SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

QUARTERLY REPORT PURSUANT TO SECTION 17 OF THE SECURITIES REGULATION CODE AND SRC RULE 17.2 (b) THEREUNDER

1. For the quarterly period ended **30 September 2015**

2. SEC Identification Number: **10683** 3. BIR Tax Identification Number: **000-141-166**

4. **SUNTRUST HOME DEVELOPERS, INC.**
Exact name of issuer as specified in its charter

5. **Metro Manila, Philippines**
Province, Country, or other jurisdiction of incorporation or organization

6. (SEC Use Only)

Industry Classification Code:

7. **6th Floor The World Centre, 330 Sen. Gil Puyat Avenue, Makati City 1227**
Address of issuer's principal office

8. **(632) 867-8826 to 40**
Issuer's Telephone Number, including area code

9. Securities registered pursuant to Sections 8 and 12 of the Code, or Section 4 and 8 of the RSA

TITLE OF EACH CLASS	NUMBER OF SHARES OF COMMON STOCK OUTSTANDING
Common	2,250,000,000

10. Are any or all of the securities listed on the Philippine Stock Exchange?

Yes [X] No [ ]

Philippine Stock Exchange **Common Shares**

11. Indicate by check mark whether the registrant:

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

Yes [X] No [ ]

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

Yes [X] No [ ]

PART I - FINANCIAL INFORMATION

Item 1. Financial Statements

1. Consolidated Statements of Financial Position (Exhibit 1)
2. Consolidated Statements of Income (Exhibit 2)
3. Consolidated Statements of Changes in Equity (Exhibit 3)
4. Statements of Cash Flows (Exhibit 4)
5. Notes to Interim Financial Statements (Exhibit 5)

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

Please see Exhibit 6

Item 3. Aging of Accounts Receivable

Please see attached hereto as Exhibit 7

Item4. Schedule of Financial Soundness Indicators

Please see Exhibit 8

PART II - OTHER INFORMATION

The Company is not in possession of any information which may, at its option, be reported under this item and which would otherwise be required to be filed in a report on SEC Form 17-C.

SIGNATURES

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

SUNTRUST HOME DEVELOPERS, INC.
Issuer

By:

EVELYN G. CACHO
Treasurer (Principal Financial Officer
and Duly Authorized Officer)
November 13, 2015

EXHIBIT 1

SUNTRUST HOME DEVELOPERS, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
SEPTEMBER 30, 2015 AND DECEMBER 31, 2014
(Amounts in Philippine Pesos)

		Unaudited September 30, 2015		Audited December 31, 2014
A S S E T S				
CURRENT ASSETS				
Cash and cash equivalents	**P**	**295,420,032**	P	230,662,973
Trade and other receivables - net		**108,018,529**		93,170,852
Due from related parties - net		**51,723,039**		46,268,824
Other current assets		**10,997,286**		9,698,764
Total Current Assets		**466,158,886**		379,801,413
NON-CURRENT ASSETS				
Trade and other receivables		**3,572,845**		3,572,845
Investment property - net		**28,816,095**		29,745,646
Property and equipment - net		**19,468,987**		23,092,490
Deferred tax assets		**51,817,246**		51,817,246
Other non-current assets		**3,570,222**		3,380,284
Total Non-current Assets		**107,245,395**		111,608,511
TOTAL ASSETS	**P**	**573,404,281**	P	491,409,924
LIABILITIES AND EQUITY				
CURRENT LIABILITIES				
Trade and other payables	**P**	**139,005,797**	P	87,254,280
Due to related parties - net		**90,487,973**		90,702,023
Income tax payable		**1,513,430**		9,207,485
Total Current Liabilities		**231,007,200**		187,163,788
NON-CURRENT LIABILITIES				
Retirement benefit obligation		**175,688,710**		157,688,710
TOTAL LIABILITIES		**406,695,910**		344,852,498
EQUITY		**166,708,371**		146,557,426
TOTAL LIABILITIES AND EQUITY	**P**	**573,404,281**	P	491,409,924

EXHIBIT 2

SUNTRUST HOME DEVELOPERS, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF INCOME
FOR THE PERIOD ENDED SEPTEMBER 30, 2015 AND 2014
(Amounts in Philippine Pesos)

	2015 Unaudited Jul 1 - Sep 30	2015 Unaudited Jan 1 - Sep 30	2014 Unaudited Jul 1 - Sep 30	2014 Unaudited Jan 1 - Sep 30
REVENUES				
Management fees	**P 81,746,043**	**P 239,687,720**	P 74,652,573	P 204,695,662
Service income	**4,364,987**	**9,895,525**	3,614,487	11,590,374
Rental income	**2,207,483**	**7,117,943**	2,050,342	6,040,558
Finance income	**1,652,424**	**3,487,523**	746,411	2,580,703
Others	**19,627**	**219,957**	122,400	174,433
	89,990,564	**260,408,668**	81,186,213	225,081,730
COSTS AND EXPENSES				
Cost of services	**69,328,102**	**199,682,041**	62,893,072	180,305,044
Operating expenses	**8,649,470**	**24,594,656**	7,483,191	21,991,533
Finance costs	**1,861,923**	**5,585,770**	1,522,265	4,567,695
Tax expense	**2,921,304**	**10,395,256**	3,667,314	6,567,915
	82,760,799	**240,257,723**	75,565,842	213,432,187
NET PROFIT	**P 7,229,765**	**P 20,150,945**	P 5,620,371	P 11,649,543
Earnings per share				
Basic and Diluted	**P 0.0033**	**P 0.0090**	P 0.0025	P 0.0052

EXHIBIT 3

SUNTRUST HOME DEVELOPERS, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE PERIOD ENDED SEPTEMBER 30, 2015 AND 2014

(Amounts in Philippine Pesos)

