



MAERSK MEGA LOGISTICS FACILITY IN PARTNERSHIP WITH PRECOS INC, CALAMBA LAGUNA

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MESSAGE OF THE CEO

As the Philippine economy continued to rebound from the Covid pandemic in 2022, a strong 7.6% GDP growth rate was achieved from 5.7% in 2021. This momentum is expected to continue in 2023 and into succeeding years with a projected longer-term average GDP growth rate of 6% annually.

Along with the rise of new businesses, existing industries that were stifled during the pandemic are now swinging back into full gear, especially in tourism, transport, retail, restaurants and entertainment. All over the world, the Philippines included, the so-called “revenge spending” is evident in travel, shopping, dining, and live entertainment such as sold-out K-pop concerts.

Amidst these positive recovery indicators, geo-political uncertainties and socio-economic challenges persist, impacting all nations including the Philippines.

Notwithstanding global uncertainties, the Philippine trajectory is generally positive. So is the outlook for our company, Solid Group Inc. or SGI. Despite a modest 6% growth in consolidated revenue of Php 1.635 billion from Php 1.54 billion in 2021, profitability for 2022 reached Php 429 million with property value gains of Php 217 million. While net profit was lower by 36%, this was due to fair value gains and deferred tax income adjustment from the Create Law in the previous year amounting to Php 500 million. Excluding these, SGI's consolidated net income improved by 70% from operations while return on equity improved by 68%.

Financial highlights such as current assets and debt to equity ratios, return on equity, retained earnings and other details of the SGI annual report 2022 including segment performance will be posted on our website after the Annual Stockholders' Meeting and the BOD Organization Meeting on June 22, 2023.

SGI's solid performance for 2022 was contributed by the consistent operations of our logistics and technical solutions segment led by Omni Solid Services Inc., the improved efficiency of the hotel operations, the recovery of leasing incomes from properties of Solid Manila Corp. and Zen Towers Inc., the revitalization of sales and marketing organizations including the acquisition of Avid Sales Corporation, a network of retail shops with e-commerce and enterprise solutions businesses, and significantly the launch and ongoing construction of the largest single client real estate project in our history.



Set to be completed in the first quarter of 2024, the Solid LF project under Precos, Inc., a wholly owned subsidiary of SGI, will be one of the largest mega distribution centers in Southeast Asia with a budget of Php 3 billion. Together with our partner Maersk (formerly LF Logistics), a leading global integrated logistics conglomerate, we are committed to build and operate this 10.5 hectare flagship LEED-accredited facility in support of environmental sustainability and to create a positive impact in the community and country.

For 2023 and in the succeeding years, we will continue to strive for excellence in existing and future businesses, building on lessons learned supported by empowered employees committed to upholding our values in achieving our mission & vision. We will pursue sustainable stockholder value while remaining vigilant against risks both internal and external. We shall continually seek to improve Filipino lives.

Thank you SGI Family. To our dedicated employees, management team and independent directors, to our business partners, customers and stockholders, my deepest appreciation. I take this opportunity to acknowledge our founders Atty. Elena Lim and Joseph Lim who continue to guide and inspire us. The foundation we have built together through the years has withstood many ups and downs, changes and challenges. We are ready to forge ahead and build an even stronger organization. On behalf of SGI, let us continue this exciting journey together.

Maraming salamat at Mabuhay!

Susan L Tan
CEO



PROPERTY & RELATED SERVICES

Property & Related Services (PRS) revenue increased by 7% to Php 272 million in 2022 from Php 255 million in 2021 and Php 215 million in 2020 principally from leasing operations. This segment accounted for 17% of the company's consolidated revenues in 2022. It continued to be a significant contributor to the company despite recognizing a lower net income of Php 303 million from Php 706.6 million in 2021 and Php 237 million in 2020 attributed mainly to lower fair value gains.

