revenue and cost recognition

The Organization's revenue recognition policies require management to make use of estimates and assumptions that may affect the reported amounts of revenue and costs.

The Organization's revenue and cost from rental services is under PFRS 16, *Leases* – recognized over the lease term on a straight-line basis, unless another systematic basis is more representative of the time pattern in which use benefit is derived from the leased asset is diminished.

On the other hand, the Organization's revenue and cost from the grants is under PFRS 15, *Revenue from contracts with customers* – where performance obligation is satisfied at a point in time - when or as the Organization received contributions from Donors without restrictions or once the restrictions on the contributions has been met.

For the years ended December 31, 2021 and 2020, the rental services recognized the lease term on a straight-line basis amounted to ₱ 52,564,135 and ₱ 50,619,685, respectively, while the related cost of building maintenance held for rental amounted to ₱ 17,348,640 and ₱ 16,271,706, respectively (see note 18).

Grant income recognized at a point in time amounted to ₱ 599,100 and ₱ 698,950 in 2021 and 2020, respectively, while the related grant expenses amounted to ₱ 6,941,063 and ₱ 3,856,937 in 2021 and 2020, respectively (see note 15).

Note 4 - Cash and Cash Equivalents

Cash and cash equivalents is comprised of the following accounts:

	2021	2020
Cash on hand	37,838	35,000
Cash in banks	75,164,416	59,202,672
Cash equivalents	4,882,086	4,619,015
Total	80,084,340	63,856,687

Cash accounts with the banks generally earn interest at rates based on daily bank deposit rates. Cash equivalents pertain to time deposits which are placed for periods of 35 days depending on the immediate cash requirements of the Organization and earn interest at the prevailing short-term investment rates.

Interest income recognized in 2021 and 2020 amounted to ₱ 85,729 and ₱ 147,988, respectively.

Cash in banks include unutilized grants received from donors amounting to ₱ 109,272 and ₱ 109,272 as at December 31, 2021 and 2020, respectively (see note 15). This fund is restricted and intended for specific activities of the Organization and not available for general purposes.

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Note 5 – Financial Assets at Fair Value

The Organization has established investment funds which are administered by different banks for the fulfillment of the Organization's projects and programs. The financial assets at fair value that are maintained and managed under several investment funds follow:

	2021	2020
Unit investment trust funds (UITF) and mutual funds	225,377,725	186,188,595
Government securities	21,675,820	28,384,885
Marketable equity securities	17,188,376	40,229,083
Private bonds and commercial papers	14,118,108	17,356,992
Carrying Amount	278,360,029	272,159,555

The Organization's revenue and expenses from investment funds for the years ended December 31, 2021 and 2020 are as follows:

	2021	2020
Revenues		
Gain on sale of financial assets at fair value	7,142,811	3,248,954
Fair value gains	3,582,881	2,026,626
Interest income	1,440,074	1,815,795
Dividend income	970,961	867,267
	13,136,727	7,958,642
Expenses		
Foreign exchange losses	3,594,791	41,961
Loss on sale of financial assets at fair value	2,560,255	951,979
Trust and investment fees	565,704	581,512
Other expenses	228,335	18,369
	6,949,085	1,593,821
Excess of revenues over expenses	6,187,642	6,364,821

No additional investment was made during the year.

No impairment was recognized based on Management's assessment as discussed in notes 2c and 3b.1.

Note 6 – Receivables - net

The account at December 31 consists of:

	Note	2021	2020
Accrued rent receivables		3,055,172	5,591,023
Rent receivables		3,095,040	5,554,245
Interest receivable		257,600	348,435
Other receivables		220,470	182,540
Advances to offices and employees		205,971	191,790
Dividend receivable		38,512	42,232
Receivables from grantees		-	60,000
		6,872,765	11,970,265
Allowance for expected credit losses	3b.1	(63,715)	(121,582)
Net carrying amount		6,809,050	11,848,683

Accrued rent receivable pertains to rental income already earned but not yet billed. Rent receivables are noninterest-bearing and are generally collected on a 30-day term.

Interest receivable pertains to accrual of interest earned on financial assets at fair value.

Receivable from grantees pertains to funds receivable from Civil Society Organizations (CSOs).

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Advances to offices and employees pertain to salary loans availed by the employees which are noninterest-bearing and are generally collected within one year.

Dividend receivable pertains to the dividend income earned from marketable equity securities that are not yet received as of reporting year.

Other receivables pertain to various receivable from employees.

Allowance for expected credit losses is recognized amounting to ₱ 63,715 and ₱ 121,582 for the outstanding amounts for the years ended December 31, 2021 and 2020 based on the assessment of management as discussed in notes 2c and 3b.1.

Note 7 - Prepayments

Prepayments amounted to ₱ 630,255 and ₱ 170,633 as at December 31, 2021 and 2020, respectively. This account is composed of prepaid insurance and prepaid tax.

No impairment was recognized based on Management's assessment as discussed in notes 2j and 3b.8.