	Unaudited September 30, 2015	*Unaudited* September 30, 2014
CAPITAL STOCK - P1 par value		
Authorized - 3 billion shares	**P 2,062,500,000**	P 2,062,500,000
REVALUATION RESERVES	**(25,899,604)**	(16,082,036)
DEFICIT		
Balance at beginning of year	**(1,890,042,970)**	(1,918,862,136)
Net profit for the period	**20,150,945**	11,649,543
Balance at end of period	**(1,869,892,025)**	(1,907,212,593)
TOTAL EQUITY	**P 166,708,371**	P 139,205,371

EXHIBIT 4

SUNTRUST HOME DEVELOPERS, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE PERIOD ENDED SEPTEMBER 30, 2015 AND 2014
(Amounts in Philippine Pesos)

	Unaudited September 30, 2015	*Unaudited* Septembe 30, 2014
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	**P 30,546,201**	P 18,217,458
Adjustments for:		
Depreciation and amortization	**6,229,221**	8,634,406
Finance income	**(3,487,523)**	(2,580,703)
Finance costs	**5,585,770**	4,567,695
Operating profit before working capital changes	**38,873,669**	28,838,856
Increase in trade and other receivables	**(14,827,649)**	(12,257,341)
Increase in other current assets	**(1,298,522)**	(12,756,148)
Increase in trade and other payables	**51,751,517**	44,271,836
Increase in retirement benefit obligation	**12,414,230**	16,200,000
Cash generated from operations	**86,913,245**	64,297,203
Cash paid for taxes	**(18,089,311)**	(461,873)
Net Cash From Operating Activities	**68,823,934**	63,835,330
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES	**(3,852,825)**	4,711,194
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES	**(214,050)**	294,261
NET INCREASE IN CASH AND CASH EQUIVALENTS	**64,757,059**	68,840,785
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	**230,662,973**	172,226,157
CASH AND CASH EQUIVALENTS AT END OF PERIOD	**P 295,420,032**	P 241,066,942

EXHIBIT 5

SUNTRUST HOME DEVELOPERS, INC. AND SUBSIDIARIES
NOTES TO INTERIM FINANCIAL STATEMENTS
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2015 AND 2014
(UNAUDITED)
(Amounts in Philippine Pesos)

1. CORPORATE INFORMATION

1.1 Company Background

Suntrust Home Developers, Inc. (the Company or Parent Company) was incorporated in the Philippines on January 18, 1956 to primarily engage in real estate development. The Parent Company's corporate life was extended for another 50 years starting January 18, 2006. The Parent Company is presently engaged in leasing activity and is a publicly listed entity in the Philippines.

Megaworld Corporation (Megaworld), also a publicly listed company in the Philippines, is the major stockholder with 42.48% ownership interest in the Parent Company.

The registered office of the Parent Company, which is also its principal place of business, is located at the 6th Floor, The World Centre Building, 330 Sen. Gil Puyat Avenue, Makati City.

The Parent Company's administrative functions are being handled by Megaworld.

The consolidated financial statements have been prepared on a going concern basis since Megaworld commits to provide continuing financial support for its operating expenses until such time that the Parent Company is able to successfully re-start its commercial operations as a real estate developer.

1.2 Subsidiary, Associate, and their Operations

The Parent company holds 100% ownership interest in First Oceanic Property Management, Inc (FOPMI). FOPMI, which is incorporated in the Philippines, is engaged primarily in the management of real estate properties.

On the other hand, FOPMI holds 100% ownership interest in the shares of stock of Citylink Coach Services, Inc. (Citylink), a domestic company engaged in overland transport, carriage, moving or haulage of passengers, fares, customers and commuters as well as freight, cargo, articles, items, parcels, commodities, goods or merchandise by means of coaches, buses, coasters, jeeps, cars and other similar means of transport.

The registered and principal place of business of FOPMI is located at OSG Building No. 102 L.P. Leviste St., Salcedo Village, Brgy Bel-Air, Makati City. The registered and principal place of business of Citylink is located at G/F Parking Building, Service Road 2, McKinley Town Center, Bonifacio, Taguig City.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

2.1 Basis of Preparation of Consolidated Financial Statements

These interim consolidated financial statements are for the nine months ended September 30, 2015 and 2014. They have been prepared in accordance with Philippine Accounting Standards (PAS) 34, *Interim Financial Reporting*. They do not include all of the information and disclosures required in the annual audited consolidated financial statements and should be read in conjunction with the consolidated financial statements of the Group as of and for the year ended December 31, 2014.

The preparation of interim consolidated financial statements in accordance with Philippine Financial Reporting Standards (PFRS) requires management to make judgments, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. Although these estimates are based on management's best knowledge of current events and actions, actual results may ultimately differ from those estimates.

These interim consolidated financial statements are presented in Philippine pesos, the functional and presentation currency of the Parent Company and its subsidiaries, and all values represent absolute amounts except when otherwise indicated.

2.2 Adoption of New and Amended PFRS

These interim consolidated financial statements have been prepared in accordance with the accounting policies adopted in the last annual financial statements for the year ended December 31, 2014.

(a) Effective in 2015 that are Relevant to the Group

(i) PAS 19 (Amendment), *Employee Benefits– Defined Benefit Plans – Employee Contributions* (effective from July 1, 2014). The amendment clarifies that if the amount of the contributions from employees or third parties is dependent on the number of years of service, an entity shall attribute the contributions to periods of service using the same attribution method(i.e., either using the plan's contribution formula or on a straight-line basis) for the gross benefit.