Solid Manila Corporation in 2022 grew by 17% in revenue to Php 233 million from previous year's Php 199 million due to rental rate normalization after Covid 19 pandemic related discounts being granted for two years prior. The decline of 40% in net income of Php 351 million from Php 582 million in 2021 was primarily due to exceptional fair value gains in 2021. For 2023, SMC's construction projects includes the renovation of Green Sun Building to launch new concept and business opportunities. Also, several developments will be re-started after suspension of activities during the pandemic including a new commercial building in Dagupan City, and renovation some provincial properties in Cebu, Cagayan De Oro and San Pablo City, Laguna. For 2023, it expects revenue of Php 232 million and net profit of Php 110 million.

Zen Towers Corporation increased its revenue to Php 44 million in 2022 from Php 42 million in 2021 despite loss of regular commercial account due to better occupancy of residential units and the resumption of face-to-face classes in schools. It recognized lower net income of Php 19 million in 2022 from Php 23 million in 2021 due higher tax expense for the year and deferred tax income adjustment from CREATE Law in 2021.

The Maersk South Luzon Mega DC Loading Docks

The 14-storey condominium Tower 3 project for commercial lease with a budget of Php 500 million was pushed back for re-study due to changing market demand and new pricing realities. It will continually improve overall service to its tenants in terms of security, housekeeping and facilities management. In 2023, it projects a revenue of Php 52 million (18% increase) and net income of Php 23 million (21% increase) with target occupancy rate of 88% (from 74% in 2022).

As pandemic-related quarantine requirements eased in 2022, Green Sun and Casa Bocobo hotel operations maintained its combined revenue at Php 109 million from bookings of corporate clients, online travel agencies (OTA) and events in comparison to Php 108 million in revenues in 2021 (Php 59 million in 2020). Its combined net profit went down to Php 23 million compared to Php 46 million the preceding year (from Php 32 million net loss in 2020) from higher cost of services. With the continuous recovery and positive outlook in the hospitality industry, a combined revenue of Php 117 million (18% up) is expected in 2023.

The Company marked a new business footprint in March 2022 when it entered into a built to specifications agreement with LF Logistics Philippines to develop a 10.5-hectare LEED-accredited distribution facility in Calamba, Laguna through its wholly-owned subsidiary Precos Inc. This property development with projected cost of Php 3 billion is scheduled to be completed first quarter of 2024 and is expected to contribute a steady stream of revenue and profits.



North West Aerial Perspective of Mega DC

DISTRIBUTION & RETAIL

Solid Video Corporation's (SVC) revenue went down by 28% to Php 226 million from Php 317 million in 2021 (from Php 116 million in 2020) attributable to the absence of any major integration project as compared the previous year, delays in the delivery from suppliers, the non-renewal of contract with ABS-CBN as well as the closure of Sony Asia Pacific Broadcast division, one of its key suppliers. Accordingly, net profit went down by 57% to Php 10 million compared to Php 23 million in 2021 (from Php 17.6 million net loss in 2020). Despite considerable pressure, SVC aims to enhance long-term competitiveness with diversified products and improvement of services. For 2023, it projects to achieve a 10% rise realizing Php 250 million in revenue.

MySolid Technologies & Devices Corporation (MySolid) rationalized its business in 2022 by focusing on tablet devices and selected feature phones and by shifting from traditional dealer network to institutional B-to-B sales for government and corporate clients. While its revenue went down by 35% or Php 178 million from Php 273 million the previous year, it was able to reverse its losses to attain Php 5.2 million net profit from Php 83.7 million net loss in 2021. For 2023, it projects Php 96 million revenue with a net profit of Php 3 million. MySolid continues to explore opportunities and new innovative products.

SolidGroup Technologies Corporation (MyHouse) revenue went down by 38% to Php 27 million from Php 44 million in 2021. In 2023, the company is expecting a negative income as it is reorganizing its business operations utilizing "Black Steel" technology in customized building structures.

Avid Sales Corporation (Avid) is engaged in electronics retail. Following its acquisition in November 2022, from its one month December operation, Avid contributed Php 95 million revenue and Php 457 thousand net profit. In 2023, it is projecting net sales revenue of Php 803 million from its brick- and-mortar stores, enterprise business and e-commerce platform.