Note 8 – Investment Properties - net

This account consists of:

2021	Buildings	Other Parts of the Building	Total
Cost			
Beginning balances	55,201,988	9,121,799	64,323,787
Additions during the year	598,620	-	598,620
Disposals during the year	-	-	-
Ending balances	55,800,608	9,121,799	64,922,407
Fair Value Adjustment			
Beginning balances	(19,689,720)	(2,974,999)	(22,664,719)
Fair value losses for the year	(2,366,888)	(894,450)	(3,261,338)
Ending balances	(22,056,608)	(3,869,449)	(25,926,057)
Carrying amount	33,744,000	5,252,350	38,996,350
2020			
Cost			
Beginning balances	53,936,720	9,121,799	63,058,519
Additions during the year	1,265,268	-	1,265,268
Disposals during the year	-	-	-
Ending balances	55,201,988	9,121,799	64,323,787
Fair Value Adjustment			
Beginning balances	(19,689,720)	(2,974,999)	(22,664,719)
Fair value losses for the year	-	-	-
Ending balances	(19,689,720)	(2,974,999)	(22,664,719)
Carrying amount	35,512,268	6,146,800	41,659,068

The land on which the buildings are built is leased from the Philippine Government for a period of 50 years beginning June 20, 1973, subject to the condition that it shall be used only in pursuance of the Organization's objectives.

On September 1, 1990, the Organization leased a portion of its premises to local companies. The rental proceeds are used to finance programs and operations of the Organization. Rental income generated from the above properties amounted to ₱ 52,564,135 and ₱ 50,619,685 in 2021 and 2020, respectively. Expenses directly attributable to the leased properties amounted to ₱ 17,348,640 and ₱ 16,271,706 in 2021 and 2020, respectively (see note 18).

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In August 2021, the valuation of the Organization's investment properties was performed by an accredited independent appraiser.

As set out in Note 3b.3, to the financial statements, in arriving at their estimated fair values, local market conditions and estimate of costs/value were considered. The studies and analyses include:

- Reproduction cost/replacement cost of each replaceable asset in accordance with current market prices of materials, labor, manufactured equipment, contractor's overhead, profit and fees and all other attendant costs associated with its acquisition and installation;
- Accrued depreciation as evidenced by observed condition and present and prospective serviceability in comparison with new units of like kind; and
- Extent, character and utility of the property.

Fair value losses in 2021 and 2020 amounted to ₱ 3,261,338 and nil, respectively (see notes 2i, 2j, 3b.3 and 3b.8).

Note 9 - Property and Equipment – net

This account consists of the following:

2021	Furniture, Fixtures and Equipment	Transportation Equipment	Communication Equipment	Total
Cost				
Beginning balances	6,012,840	4,289,774	248,196	10,550,810
Additions for the year	799,146	-	-	799,146
Disposals for the year	-	-	-	-
Ending balances	6,811,986	4,289,774	248,196	11,349,956
Accumulated Depreciation				
Beginning balances	5,269,258	3,175,605	248,196	8,693,059
Provisions for the year	375,247	272,857	-	648,104
Ending balances	5,644,505	3,448,462	248,196	9,341,163
Carrying amount	1,167,481	841,312	-	2,008,793
<hr/>				
2020	Furniture, Fixtures and Equipment	Transportation Equipment	Communication Equipment	Total
Cost				
Beginning balances	5,689,529	2,925,487	248,196	8,863,212
Additions for the year	323,311	1,364,287	-	1,687,598
Disposals for the year	-	-	-	-
Ending balances	6,012,840	4,289,774	248,196	10,550,810
Accumulated Depreciation				
Beginning balances	5,004,673	2,925,487	248,196	8,178,356
Provisions for the year	264,584	250,119	-	514,703
Ending balances	5,269,257	3,175,606	248,196	8,693,059
Carrying amount	743,583	1,114,168	-	1,857,751

The cost of fully depreciated assets still in use as at December 31, 2021 and 2020 amounted to ₱ 8,190,200 and ₱ 7,726,416, respectively. There are no idle assets as at December 31, 2021 and 2020.

Depreciation expense recognized in 2021 and 2020 amounted to ₱ 648,204 and ₱ 514,703, respectively.

Based on the impairment review of non-financial assets, the Organization believes that there is no impairment loss occurred on its property and equipment as at December 31, 2021 and 2020 (see notes 2h, 2j, and 3b.8).

There are no property and equipment as at December 31, 2021 and 2020 that are pledged as security to liabilities.

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Note 10 – Other Assets - net

The account at December 31 consists of:

	2021	2020
Other assets	12,860,000	12,860,000
Refundable deposits – net	44,460	20,160
Total	12,904,460	12,880,160

Other assets pertain to donated paintings. No fair value changes and impairment losses were recognized in 2021 and 2020 (see notes 2j and 3b.8).

Refundable deposits pertain to security bonds paid by the Organization for the implementation of its projects but are refundable upon completion of the projects and deposit with internet service provider. Movement in allowance for impairment as follows (see notes 2c and 3b.1):

	2021	2020
Refundable deposit	588,060	563,760
Allowance for impairment	(543,600)	(543,600)
Net	44,460	20,160

Note 11 – Accrued Expenses and Other Payables

The account at December 31 consists of:

	2021	2020
Accrued expenses	1,524,301	362,903
Deferred output VAT	1,276,803	1,536,876
Statutory payables	523,898	411,678
Accounts payable	280,137	200,434
Total	3,605,139	2,511,891

Accrued expenses and other payables are noninterest-bearing and are generally settled on a 30-day term.

Deferred output VAT refers to output VAT refers to 12% VAT on rental income not yet collected from tenants.

Statutory payables include salary statutory obligations, output VAT and withholding taxes payable.

Accrued expenses consist of accrued utilities, professional fees and security services.