(ii) Annual Improvements to PFRS (2010-2012 Cycle) and PFRS (2011-2013 Cycle) effective for annual periods beginning on or after July 1, 2014, made minor amendments to a number of PFRS. Among those improvements, the following amendments are relevant to the Group but management does not expect those to have material impact on the Group's consolidated financial statements:

Annual Improvements to PFRS (2010-2012 Cycle)

- PFRS 3 (Amendment), *Business Combinations – Accounting for Contingent Consideration in a Business Combination*. This amendment clarifies that an obligation to pay contingent consideration which meets the definition of a financial instrument is classified as a financial liability or as equity in accordance with PAS 32, *Financial Instruments – Presentation*. It also clarifies that all non-equity contingent consideration should be measured at fair value at the end of each reporting period, with changes in fair value recognized in profit or loss.

- PFRS 3 (Amendment), *Business Combinations – Scope Exceptions for Joint Ventures*. It clarifies that PFRS 3 does not apply to the accounting for the formation of any joint arrangement under PFRS 11, *Joint Arrangement*, in the financial statements of the joint arrangement itself.

- PFRS 8 (Amendment), *Operating Segments – Aggregation of Operating Segments, and Reconciliation of the Total of the Reportable Segment's Assets to the Entity's Assets*. This amendment requires disclosure of the judgments made by management in applying the aggregation criteria to operating segments. This includes a description of the segments which have been aggregated and the economic indicators which have been assessed in determining that the aggregated segments share similar economic characteristics. It further clarifies the requirement to disclose for the reconciliations of segment assets to the entity's assets if that amount is regularly provided to the chief operating decision maker.

- PAS 16 (Amendment), *Property, Plant and Equipment* and PAS 38 (Amendment), *Intangible Assets*. The amendments clarify that when an item of property, plant and equipment, and intangible assets is revalued, the gross carrying amount is adjusted in a manner that is consistent with a revaluation of the carrying amount of the asset.

- PAS 24 (Amendment), *Related Party Disclosures*. The amendment clarifies that an entity providing key management services to a reporting entity is deemed to be a related party of the latter. It also clarifies that the information required to be disclosed in the financial statements are the amounts incurred by the reporting entity for key management personnel services that are provided by a separate management entity and not the amounts of compensation paid or payable by the management entity to its employees or directors.

- PFRS 13 (Amendment), *Fair Value Measurement*. The amendment in the basis of conclusion of PFRS 13 clarifies that issuing PFRS 13 and amending certain provisions of PFRS 9 and PAS 39 related to discounting of financial instruments did not remove the ability to measure short-term receivables and payables with no stated interest rate on an undiscounted basis, when the effect of not discounting is immaterial.

Annual Improvements to PFRS (2011-2013 Cycle)

- PFRS 3 (Amendment), *Business Combination*s – *Scope Exceptions for Joint Ventures*. It clarifies that PFRS 3 does not apply to the accounting for the formation of any joint arrangement under PFRS 11, *Joint Arrangement,* in the financial statements of the joint arrangement itself.

- PFRS 13 (Amendment), *Fair Value Measurement*. The amendment clarifies that the scope of the exception for measuring the fair value of a group of financial assets and financial liabilities on a net basis (the portfolio exception) applies to all contracts within the scope of, and accounted for in accordance with, PAS 39 or PFRS 9, regardless of whether they meet the definitions of financial assets or financial liabilities as defined in PAS 32.

- PAS 40 (Amendment), *Investment Property*. The amendment clarifies the interrelationship of PFRS 3, *Business Combinations,* and PAS 40 in determining the classification of property as an investment property or owner-occupied property, and explicitly requires entity to use judgment in determining whether the acquisition of an investment property is an acquisition of an asset or a group of asset, or a business combination in reference to PFRS 3.

(b) *Effective Subsequent to 2015 but not Adopted Early*

There are new PFRS, amendments and annual improvements to existing standards effective for periods subsequent to 2015 which are adopted by the FRSC, subject to the approval of the BOA. Management will adopt the following relevant pronouncements in accordance with their transitional provisions, and, unless otherwise stated, none of these are expected to have significant impact on the Group's consolidated financial statements:

(i) PAS 1 (Amendment), *Presentation of Financial Statements – Disclosure Initiative* (effective from January 1, 2016). The amendment encourages entities to apply professional judgment in presenting and disclosing information in the financial statements. Accordingly, it clarifies that materiality applies to the whole financial statements and an entity shall not reduce the understandability of the financial statements by obscuring material information with immaterial information or by aggregating material items that have different natures or functions. Moreover, the amendment clarifies that an entity's share of other comprehensive income of associates and joint ventures accounted for using equity method should be presented based on whether or not such other comprehensive income item will subsequently be reclassified to profit or loss. It further clarifies that in determining the order of presenting the notes and disclosures, an entity shall consider the understandability and comparability of the financial statements.

(ii) PAS 16 (Amendment), *Property, Plant and Equipment* and PAS 38 (Amendment), *Intangible Assets – Clarification of Acceptable Methods of Depreciation and Amortization* (effective from January 1, 2016). The amendment in PAS 16 clarifies that a depreciation method that is based on revenue that is generated by an activity that includes the use of an asset is not appropriate for property, plant and equipment. In addition, amendment to PAS 38 introduces a rebuttable presumption that an amortization method that is based on the revenue generated by an activity that includes the use of an intangible asset is not appropriate, which can only be overcome in limited circumstances where the intangible asset is expressed as a measure of revenue, or when it can be demonstrated that revenue and the consumption of the economic benefits of an intangible asset are highly correlated. The amendment also provides guidance that the expected future reductions in the selling price of an item that was produced using the asset could indicate an expectation of technological or commercial obsolescence of an asset, which may reflect a reduction of the future economic benefits embodied in the asset.