SVC's Turn-Key Project for the Philippine Congress



Inauguration of Avid Megamall branch



MyHouse Black Steel Technology for Construction Project

LOGISTICS & TECHNICAL SOLUTIONS

The reopening of the economy benefited this segment of the Company's business which has surpassed its pre-pandemic level. The logistic and technical solution segment recognized a 25% revenue increase to Php 670 million from Php 531 million.

Driven by increase in revenues in all its operating divisions ranging from integrated logistics services, leasing of warehouse spaces, factory of television assembly, laboratory services for testing and calibration (accredited by Bureau of Public Standards) and sale of refurbished consumer appliances, for 2022 Omni Solid Services Inc. (OMNI) realized 62% rise in net income, their best performance so far. In 2023, to achieve its target of Php 550 million in revenue, it will increase its fleet of delivery vehicles and procure equipment to boost its output in factory assembly and laboratory services.

SolidService Electronics Corporation revenue was slightly up by 3% to Php 152 million with a net profit of Php 4.3 million. It aims to achieve steady growth in revenue through its expansion for consumer electronics with new brands and increased installation and repair services of airconditioners. It forecasts a 20% increase in revenue in 2023.



Aircon Unit Installation & Servicing



Blessing of OMNI's new Laboratory Office



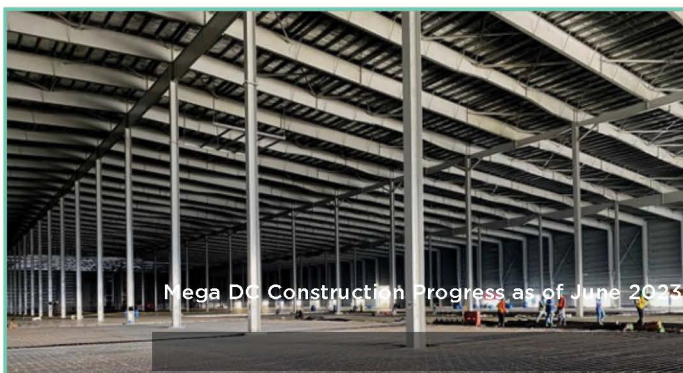
Omni Solid Service Laboratory Office

INVESTMENT & OTHERS

Investment and others segment posted a 35% escalation in revenue to P373 million inclusive of dividends from subsidiaries from P277 million in 2021 from P375 million in 2020. Also, net income increased arising from higher interest rates despite lower investible funds. Part of the cashflow was used for additional investments in Precos Inc. for its project in Laguna and acquisition of Avid Sales Corporation approved by the Board of Directors in November 2022. With the return to normalcy after the pandemic, the company was able to commence paying dividends to stockholders in 2022 after use in 2021.



Maersk Mega DC Ground Breaking Ceremony



Mega DC Construction Progress as of June 2023



Ceremonial Time Capsule Laying



TESDA / International Labor Organization event



Philippine FINTECH Festival at Green Sun



HQ Manager's Leadership Training



Solid Group Team Building



Zen Tower Customer Service Training

BOARD OF DIRECTORS



JASON S. LIM
Chairman of the Board



SUSAN L. TAN
President & CEO



DAVID S. LIM
EVP & CSO, Director



VINCENT S. LIM
SVP & CFO, Director



BEDA T. MANALAC
SVP, Director



JONATHAN JOSEPH LIM
VP, DPO, Director



KEVIN MICHAEL L. TAN
VP, Director



RAFAEL F. SIMPAO, JR.
Independent Director



ATTY. SIEGFRED MISON
Independent Director

CORPORATE OFFICERS



ATTY. ROBERTO SAN JOSE – Corporate Secretary; **ATTY. ANA MARIA KATIGBAK-LIM** – Asst. Corporate Secretary; **LITA JOAQUIN** – SVP & Treasurer; **MELLINA CORPUZ** – SVP & Chief Accounting Officer; **CHRISTOPHER JAMES TAN** – SVP for Business Development & New Investments; **JOSEPHINE SANTIAGO** – VP & Chief Information Officer; **ERICSON SALVADOR** – VP & Chief Audit Executive; **ANNABELLA ORBE** – AVP for Accounting

EXECUTIVE OFFICERS



ABBE L. DAZA
President, Omni Solid Services, Inc.