Note 12 – Rental Deposits

The account at December 31 consists of:

	2021	2020
Security deposits	9,001,274	9,041,722
Advance rentals	8,749,610	8,801,110
Total	17,750,884	17,842,832

Security deposits pertain to initial payment of tenants to the Organization for the application of lease. These are initially recorded as liability and measured at the amount of cash paid and subsequently measured at amortized cost.

Advance rentals are advance payments for rent applied during the last one to two months of the lease term. These are initially recorded as liability and measured at the amount of cash paid and subsequently measured at amortized cost.

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Note 13 – Other Non-Current Liability

The movements in the other non-current liability during the year are as follows:

	2021	2020
Balance at beginning of year	32,314,410	29,858,971
Additions	3,031,544	2,455,439
Reversal	-	-
Balance at end of year	35,345,954	32,314,410

Other current liability refers to provisions recognized for possible claims involving the Organization. The timing of cash outflows of these provisions is uncertain as it depends upon the outcome of the Organization's negotiations, which are currently going with the parties involved.

Disclosure of additional details beyond the present disclosure may prejudice the Organization's position. Thus, as allowed under PAS 37 *Provisions, Contingent Liabilities and Contingent Assets*, only general descriptions were provided.

Note 14 – Commitments and Contingencies

Commitment under operating leases

The Organization has entered into commercial property leases on its investment property portfolio. These contracts are cancellable at any time with one-month notice. All leases include a clause to enable upward revision of the rental charge on an annual basis based on prevailing market conditions. Rental income amounted to ₱ 52,564,135 and ₱ 50,619,685, in 2021 and 2020, respectively.

Note 15 – Program Fund

This account pertains to funds received from donors which are restricted for specific purposes.

The movements in the program fund during the year are as follows:

	Note	2021	2020
Balance at beginning of year		109,272	1,042,785
Grants received		599,100	698,950
Grants utilized		(6,941,063)	(3,856,937)
Transfer from general fund		8,950,935	2,224,474
Balance at end of year	4	2,718,244	109,272

Breakdown of grant utilization are as follows:

	2021	2020
Department of Health – various regional offices	6,941,063	3,856,937
Commission on Population	-	-
Total	6,941,063	3,856,937

Department of Health – Regional Office VI (DOH-RO6)

The Organization entered into a memorandum of agreement (MOA) with DOH-RO6 for the execution of three projects in the region which are in line with the implementation of the Responsible Parenthood and Reproductive Health (RPRH) Law. The first project is the conduct of the Regional Adolescent Health Leadership Camp, a 5-day camp held on the last week of December 2017 that aims to train adolescent community leaders and peer counselors to be role models and catalysts in encouraging young people to take control of their health by availing of health services, among others. The second project is the establishment of an After 5 Clinic, the objective of which is to provide RH-related services to adolescents even after five o'clock in the afternoon. The project commenced in December 2018 and will last until February 2019. The third project is Support to National Government Agencies for Accelerating the RPRH Law Implementation which aims to endure implementation of the RPRH Law. The project commenced in January 2018 and will last until March 2019.

The Organization partnered with Family Planning Organization of the Philippines (FPOP) Iloilo Chapter, as its implementing CSO.

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Commission on Population and Development (POPCOM)

On September 10, 2019, the Organization entered into an MOA with POPCOM to assist the latter in addressing unmet need for modern family planning through the project "CSO Engagement for Responsible Parenthood and Family Planning Implementation in Region VI" by providing FP counseling and services. There is no cash received in 2021.

Note 16 – Other Income

This account is composed of:

	2021	2020
Electricity fees	3,757,080	4,230,018
Water fees	384,812	847,621
Other income	297,352	42,859
Total	4,439,244	5,120,498

Electricity and water fees pertain to electricity and water charges billed by the Organization to its lessees.

Other income pertains to fees received for parking spaces and pass-through stickers.

Note 17 – Project and Operating ExpensesProject expenses

This account consists of:

	2021	2020
Salaries and wages	1,162,723	1,210,239
Consultant fees	2,035,662	1,120,690
Employee benefits	131,556	117,785
Transportation and travel	62,178	31,564
Meetings and conferences	49,704	103,437
Others	248,565	57,385
Total	3,690,388	2,641,100

Other project expenses pertain to various fees paid necessary for the administration of the Organization's projects such as notarial fees, office supplies, bank charges and communication expense.

Operating expenses

This account consists of:

	2021	2020
Professional fees & other outside fees	6,426,507	3,875,490
Salaries, wages and other employee benefits	3,137,598	2,738,723
Donations	2,608,972	-
Transportation and travel	246,673	328,139
Meetings and representation	64,686	353,261
Others	574,863	223,835
Total	13,059,299	7,519,448

Other operating expenses pertain to fees paid for the administration of its rental services such as office supplies, bank charges, notarial fees and communication expense.

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Note 18 – Cost of Building Maintenance Held for Rental

This account consists of:

	2021	2020
Professional fees and other outside services	6,480,705	6,137,540
Utilities	5,238,809	5,394,975
Repairs and maintenance	2,820,863	1,926,267
Salaries, wages and other employee benefits	853,692	1,042,212
Taxes and licenses	951,586	880,636
Insurance	576,068	560,995
Supplies	400,926	299,669
Others	25,991	29,412
Total	17,348,640	16,271,706

Other cost of building maintenance pertains to expenses incurred for tenant relations.