(iii) PAS 16 (Amendment), *Property, Plant and Equipment* and PAS 41 (Amendment), *Agriculture – Bearer Plants* (effective from January 1, 2016). The amendment defines a bearer plant as a living plant that is used in the production or supply of agricultural produce, is expected to bear produce for more than one period and has a remote likelihood of being sold as agricultural produce, except for incidental scrap sales. On this basis, bearer plant is now included within the scope of PAS 16 rather than PAS 41, allowing such assets to be accounted for as property, plant and equipment and to be measured after initial recognition at cost or revaluation basis in accordance with PAS 16. The amendment further clarifies that produce growing on bearer plants remains within the scope of PAS 41.

(iv) PAS 27 (Amendment), *Separate Financial Statements – Equity Method in Separate Financial Statements* (effective from January 1, 2016). This amendment introduces a third option which permits an entity to account for its investments in subsidiaries, joint ventures and associates under the equity method in its separate financial statements in addition to the current options of accounting those investments at cost or in accordance with PAS 39 or PFRS 9, *Financial Instruments.* As of the end of the reporting period, the Company has no plan to change the accounting policy for its investments in its subsidiaries.

(v) PAS 28 (Amendment), *Investments in Associates and Joint Ventures – Investment Entities – Applying the Consolidation Exception* (effective from January 1, 2016). This amendment addresses the concerns that have arisen in the context of applying the consolidation exception for investment entities. This amendment permits a non-investment entity investor, when applying the equity method of accounting for an associate or joint venture that is an investment entity, to retain the fair value measurement applier by that investment entity associate or joint venture to its interests in subsidiaries.

(vi) PFRS 10 (Amendment), *Consolidated Financial Statements* and PAS 28 (Amendment), *Investments in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associates or Joint Venture* (effective from January 1, 2016). The amendment to PFRS 10 requires full recognition in the investor's financial statements of gains or losses arising on the sale or contribution of assets that constitute a business as defined in PFRS 3, *Business Combinations,* between an investor and its associates or joint venture. Accordingly, the partial recognition of gains or losses (i.e., to the extent of the unrelated investor's interests in an associate or joint venture) only applies to those sale or contribution of assets that do not constitute a business. Corresponding amendment has been made to PAS 28 to reflect these changes. In addition, PAS 28 has been amended to clarify that when determining whether assets that are sold or contributed constitute a business, an entity shall consider whether the sale or contribution of those assets is part of multiple arrangements that should be accounted for as a single transaction.

(vii) PFRS 10 (Amendment), *Consolidated Financial Statements – Investment Entities Applying the Consolidation Exception* (effective from January 1, 2016). This amendment confirms that the exemption from preparing consolidated financial statements continues to be available to a parent entity that is a subsidiary of an investment entity, even if the investment entity measures its interest in all its subsidiaries at fair value in accordance with PFRS 10. The amendment further clarifies that if an investment entity has a subsidiary that is not itself an investment entity and whose main purpose and activities are to provide services that are related to the investment activities of the investment entity parent, the latter shall consolidate that subsidiary.

(viii) PFRS 12 *(Amendment), Disclosures of Interests in Other Entities–Investment Entities: Applying the Consolidation Exception* (effective from January 1, 2016). The amendment clarifies that an investment entity that measures all its subsidiaries at fair value should provide the disclosures required by PFRS 12.

(ix) PFRS 9 (2014), *Financial Instruments* (effective from January 1, 2018). This new standard on financial instruments will eventually replace PAS 39 and PFRS 9 (2009, 2010 and 2013 versions). This standard contains, among others, the following:

- three principal classification categories for financial assets based on the business model on how an entity is managing its financial instruments;

- an expected loss model in determining impairment of all financial assets that are not measured at fair value through profit or loss (FVTPL), which generally depends on whether there has been a significant increase in credit risk since initial recognition of a financial asset; and,

- a new model on hedge accounting that provides significant improvements principally by aligning hedge accounting more closely with the risk management activities undertaken by entities when hedging their financial and non-financial risk exposures.

In accordance with the financial asset classification principle of PFRS 9 (2014), a financial asset is classified and measured at amortized cost if the asset is held within a business model whose objective is to hold financial assets in order to collect the contractual cash flows that represent solely payments of principal and interest (SPPI) on the principal outstanding. Moreover, a financial asset is classified and subsequently measured at fair value through other comprehensive income if it meets the SPPI criterion and is held in a business model whose objective is achieved by both collecting contractual cash flows and selling the financial assets. All other financial assets are measured at FVTPL.

In addition, PFRS 9 (2014) allows entities to make an irrevocable election to present subsequent changes in the fair value of an equity instrument that is not held for trading in other comprehensive income.

The accounting for embedded derivatives in host contracts that are financial assets is simplified by removing the requirement to consider whether or not they are closely related, and, in most arrangements, does not require separation from the host contract.

For liabilities, the standard retains most of the PAS 39 requirements which include amortized cost accounting for most financial liabilities, with bifurcation of embedded derivatives. The amendment also requires changes in the fair value of an entity's own debt instruments caused by changes in its own credit quality to be recognized in other comprehensive income rather than in profit or loss.

The Group does not expect to implement and adopt PFRS 9 (2014) until its effective date. In addition, management is currently assessing the impact of PFRS 9 (2014) on the consolidated financial statements of the Group and it will conduct a comprehensive study of the potential impact of this standard prior to its mandatory adoption date to assess the impact of all changes.

(x) IFRS 15, *Revenue from Contracts with Customers*. This standard will replace PAS 18, *Revenue*, and PAS 11, *Construction Contracts*, the related Interpretations on revenue recognition: IFRIC 13, *Customer Loyalty Programmes*, IFRIC 15, *Agreement for the Construction of Real Estate*, IFRIC 18, *Transfers of Assets from Customers* and Standing Interpretations Committee 31, *Revenue – Barter Transactions Involving Advertising Services*, effective January 1, 2017. This new standard establishes a comprehensive framework for determining when to recognize revenue and how much revenue to recognize. The core principle in the said framework is for an entity to recognize revenue to depict the transfer of promised goods or services to the customer in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. This standard has not yet been adopted in the Philippines; however, management is currently assessing the impact of this standard on the Group's consolidated financial statements in preparation for the adoption of this standard in the Philippines.