JONATHAN JOSEPH C. LIM
President, Solid Manila Corporation



KEVIN MICHAEL L. TAN
VP, MySolid Technologies & Devices Corp.



BEDA T. MANALAC
President, SolidGroup Technologies Corp.



RUDOLPH M. PANLILIO
VP, MyHouse Modular Structures



JOJI H. TAN
President, SolidService Electronics Corp.



LITA L. JOAQUIN
GM, Solid Manila Finance, Inc.



MICHELLE MAY C. LIM
VP, GreenSun & Casa Bocobo Hotels

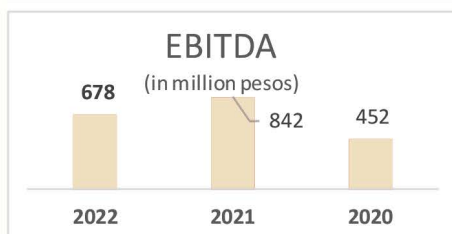
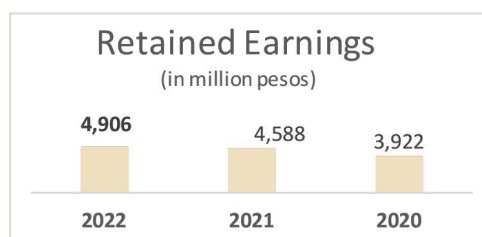
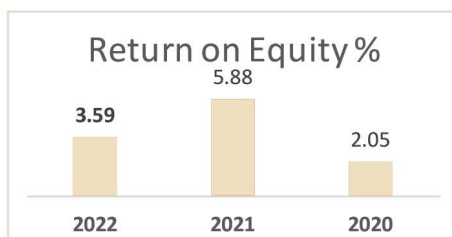
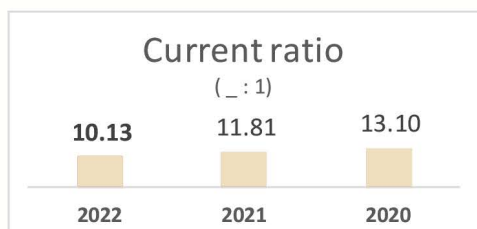


CHRISTOPHER JAMES L. TAN
President, Solid Video Corp.