Note 19 - Related Party Transactions

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. This includes: (a) enterprises or individuals owning, directly or indirectly through one or more intermediaries, control or are controlled by, or under common control with the Organization; (b) associates; and (c) enterprises or individuals owning, directly or indirectly, an interest in the voting power of the Organization that gives them significant influence over the Organization, key management personnel, including directors and officers of the Organization and close members of the family of any such enterprise or individual.

a. Transactions with key management personnel

No remuneration for the directors and other members of key management personnel of the Organization was given during the year ended December 31, 2021 and 2020.

There is no agreement between the Organization and any of its trustees and key officers providing for benefits upon termination of employment other than the retirement benefits.

b. Transactions with retirement plan

The retirement plan of the Organization related to its key management personnel is considered as a related party. The retirement plan is in the form of a trust administered by a trust bank.

There are no other related party transactions in 2021 and 2020.

Note 20 – Retirement Benefits

The Organization maintains non-contributory, defined benefit retirement plans, covering substantially all of its regular employees, administered by the appointed retirement plan trustee. Under the existing regulatory framework, Republic Act 7641, Retirement Pay Law, requires provision for retirement pay to qualified private sector employees in the absence of any retirement plan in the entity, provided however that the employee's retirement benefits under any collective bargaining and other agreements shall not be less than those provided under the law. The law does not require minimum funding of the plan.

The plan provides a retirement benefit amounting to certain percentage of plan salary where plan salary means an amount equivalent to the latest monthly salary times the equivalent number of years of service. Benefits are paid in a lump sum upon retirement or separation in accordance with the terms of the plan.

The retirement plan is managed by a retirement plan trustee appointed by the Organization, that is legally separated from the Organization. The retirement plan trustee is responsible for the general administration of the plan and management of the fund. The control, direction, and management of the fund shall reside in and be the sole responsibility of the retirement plan trustee.

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The components of retirement benefit cost included in "Salaries, wages and other employee benefits" under "Operating expenses" account in the statements of comprehensive income follows (see Note 17):

Defined benefit plan expenses

	2021	2020
Current service cost	379,320	209,639
Interest income on plan assets	(42,071)	(54,964)
Interest expense on defined benefit obligation	36,364	35,081
Total	373,613	189,756

The net retirement benefit assets to be recognized in the statements of financial position consists of:

	2021	2020
Fair value of plan assets	1,347,431	1,237,391
Present value of defined benefit liability	(1,153,738)	(1,069,530)
Net retirement benefit assets	193,693	167,861

Defined benefit obligation

Changes in the present value of defined benefit liability follows:

	2021	2020
Balance at beginning of year	1,069,530	746,408
Current service cost	379,320	209,639
Interest cost	36,364	35,081
Remeasurement loss (gain):		
Changes in financial assumptions	(331,476)	78,402
Experience adjustments	-	-
Changes in demographic assumptions	-	-
Balance at end of year	1,153,738	1,069,530

Plan assets

Fair value of plan assets pertains to contributions paid amounted to ₱1,347,431 and ₱1,237,391 as of December 31, 2021 and 2020, respectively. Plan asset comprise the Organization's own financial instruments, and cash and cash equivalents.

The fair value of plan assets consists of:

	2021	2020
Cash and cash equivalents	1,142	5,628
Debt instruments:		
Government securities	669,965	903,074
Private bonds and commercial papers	-	220,792
Equity instruments:		
UITF and mutual funds	670,144	100,352
Marketable equity securities		
Interest receivables	6,180	7,545
Total	1,347,431	1,237,391

Changes in the fair value of plan assets follows:

	2021	2020
Balance at beginning of year	1,237,391	1,169,439
Benefits paid	-	-
Remeasurement of plan assets	67,969	12,988
Interest income	42,071	54,964
Balance at end of year	1,347,431	1,237,391

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The table below shows the maturity profile of the undiscounted benefit payments as at December 31, 2021 and 2020:

	2021	2020
One to less than five years	1,302,000	956,127
Five to less than ten years	1,715,216	729,516
Ten to less than fifteen years	66,100	1,575,467
Fifteen years and above	1,204,605	1,079,433
Total	4,287,921	4,340,543

The average duration of the expected benefit payments as at December 31, 2021 and 2020 is five years.

The cost of the defined benefit pension plan and the present value of the pension obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate and future salary increases. Due to the complexities involved in the valuation 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.

- *Investment risk*
The present value of the defined benefit plan liability is calculated using a discount rate determined by reference to high quality corporate bond yields; if the return on plan asset is below this rate, it will create a plan deficit.
- *Interest risk*
A decrease in the government bond interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's debt investments.
- *Longevity risk*
The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.
- *Salary risk*
The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

The latest actuarial valuation conducted by an independent actuary is dated February 4, 2020. The present value of the defined benefit obligation, and the related current service cost and past service cost, were measured using the projected unit credit method.

Discount rate is determined by calculating the single effective discount rate determined by discounting the projected benefit payments using different term-dependent zero coupon rates at the end of the reporting period.