(xi) Annual Improvements to PFRS. Annual Improvements to PFRS (2012-2014 Cycle) effective for annual periods beginning on or after January 1, 2016, made minor amendments to a number of PFRS. Among those improvements, the following amendments are relevant to the Group but management does not expect those to have material impact on the Group's consolidated financial statements:

Annual Improvements to PFRS (2012-2014 Cycle)

- PFRS 7 (Amendment), *Financial Instruments: Disclosures–Applicability of Amendments to PFRS 7 to Condensed Interim Financial Statements*. This amendment clarifies that the additional disclosure required by the recent amendments to PFRS 7 related to offsetting financial assets and financial liabilities is not specifically required for all interim periods. However, the additional disclosure is required to be given in condensed interim financial statements that are prepared in accordance with PAS 34, Interim Financial Reporting, when its inclusion would be necessary in order to meet the general principles of PAS 34.

- PFRS 7 (Amendment), *Financial Instruments – Disclosures*. The amendment provides additional guidance to help entities identify the circumstances under which a contract to "service" financial assets is considered to be a continuing involvement in those assets for the purposes of applying the disclosure requirements of PFRS 7. Such circumstances commonly arise when, for example, the servicing is dependent on the amount or timing of cash flows collected from the transferred asset or when a fixed fee is not paid in full due to non-performance of that asset.

- PAS 19 (Amendment), *Employee Benefits*. The amendment clarifies that the currency and term of the high quality corporate bonds which were used to determine the discount rate for post-employment benefit obligations shall be made consistent with the currency and estimated term of the post-employment benefit obligations.

- PAS 34 (Amendment), *Interim Financial Reporting–Disclosure of information "Elsewhere in the Interim Financial Report"*. The amendment clarifies the meaning of disclosure of information "elsewhere in the interim financial report" and requires the inclusion of a cross-reference from the interim financial statements to the location of this referenced information. The amendment also specifies that this information must be available to users of the interim financial statements on the same terms as the interim financial statements and at the same time, otherwise the interim financial statements will be incomplete.

3. SIGNIFICANT ACCOUNTING JUDGMENTS AND ESTIMATES

The preparation of the Group's consolidated financial statements prepared in accordance with PFRS require management to make judgments and estimates that affect amounts reported in the consolidated 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 the circumstances. Actual results may ultimately differ from these estimates.

3.1 Critical Management Judgments in Applying Accounting Policies

In the process of applying the Group'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 consolidated financial statements:

(a) Distinction between Investment Properties and Owner-managed Properties

The Group determines whether a property qualifies as investment property. In making its judgment, the entity considers whether the property generates cash flows largely independently of the other assets held by an entity. Owner-managed properties generate cash flows that are attributable not only to property but also to other assets used in the production or supply process.

(b) Distinction between Operating and Finance Leases

The Group has entered into various lease agreements either as a lessor or as lessee. Critical judgment was exercised by management to distinguish each 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. Failure to make the right judgment will result in either overstatement or understatement of assets and liabilities.

Management has determined that the Group's current lease agreements are operating leases.

3.2 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:

(a) Estimating Useful Lives of Condominium Units (presented under Investment Property), Property and Equipment and Computer Software

The Group estimates the useful lives of property and equipment, condominium units and computer software based on the period over which the assets are expected to be available for use. The estimated useful lives of these assets 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.

(b) Impairment of Trade and Other Receivables

Adequate allowance is provided for specific and groups of accounts, where an objective evidence of impairment exists. The Group evaluates these accounts based on available facts and circumstances, including, but not limited to, the length of the Group's relationship with the customers, customers' credit status, average age of accounts, collection experience and historical loss experience. The methodology and assumptions used in estimating future cash flows are reviewed regularly by the Group to reduce any differences between loss estimates and actual loss experience. The methodology and assumptions used in estimating future cash flows are reviewed regularly by the Group to reduce any differences between loss estimates and actual loss experience.

(c) Determining Realizable Amount of Deferred Tax Assets

The Group reviews its deferred tax assets at the end of each reporting period and reduces the carrying amount 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 to be utilized. Based on management's assessment, the group has assessed that the deferred tax assets recognized as at September 30, 2015 and December 31, 2014 will be fully utilized in the coming years.

(d) *Impairment of Non-financial Assets*

In assessing impairment, management estimates the recoverable amount of each asset or a cash-generating unit based on expected future cash flows and uses an interest rate to calculate the present value of those cash flows. Estimation uncertainty relates to assumptions about future operating results and the determination of a suitable discount rate. Though management believes that the assumptions used in the estimation of fair values reflected in the consolidated financial statements are appropriate and reasonable, significant changes in these assumptions may materially affect the assessment of recoverable values and any resulting impairment loss could have a material adverse effect on the results of operations.

(e) *Fair Value Measurement of Investment Property*

The Group's condominium units, classified as Investment Property, are carried at cost at the end of the reporting period. The fair value is determined by the Group using the discounted cash flows valuation technique since the information on current or recent prices of investment property is not available. The Group uses assumptions that are mainly based on market conditions existing at each reporting period, such as: the receipt of contractual rentals; expected future market rentals; void periods; maintenance requirements; and appropriate discount rates. These valuations are regularly compared to actual market yield data and actual transactions by the Group and those reported by the market. The expected future market rentals are determined on the basis of current market rentals for similar properties in the same location and condition.

(f) *Valuation of Post-employment Defined Benefit Obligation*

The determination of the Group's obligation and cost of post-employment defined benefit is dependent on the selection of certain assumptions used by actuaries in calculating such amounts. Those assumptions include, among others, discount rates and salary increase rate. A significant change in any of these actuarial assumptions may generally affect the recognized expense, other comprehensive income or loss and the carrying amount of the post-employment benefit obligation in the next reporting period.

(g) *Business Combination*

On initial recognition, the assets and liabilities of the acquired business and the consideration paid for them are included in the consolidated financial statements at their fair values. In measuring fair value, management uses estimates of future cash flows and discount rates. Any subsequent change in these estimates would affect the amount of goodwill, if any, if the change qualifies as a measurement period adjustment. Any other change would be recognized in profit or loss in the subsequent period.

4. SEGMENT REPORTING

4.1 Business Segments

The Group's operating businesses are organized and managed separately according to the services provided, with each segment represent unit that offers different services and serves different markets. For management purposes, the Group is organized into two major business segments, namely property management and rental and other activities. These are also the basis of the Group in reporting to its strategic steering committee for its strategic decision-making activities.

(a) Property Management – is the operation, control of (usually on behalf of an owner) and oversight of commercial, industrial or residential real estate as used in its most broad terms. Management indicates a need to be cared for, monitored and accountability given for its usable life and condition.

(b) Rental and Others – consists of rental from leasing activity of Parent Company and transportation services of Citylink.

4.2 Segment Assets and Liabilities

Segment assets include all operating assets used by a segment and consist principally of operating cash, receivables, net of allowances and due from related parties. Segment liabilities include all operating liabilities and consist principally of trade and other payables, due to related parties and retirement benefit obligation.

The following tables present revenue and profit information regarding industry segments for the nine months ended September 30, 2015 and 2014 and certain asset and liability information regarding segments as at September 30, 2015 and 2014.

September 30, 2015

	Property Management	Rental and Others	Total
Revenues:			
Management fees	P 239,687,720	P -	P 239,687,720
Service income	-	9,895,525	9,895,525
Rental income	-	7,117,943	7,117,943
Finance income	1,857,536	1,629,987	3,487,523
Others	208,957	11,000	219,957
Gross revenues	241,754,213	18,654,455	260,408,668
Expenses	205,796,792	18,479,905	224,276,697
Finance costs	5,585,770	-	5,585,770
Profit before tax	30,371,651	174,550	30,546,201
Tax expense	10,019,760	375,496	10,395,256
Net profit (loss)	**P 20,351,891**	**(P 200,946)**	**P 20,150,945**
Segment assets	**P 403,474,091**	**P 169,930,190**	**P 573,404,281**
Segment liabilities	**P 344,316,454**	**P 62,379,456**	**P 406,695,910**

September 30, 2014

	Property Management		Rental and Others		Total	
Revenues:						
Management fees	P	204,695,662	P	-	P	204,695,662
Service income		-		11,590,374		11,590,374
Rental income		-		6,040,558		6,040,558
Finance income		1,466,683		1,114,020		2,580,703
Others		158,100		16,333		174,433
Gross revenues		206,320,445		18,761,285		225,081,730
Expenses		180,472,890		21,823,687		202,296,577
Finance costs		4,567,695		-		4,567,695
Profit (loss) before tax		21,279,860	(	3,062,402)		18,217,458
Tax expense		6,344,782		223,133		6,567,915
Net profit (loss)	P	14,935,078	(P	3,285,535)	P	11,649,453
Segment assets	P	320,483,065	P	163,491,099	P	483,974,164
Segment liabilities	P	291,006,684	P	53,762,109	P	344,768,793

5. EARNINGS PER SHARE

The basic and diluted EPS are computed as follows:

	September 30, 2015		September 30, 2014	
Net profit	**P**	**20,150,945**	P	11,649,543
Divided by the weighted average number of outstanding shares		**2,250,000,000**		2,250,000,000
Basic and diluted earnings per share	**P**	**0.0090**	P	0.0052

The Group has no potentially dilutive shares as of the end of each reporting period.

6. EQUITY

The details of this account for the nine months ended September 30, 2015 and 2014 are as follows:

	September 30, 2015		September 30, 2014	
Capital Stock	**P**	**2,062,500,000**	P	2,062,500,000
Revaluation reserves	**(**	**25,899,604)**	(	16,082,036)
Deficit	**(**	**1,869,892,025)**	(	1,907,212,593)
	P	**166,708,371**	P	139,205,371

7. COMMITMENTS AND CONTINGENCIES

The Group has other commitments and contingencies that may arise in the normal course of the Group's operations which have not been reflected in the consolidated financial statements. Management is of the opinion that losses, if any, from these other commitments will not have material effects on the Group's consolidated financial statements.

8. RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group is exposed to a variety of financial risks in relation to financial instruments. The Group's risk management is coordinated with the BOD and focuses on actively securing the Group's short-to medium-term cash flows by minimizing the exposure to financial markets.

Exposure to interest rate, credit and liquidity risk arise in the ordinary course of the Group's business activities. The main objective of the Group's risk management is to identify, monitor, and minimize those risks and to provide cost with a degree of certainty.

The Group does not actively engage in the trading of financial assets for speculative purposes nor does it write options. The financial risks to which the Group is exposed to are described below.

8.1 Interest Rate Risk

As at September 30, 2015 and December 31, 2014, the Group is exposed to changes in market interest rates through its cash and cash equivalents which are subject to variable interest rates.

8.2 Credit Risk

Credit risk is the risk that a counterpart may fail to discharge an obligation to the Group. Generally, the maximum credit risk exposure of financial assets is the carrying amount of the financial assets as shown on the consolidated statements of financial position under Cash and Cash Equivalents, Trade and Other Receivables (excluding advances to employees) and Due from Related Parties.