The principal assumptions used in determining the retirement benefit liability of the Organization as at December 31, 2021 and 2020 are as follows:

	2021	2020
Discount rate	4.90%	3.40%
Salary increase rate	3.00%	3.00%

Changes in the significant actuarial assumptions

The calculation of the net defined benefit asset is sensitive to the significant actuarial assumptions mentioned above. The following table summarizes the effects of changes in these actuarial assumptions on the defined benefit asset at December 31, 2021 and 2020:

	2021		2020	
	Increase (Decrease)	FV of Plan Assets	Increase (Decrease)	FV of Plan Assets
Discount rates	1.0%	(237,691)	1.0%	(209,489)
	-1.0%	(144,372)	-1.0%	(121,493)
Future salary increases	1.0%	(148,877)	1.0%	(126,822)
	-1.0%	(234,397)	-1.0%	(205,383)

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The present value of the defined benefit obligation has been calculated with the same method (project unit credit) as the defined benefit obligation recognized in the statements of financial position. The sensitivity analyses are based on a change in one assumption while not changing all other assumptions. This analysis may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in the assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Note 21 – Income Taxes

a. Income tax expense

The Organization's income tax expense consists of:

	2021	2020
Current	4,794,608	10,870,426
Deferred	(2,535,027)	(2,117,533)
Total	2,259,581	8,752,893

The provision for current tax in 2021 and 2020 represents the income tax on rental income derived by the Organization on its investment properties.

The reconciliation of income tax expense computed at the statutory income tax rate to the income tax expense is as follows:

	2021	2020
Excess of revenues over expenses before income tax	16,228,398	29,335,645
Income tax at statutory rate of 25%:	4,057,100	8,800,694
Additions to (reduction in) income tax resulting from:		
Grant expense – net	1,585,490	947,396
Interest income on bank deposits subject to final tax	(381,451)	(589,135)
Gain on sale of financial assets at fair value subject to final tax	(1,785,703)	(974,686)
Dividend income exempt from tax	(242,740)	(260,180)
Donations to charitable institution	395,130	-
Project expenses	922,597	792,330
Allowance for doubtful accounts of receivables	(14,467)	36,475
Unrealized foreign exchange losses	(127,610)	(68,005)
Reversal of accrued rent revenue not yet subject to income tax	633,963	2,268,895
Fair value losses (gains) on financial assets at fair value	(895,720)	(607,988)
Fair value losses on investment properties	815,335	-
Increase in provision	757,886	736,631
Increase (decrease) in advance rental	(12,875)	(288,552)
Decrease (increase) in net pension asset	(6,458)	76,551
Adjustment in 2020 income tax expense due to CREATE	(905,869)	-
Total	4,794,608	10,870,426

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b. Deferred tax assets and liabilities

The components as at December 31 are as follows:

	Statements of Financial Position		Statements of Comprehensive Income	
	2021	2020	2021	2020
Deferred tax assets:				
Provision	8,836,488	8,948,409	(757,886)	(736,631)
Advance rentals	2,187,403	2,640,333	12,875	288,552
Unrealized foreign exchange loss	(68,764)	70,615	127,610	68,005
Adjustment in 2020 income tax deferred due to CREATE	-	-	1,321,631	-
Deferred tax asset	10,955,127	11,659,357	704,230	(380,074)
Deferred tax liabilities:				
Fair value adjustments – financial assets at fair value and investment properties	9,571,425	11,389,249	80,386	607,988
Unrealized gain on other non-current assets	2,873,750	3,448,500	-	-
Reversal of accrued rent receivable subject to income tax	763,793	1,677,307	(633,963)	(2,268,896)
Unrealized foreign exchange gain	68,764	-	68,764	-
Net Pension Asset	48,423	50,357	6,458	(76,551)
Adjustment in 2020 income tax deferred due to CREATE	-	-	(2,760,902)	-
Deferred tax liability	13,326,155	16,565,413	(3,239,257)	(1,737,459)
Net deferred tax liabilities	(2,371,028)	(4,906,056)	-	-
Income tax deferred			(2,535,027)	(2,117,533)

c. Enactment of CREATE

On March 26, 2021, the President of the Philippines signed into law the Corporate Recovery and Tax Incentives for Enterprises (CREATE) Act to attract more investments and maintain fiscal prudence and stability in the Philippines. The Republic Act (RA) 11534 or the CREATE Act introduces reforms to the corporate income tax and incentives systems. The bill was published in a newspaper of general circulation on March 27, 2021, and became effective on April 11, 2021, which is 15 days after its publication.

The key changes to the Philippine tax law pursuant to the CREATE Act which have an impact on the Company is that effective July 1, 2020, the regular corporate income tax (RCIT) rate is reduced from 30% to 25% for domestic and resident foreign corporations. For domestic corporations with net taxable income not exceeding Php5 million and with total assets not exceeding Php100 million (excluding land on which the business entity's office, plant and equipment are situated) during the taxable year, the RCIT rate is reduced to 20%.

As clarified by the Philippine Financial Reporting Standards Council in its Philippine Interpretations Committee Q&A No. 2020-07, the CREATE Act was not considered substantively enacted as of December 31, 2020, even though some of the provisions have retroactive effect to July 1, 2020, thus considered as a non-adjusting subsequent event on the December 31, 2020 balances. Accordingly, current and deferred taxes as of and for the year ended December 31, 2020 continued to be computed and measured using the applicable income tax rates as of and for the year then ended (i.e., 30% RCIT / 2% minimum corporate income tax (MCIT) for financial reporting purposes.

The approval of the CREATE Act into law on March 26, 2021 is considered a substantive enactment of the Act into law that requires adjustments for financial reporting purposes. Applying the provisions of the CREATE Act to the Philippine-based entities, the applicable new income tax rates (i.e., 25% RCIT / 1% MCIT) were used to calculate for the current and deferred income taxes as at and for the period ended December 31, 2021.

Accordingly, the income tax rate used in preparing the financial statements for the year ended December 31, 2021 is 25% of taxable net income.

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The impact of the RA 11534 on the Organization's financial statements as at and for the year ended December 31, 2021, is presented below:

	Increase (decrease)
Statements of Financial Position:	
Prepaid tax	426,364
Deferred tax asset	(1,321,631)
Income tax payable	(479,505)
Deferred tax liability	(2,760,902)
Statements of Comprehensive Income:	
Current income tax expense	(905,869)
Deferred income tax benefit	(1,439,271)

Note 22 – Financial Risk Management Objectives and Policies

The Organization's principal financial instruments comprise of cash and cash equivalents, financial assets at fair value, receivables and accrued expenses and other payables. The main purpose of these financial instruments is to raise working capital and major capital investment financing for the Organization's operations.

The main risks arising from the Organization's financial instruments are foreign currency risk, credit risk and liquidity risk. The BOD reviews and agrees on the policies for managing these risks as summarized below.

Foreign Currency Risk

Foreign currency risk is the risk that the fair value of a financial instrument will fluctuate because of changes in foreign exchange rates. The Organization has transactional currency exposure arising from providing and receiving services denominated in currencies other than the Organization's functional currency which is the Philippine peso.

As of December 31, 2021 and 2020, cash in bank amounted to \$ 88,068 and \$ 87,950, with peso value equivalent to ₱ 4,471,590 and ₱ 4,226,629, respectively.

In translating the US\$ denominated financial instruments into Philippine peso, the exchange rates used were ₱50.77 to US\$1.00 and ₱48.04 to US\$1.00 as at December 31, 2021 and 2020, respectively.

The following table presents the impact on the Organization's income before income tax due to changes in the fair value of its monetary assets and liabilities, brought about by a reasonably possible change in the Philippine peso to U.S. dollar exchange rates, with all other variables held constant. There is no other impact on the statements of changes in fund balances other than those affecting the statements of comprehensive income.

	Increase (Decrease) in Peso to U.S. Dollar Exchange Rates	Increase (Decrease) in Income Before Income Tax
2021	5% (5%)	223,580 (223,580)
2020	5% (5%)	211,331 (211,331)

The reasonably possible change in Philippine peso to US\$ exchange rate was based on the highest and lowest closing exchange rates during 2021 and 2020.

Credit Risk

Credit risk is limited to the risk arising from inability of a debtor to make payments when due. The Organization's main credit risks arose from leasing of its property. These credits are continually monitored and therefore, the Organization does not expect to incur material credit losses.

With respect to credit risks arising from cash in bank, the Organization's exposure to credit risk arises from default of the counterparty, with a maximum exposure that is equal to the carrying amount of cash in bank.

The Organization has no significant concentrations of credit risk.

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Credit Risk Exposures

The table below shows the gross maximum exposure to credit risk for the components of the statements of financial position as at December 31:

	2021		2020	
	Gross Maximum Exposure ⁽¹⁾	Net Maximum Exposure ⁽²⁾	Gross Maximum Exposure ⁽¹⁾	Net Maximum Exposure ⁽²⁾
Cash and cash equivalents *	80,046,502	80,046,502	63,821,687	63,821,687
Financial assets at fair value	278,360,029	278,360,029	272,159,555	272,159,555
Receivables**	6,872,765	6,872,765	11,970,265	11,970,265
Total	365,279,296	365,279,296	347,951,507	347,951,507

(1) Gross financial assets before taking into account any collateral held or other credit enhancements or offsetting arrangement or insurance in case of bank deposits.

(2) Net financial assets after taking into account any collateral held or other credit enhancements or offsetting arrangements or insurance in case of bank deposits.

* Excluding cash on hand amounting to ₱ 37,838 and ₱ 35,000 as at December 31, 2021 and 2020.

** Gross of allowance for expected credit losses amounting to ₱ 63,715 and ₱ 121,582 as at December 31, 2021 and 2020

The aging analyses of financial assets as at December 31 are as follows:

	2021			
	Neither Past Due nor Impaired	Past Due but not Impaired		Total
		1-30 days	Over 60 days	
Cash and cash equivalents*	80,046,502	-	-	80,046,502
Receivables**	4,863,340	890,889	1,118,536	6,872,765
Financial assets at fair value	278,360,029	-	-	278,360,029
Total	363,269,871	890,889	1,118,536	365,279,296

	2020			
	Neither Past Due nor Impaired	Past Due but not Impaired		Total
		1-30 days	Over 60 days	
Cash and cash equivalents*	63,821,687	-	-	63,821,687
Receivables	8,008,837	1,475,900	2,485,528	11,970,265
Financial assets at fair value	272,159,555	-	-	272,159,555
Total	343,990,079	1,475,900	2,485,528	347,951,507

* Excluding cash on hand amounting to ₱37,838 and ₱35,000 as at December 31, 2021 and 2020.

** Gross of allowance for expected credit losses amounting to ₱ 63,715 and ₱ 121,582 as at December 31, 2021 and 2020.

Allowance for expected credit losses was recognized as of December 31, 2021 and 2020 amounting to ₱ 63,715 and ₱ 121,582, respectively.