None of the Group's financial assets are secured by collateral or other credit enhancements.

The credit risk for cash and cash equivalents is considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

8.3 Liquidity Risk

The Group manages its liquidity needs by carefully monitoring scheduled debt servicing payments for long-term financial liabilities as well as cash outflows due in a day-to-day business. Liquidity needs are monitored in various time bands, on a day-to-day and week-to-week basis, as well as on the basis of a rolling 30-day projection. Long-term liquidity needs for a six months and one year period are identified monthly.

The Group maintains cash to meet its liquidity requirements for up to 60-day periods. Excess cash are invested in time deposits. Funding for long-term liquidity needs is additionally secured by an adequate amount of committed credit facilities.

9. CATEGORIES AND FAIR VALUES OF FINANCIAL ASSETS AND LIABILITIES

9.1 Carrying Amounts and Fair Values

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

	September 30, 2015 (Unaudited)		December 31, 2014 (Audited)	
	Carrying Values	**Fair Values**	Carrying Values	Fair Values
Financial Assets				
Loans and receivables:				
Cash and cash equivalents	**P 295,420,032**	**P 295,420,032**	P 230,662,973	P 230,662,973
Trade and other receivables – ne0074x (excluding advances to employees)	**110,039,246**	**110,039,246**	93,926,266	93,926,266
Due from related parties – net	**51,723,039**	**51,723,039**	46,268,824	46,268,824
	P 457,182,317	**P 457,182,317**	P 370,858,063	P 370,858,063
Financial Liabilities				
Financial liabilities at amortized cost:				
Trade and other payables	**P 135,548,991**	**P 135,548,991**	P 78,344,402	P 78,344,402
Due to related parties – net	**90,487,973**	**90,487,973**	90,702,023	90,702,023
	P 226,036,964	**P 226,036,964**	P 169,046,425	P 169,046,425

9.2 Fair Value Hierarchy

The Group uses the following hierarchy level in determining the fair values that will be disclosed for its financial instruments.

a.) Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that an entity can access at the measurement date;

b.) Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and,

c.) 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 is determined based on the lowest level of significant input to the fair value measurement.

The Group's financial assets which are not measured at fair value in the consolidated statement of financial position but for which fair value is disclosed include cash and cash equivalents, which are categorized as Level 1, and trade and other receivables and due from related parties, which are categorized as Level 3. Financial liabilities which are not measured at fair value but for which fair value is disclosed pertain to trade and other payables and due to related parties which are categorized under Level 3.

10. CAPITAL MANAGEMENT OBJECTIVES, POLICIES AND PROCEDURES

The Group's capital management objectives are to:

- Ensure the Group's ability to continue as a going concern; and,
- Provide an adequate return to shareholders in the future.

The Group also monitors capital on the basis of the carrying amount of equity as presented on the consolidated statements of financial position. It sets the amount of capital in proportion to its overall financing structure, i.e., equity and financial liabilities. The Group manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets.

EXHIBIT 6

MANAGEMENT DISCUSSION AND ANALYSIS OF RESULTS OF OPERATIONS AND FINANCIAL CONDITION

RESULTS OF OPERATIONS

Review of September 30, 2015 versus September 30, 2014

The Group's total revenues exhibited an increase of Php35.33 million or 15.70% from Php225.08 million in 2014 to Php260.41 million in 2015 of the same period. Total revenues mostly came from management fees, service income and rental income.

Costs and expenses exhibited an increase of Php26.83 million or 12.57% from Php213.43 million in 2014 to Php240.26 million in 2015. Increase in costs and expenses were mainly due to cost of services, operating and tax expenses.

The Group's net profit showed an increase of Php8.50 million or 72.98% from Php11.65 million in 2014 to Php20.15 million in 2015.

FINANCIAL CONDITION

As of September 30, 2015 and December 31, 2014

The Group's total resources amounted to Php573.40 million in 2015 from Php491.41 million in 2014. The Group manages its liquidity needs by carefully monitoring scheduled payments for financial liabilities as well as its cash outflows due in a day-to-day business.

Current assets increased by Php86.36 million or 22.74% from Php379.80 million in 2014 to Php466.16 million in 2015. Cash and cash equivalents increased by Php64.76 million or 28.07% from Php230.66 million in 2014 to Php295.42 million in 2015. Due from related parties increased by Php5.45 million or 11.79% from Php46.27 million in 2014 to Php51.72 million in 2015.

Non-current assets decreased by Php4.36 million or 3.91% from Php111.61 million in 2014 to Php107.25 million in 2015. Investment property decreased by Php0.93 million from Php29.75 million in 2014 to Php28.82 million in 2015. Property and equipment decreased by Php3.62 million or 15.69% from Php23.09 million in 2014 to Php19.47 million in 2015.

Trade and other receivables increased by Php14.85 million or 15.35% from Php96.74 million in 2014 to Php111.59 million in 2015. Other Assets increased by Php1.49 million or 11.38% from Php13.08 million in 2014 to Php14.57 million in 2015.

Current liabilities increased by Php43.84 million or 23.43% from Php187.16 million in 2014 to Php231.01 million in 2015. Trade and other payables exhibited an increase of Php51.75 million or 59.31% from Php87.25 million in 2014 to Php139.01 million in 2015. Due to related parties slightly decreased by Php0.21 million or 0.24% from Php90.70 million in 2014 to Php90.49 million in 2015. Income tax payable decreased by Php7.69 million or 83.56% from Php9.21 million in 2014 to Php1.51 million in 2015.

Retirement benefit obligation increased by Php18.00 million or 11.41% from Php157.69 million in 2014 to Php175.69 million in 2015.