The Organization assessed that there are no credit-impaired financial instruments as at December 31, 2021 and 2020.

A financial asset is past due when a counterparty has failed to make a payment when contractually due. Impaired financial assets are receivables which have been provided with full allowance which are overdue by more than one year or with any known difficulties in the cash flows of counterparties, credit rating downgrades or infringement of the original terms of the contract. The impairment allowance is periodically reviewed by the management to ensure alignment with the Organization's policy.

Liquidity Risk

Liquidity risk arises from the possibility that the Organization may encounter difficulties in raising funds to meet or settle its obligations at a reasonable price.

The Organization employs asset-liability management techniques to minimize liquidity risk. Strict compliance to collection procedure and collection follow-up is being implemented for asset management. Local trade payables are strictly monitored.

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The table below summarizes the maturity profile of the Organization's financial liabilities based on undiscounted payments:

2021	Carrying amount	Less than 1 Year	More than 1 Year Less than 5 Years
Security deposits	9,001,274	9,001,274	-
Accrued expenses and other payables*	1,804,438	1,804,438	-
Total	10,805,712	10,805,712	-

2020	Carrying amount	Less than 1 Year	More than 1 Year Less than 5 Years
Security deposits	9,041,722	9,041,722	-
Accrued expenses and other payables*	563,337	563,337	-
Total	9,605,059	9,605,059	-

* Excluding statutory payables amounting to ₱1,800,701 and ₱1,948,554 as at December 31, 2021 and 2020.

The Organization's current ratio is presented below:

	2021	2020
Current assets	365,883,674	348,035,558
Current liabilities	21,356,023	20,834,229
Current ratio	17:1	17:1

The Organization's quick ratio is 17:1 and 17:1 in 2021 and 2020, respectively, an indication of a very strong working capital position.

Note 23 – Fair Value Hierarchy of Financial Assets and Liabilities

In accordance with PFRS 13, the fair value of financial assets and liabilities and non- financial assets, which are measured at fair value on a recurring or non- recurring basis and those assets and liabilities not measured at fair value but for which fair value is disclosed in accordance with other relevant PFRS, are categorized into three levels based on the significance of inputs used to measure the fair value.

a. Comparison of carrying amounts and fair values

The carrying amounts and fair values of the categories of assets and liabilities presented in the statements of financial position are shown below:

	2021		2020	
	Carrying Value	Fair Value	Carrying Value	Fair Value
Financial assets				
Cash and cash equivalents*	80,046,502	80,046,502	63,821,687	63,821,687
Financial assets at fair value	278,360,029	278,360,029	272,159,555	272,159,555
Receivables	6,809,050	6,809,050	11,848,683	11,848,683
Total	365,215,581	365,215,581	347,829,925	347,829,925

	2021		2020	
	Carrying Value	Fair Value	Carrying Value	Fair Value
Financial liabilities				
Accrued expenses and other payables**	1,804,438	1,804,438	563,337	563,337
Security deposits	9,001,274	9,001,274	9,041,722	9,041,722
Total	10,805,712	10,805,712	9,605,059	9,605,059

* Excluding cash on hand amounting to ₱ 37,838 and ₱ 35,000 as at December 31, 2021 and 2020, respectively.

** Excluding statutory payables amounting to ₱1,800,701 and ₱1,948,554 as at December 31, 2021 and 2020, respectively.

The fair values of the financial assets and liabilities are approximately equal to their carrying amounts. See Note 2c for a description of the accounting policies for each category of financial instrument. A description of the Organization's risk management objectives and policies for financial instruments is provided in Note 22.

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b. Fair value hierarchy of financial assets and liabilities

The following table shows an analysis of the Organization's financial assets by level of the fair value hierarchy:

2021	Fair value measurement using:			Total
	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	
Assets measured at fair value:				
Financial assets at fair value through profit or loss:				
Unit investment trust funds (UITF) and mutual funds	-	225,377,725	-	225,377,725
Marketable equity securities	17,188,376	-	-	17,188,376
Government securities	21,675,820	-	-	21,675,820
Private bonds and commercial papers	14,118,108	-	-	14,118,108
Total	52,982,304	225,377,725	-	278,360,029

2020	Fair value measurement using:			Total
	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	
Assets measured at fair value:				
Financial assets at fair value through profit or loss:				
Unit investment trust funds (UITF) and mutual funds	-	186,188,595	-	186,188,595
Marketable equity securities	40,229,083	-	-	40,229,083
Government securities	28,384,885	-	-	28,384,885
Private bonds and commercial papers	17,356,992	-	-	17,356,992
Total	85,970,960	186,188,595	-	272,159,555

The fair value hierarchy has the following levels:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that an entity can access at measurable date;
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., prices) or indirectly (i.e., derived from prices); and
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The level within which the asset or liability is classified and determined based on the lowest level of significant input to the fair value measurement.

For the purpose of determining market value at Level 1, a market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing services, or regulatory agency, and those prices represent actual and regularly occurring market transactions on arm's length basis.

For investments which do not have quoted market price, the fair value is determined by using generally acceptable pricing models and valuation techniques or by reference to the current market of another instrument which is substantially the same after taking into account the related credit risk of counterparties, or is calculated based on the expected cash flows of the underlying net asset base of the instrument.

When the Organization uses valuation technique, it maximizes the use of observable market data where it is available and relies as little as possible on entity specific estimates. If all significant inputs required to determine the fair value of an instrument are observable, the instrument is included in Level 2. Otherwise, it is included in Level 3.

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Cash and cash equivalents and receivables. Due to the short-term nature of the transactions, the fair values of these instruments approximate the corresponding carrying values at end of each reporting period.

Unit Investment Trust Fund (UITF) and mutual funds. Investments in Unit Investment Trust Fund (UITF) and mutual funds amounting to ₱ 225,377,725 and ₱ 186,188,595 as of December 31, 2021 and 2020, respectively were classified under Level 2. The fair value of UITFs and mutual fund is derived using the net asset value per unit (computed by dividing the net asset value of the fund by the number of outstanding units at the end of the reporting period).

Marketable securities. Marketable securities amounting to ₱17,188,376 and ₱ 40,229,083 as of December 31, 2021 and 2020, respectively were classified under Level 1.

Government securities. Government securities amounting to ₱21,675,820 and ₱ 28,384,885 as of December 31, 2021 and 2020, respectively were classified under Level 1.

Private bonds and commercial papers. Private bonds and commercial papers amounting to ₱14,118,108 and ₱ 17,356,992 as of December 31, 2021 and 2020, respectively were classified under Level 1.

Note 24 – Fund Balances Management Objectives, Policies and Procedures

The Organization's fund balances management objectives are to ensure the Organization's ability to continue as a going concern and to maintain an optimal fund balances structure to reduce cost of capital.

The Organization manages its fund balances structure and makes adjustments to it in light of changes in economic conditions. The Organization is not subject to externally imposed capital requirements. The following shows the components of fund balances and debt-to-fund balances ratio as at December 31:

	2021	2020
Total liabilities	70,028,132	69,714,052
Total fund balances	360,913,965	346,545,703
Debt to fund balances ratio	0.19:1	0.20:1

The Organization sets the amount of fund balances in proportion to its overall financial structure, i.e., fund balances and financial liabilities. The Organization manages the fund balances structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets.

Note 25 – Impact of COVID-19

The implementation of community quarantine by the government as a precautionary measure to contain COVID-19, which started in the earlier part of 2020, has negatively impacted the Philippine economy.

Though the Organization is not significantly affected by the above situation, the Management has implemented sustainability measures as well as efficiency and cost cutting programs to be able to withstand the negative effect should the said pandemic may continue to evolve. The Organization continues to monitor the situation.

Moreover, as Metro Manila has downgraded to Alert Level 1 in March 1, 2022 and with a massive vaccination campaign which resulted to increasing rate of vaccinated individuals, it is expected that the country will be able to recover from the economic losses brought about by the COVID-19 pandemic in the succeeding years to come.

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Note 26 – Supplementary Information Required by Bureau of Internal Revenue

The following supplementary information are presented for purpose of filing with the BIR and are not required part of the basic financial statements.

Revenue Regulation No. 15-2010

In compliance with the requirements set forth by RR 15-2010 hereunder are the information on taxes and license fees paid or accrued during the taxable year.

a. Output VAT declared in the Organization's VAT returns

The Organization is a VAT-registered organization with VAT output tax declaration and gross receipts during the year as follows:

	Tax base	Output tax
Vatable receipts	57,811,600	6,937,392
Exempt receipts	4,005,070	-
Gross receipts	61,816,671	6,937,392

The Organization's revenues were subjected to output tax set at 12%. The Organization charged VAT based on actual collections received, hence may not be the same amounts recognized in the statements of comprehensive income.

b. Input VAT

	2021
Balance at January 1	-
Domestic purchases/payments for goods and services	1,553,174
Total available input VAT	1,553,174
Less: Total output tax for the year	(6,937,392)
VAT payments during the year	5,384,218
Balance at December 31	-

c. Information on the Organization's importations

The Organization has no transaction involving importations.

d. Documentary stamp taxes

The Organization has no transaction involving items subject to documentary stamp taxes.

e. Excise taxes

The Organization has no transaction involving items subject to excise tax.

f. Withholding taxes

Expanded withholding taxes	696,576
Compensation withholding taxes	333,218
Total withholding taxes	1,029,794

g. Other taxes and licenses

Business permit	914,492
Real estate/property taxes	33,774
Barangay clearance	2,000
Registration fees	500
Others	820
Total	951,586

PHILIPPINE CENTER FOR POPULATION & DEVELOPMENT, INC.

(A Non-Stock, Non-Profit Organization)

Notes to Financial Statements

As of and for the years ended December 31, 2021 and 2020

(in Philippine Peso)

- h. Deficiency tax assessments, tax cases and any litigation and/or prosecution in courts or bodies outside the BIR.

The Organization has no deficiency tax assessment, tax case or any litigation/prosecution with the Bureau of Internal Revenue, courts and regulatory bodies outside BIR.

Revenue Regulation No. 34-2020

RR No. 34-2020 prescribes the guidelines, and procedures for the submission of BIR Form 1709, Transfer Pricing Documentation (TPD) and other supporting documents, amending for this purpose the pertinent provisions of Revenue Regulations (RR) Nos. 19-2020 and 21-2002, as amended by RR No. 15-2010.

In compliance with RR No. 34-2020, the Organization is not covered under Section 2 of the said RR and is therefore not covered by the requirements and procedures for related party transactions as stated thereof.