Material Changes in Year 2015 Financial Statements
Increase/Decrease of 5% or more versus December 31, 2014

Statements of Financial Position

28.07% increase in cash and cash equivalents
Due to timely collection of receivables as of current period

15.35% increase in trade and other receivables – net
Due to additional revenues from management fees as of the current period

11.79% increase in due from related parties – net
Due to additional advances to related parties

15.69% decrease in property and equipment – net
Mainly due to depreciation for the current period

11.38% increase in other assets
Due to increase in prepayments as of the current period

59.31% increase in trade and other payables
Due to increase in trade payable and accrued expenses as of the current period

83.56% decrease in income tax payable
Due to payment of income tax payable for the previous period

11.41% increase in retirement benefit obligation
Due to additional accrual of employee retirement benefits for the current period

Increase/Decrease of 5% or more versus September 30, 2014

Statements of Income

17.09% increase in management fees
Due to additional properties managed by the subsidiary as well as the increase in management fee rate

14.62% decrease in service income
Due to lower service income generated by the subsidiary

17.84% increase in rental income
Due to higher rental income generated by the subsidiary

35.14% increase in finance income
Due to higher interest income generated by the company

10.75% increase in cost of services
Higher cost of services due to increase in properties managed by the subsidiary

11.84% increase in operating expenses
Due to higher administrative and overhead expenses for the current period

22.29% increase in finance costs
Due to higher interest expense on retirement benefit obligation

58.27% increase in tax expense
Due to higher taxable income for the current period

KEY PERFORMANCE INDICATORS

Presented below are the top five (5) key performance indicators of the Group:

- *Revenue Growth* – The Group generated its revenue mostly from management fees, service income and rental income. The Group's revenues showed an increase of Php35.33 million or 15.70% from Php225.08 million in 2014 to Php260.41 million in 2015.
- *Net Profit Growth* – measures the percentage change in net profit over a designated period of time. The Group's net profit increased by Php8.50 million or 72.98% from Php11.65 million in 2014 to Php20.15 million in 2015.
- *Increase in Cash and cash equivalents* – Primarily attributable to collection of receivables and discreet control of finances observably enhanced the cash position. The Group's cash and cash equivalents increased by Php64.76 million.
- *Increase in Trade and Other receivables* – Total trade and other receivables increased by Php14.85 million or 15.35% from Php96.74 million in 2014 to Php111.59 million in 2015. Increase is due to continuous flows of revenues in the form of administrative fees and service income.
- *Increase in Total Assets* – Total assets increased by Php81.99 million or 16.69% from Php491.41 million in 2014 to Php573.40 million in 2015.

There are no other significant changes in the Group's financial position (5% or more) and condition that will warrant a more detailed discussion. Further, there are no material events and uncertainties known to management that would impact or change reported financial information and condition on the Group.

There are no known trends or demands, commitments, events or uncertainties that will result in or that are reasonably likely to result in increasing or decreasing the Group's liquidity in any material way.

There are no other known events that will trigger direct or contingent financial obligation that is currently considered material to the Group, including any default or acceleration of an obligation.

The Group does not anticipate having any cash flow or liquidity problems. The Group is not in default or breach of any note, loan, lease or other indebtedness or financing arrangement requiring it to make payments. The Group has no material commitments for capital expenditures.

There are no material off-balance sheet transactions, arrangements, obligations, and other relationships of the Group with unconsolidated entities or other persons created during the reporting period.

The Group has no unusual nature of transactions or events that affects assets, liabilities, equity, net income or cash flows.

There are no other material issuances, repurchases or repayments of debt and equity securities.

There are no seasonal aspects that had a material effect on the financial condition or results of operations of the Group.

There are no material events subsequent to the end of the period that have not been reflected in the financial statements for the period.

There are no changes in estimates of amount reported in periods of the current financial year or changes in estimates of amounts reported in prior financial years.

SUNTRUST HOME DEVELOPERS, INC. AND SUBSIDIARIES
Aging of Accounts Receivable
September 30, 2015

EXHIBIT 7

Type of Receivables	**Total**	**Current/ Not Yet Due**	**1-3 Months**	**4-6 Months**	**7 Months to 1 Year**	**1-2 Years**	**Past Due Accounts and Items in Litigation**
Trade and Other Receivables	111,591,374	45,365,630	19,840,963	9,044,636	10,370,592	26,969,553	

EXHIBIT 8

SUNTRUST HOME DEVELOPERS, INC. AND SUBSIDIARIES
SCHEDULE OF FINANCIAL SOUNDNESS INDICATORS
SEPTEMBER 30, 2015 AND DECEMBER 31, 2014

	SEPTEMBER 30, 2015	DECEMBER 31, 2014
Current ratio	2.02 :1.00	2.03 :1.00
Quick ratio	1.28 :1.00	1.23 :1.00
Debt-to-equity ratio	2.44 :1.00	2.35 :1.00
Asset-to-equity ratio	3.44 :1.00	3.35 :1.00
		SEPTEMBER 30, 2014
Return on assets	3.78%	2.63%
Return on equity	12.09%	8.37%

LIQUIDITY RATIOS measure the business' ability to pay short-term debt.
Current ratio – computed as current assets divided by current liabilities
Quick ratio – computed as cash and cash equivalents divided by current liabilities

SOLVENCY RATIOS measure the business' ability to pay all debts, particularly long-term debt.
Debt-to-equity ratio – computed as total debt divided by total stockholders' equity.

ASSET-TO-EQUITY RATIOS measure financial leverage and long-term solvency. It shows how much of the assets are owned by the company. It is computed as total assets divided by total stockholders' equity.

PROFITABILITY RATIOS
Return on assets – net profit divided by average total assets.
Return on equity – net profit divided by total stockholders' equity.