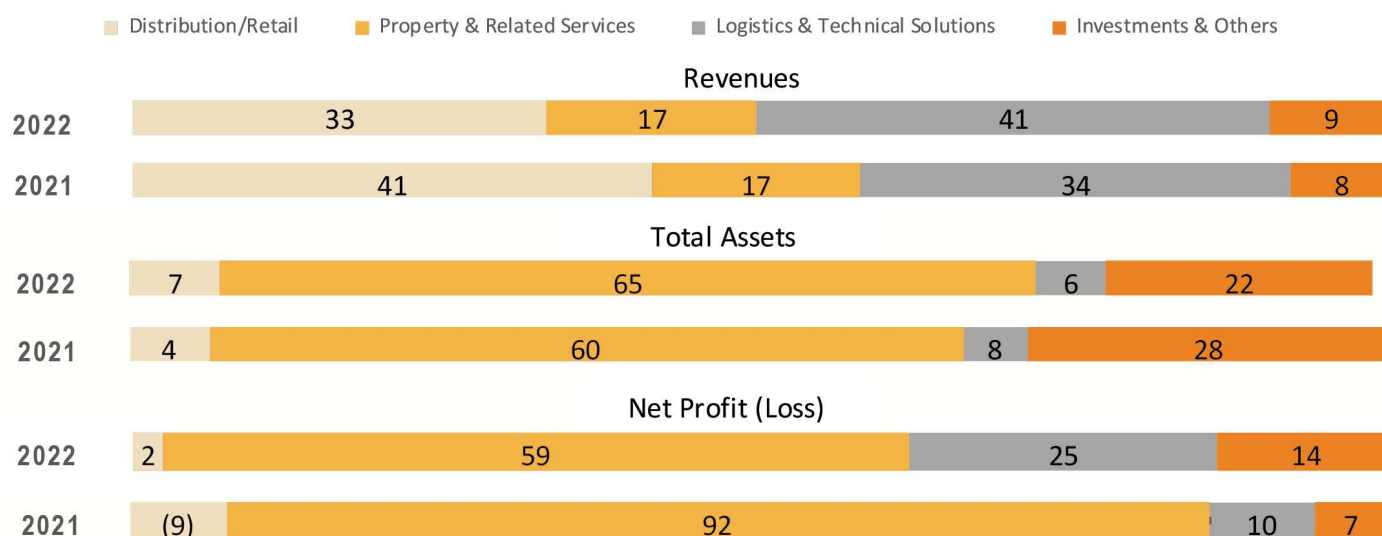
FINANCIAL HIGHLIGHTS

Financial Position in billion pesos	2022	2021	2020
Total Assets	13.66	12.99	12.30
Total Liabilities	1.72	1.45	1.45
Total Equity	11.94	11.53	10.86
Total Equity - Parent	11.61	11.20	10.49

Cash Activities and Positions in million pesos	2022	2021	2020
Net Cash from (used in):			
Operating Activities	1,079.85	1,814.01	(1,317.06)
Investing Activities	73.13	28.66	(1,191.19)
Financing Activities	(124.21)	(45.03)	(72.93)
Cash & Cash Equivalent	3,832.06	2,749.79	918.34
Short term placement	-	1,702.46	3,326.48



Percentage Share of Business Segments



* Property & Related Services segment's net profit includes fair value gains on investment property & 2021 deferred income tax adjustment from Create Law

SOLID GROUP INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2022 AND 2021
(Amounts in Philippine Pesos)

	<u>Notes</u>	<u>2022</u>	<u>2021</u>
<u>ASSETS</u>			
CURRENT ASSETS			
Cash and cash equivalents	5	P 3,832,058,109	P 2,749,788,562
Short-term placements	5	-	1,702,458,454
Trade and other receivables - net	6	242,779,722	327,047,374
Advances to related parties	25	2,386,851	2,386,851
Merchandise inventories and supplies - net	8	324,629,855	124,880,881
Real estate inventories - net	9	428,929,955	437,787,335
Other current assets - net	13	350,046,112	237,055,863
Total Current Assets		5,180,830,604	5,581,405,320
NON-CURRENT ASSETS			
Trade and other receivables - net	6	941,259,567	838,536,028
Financial assets at fair value through other comprehensive income	7	37,000,000	27,400,000
Investment in an associate	7	88,022,714	76,512,000
Investment in bonds	7	20,000,000	20,000,000
Property and equipment - net	11	1,586,203,581	1,626,508,328
Investment properties - net	12	5,608,592,324	4,638,814,250
Right-of-use assets - net	10	2,901,782	5,673,637
Post-employment benefit asset - net	21	152,210,254	131,951,617
Deferred tax assets - net	22	9,950,528	12,090,214
Other non-current assets - net	13	37,901,985	26,279,062
Total Non-current Assets		8,484,042,735	7,403,765,136
TOTAL ASSETS		<u>P 13,664,873,339</u>	<u>P 12,985,170,456</u>

	Notes	2022	2021
<u>LIABILITIES AND EQUITY</u>			
CURRENT LIABILITIES			
Trade and other payables	15	P 478,162,124	P 455,481,732
Customers' deposits	2	14,591,002	10,366,460
Lease liabilities	10	2,791,164	3,711,489
Advances from related parties	25	1,881,570	1,881,570
Income tax payable		<u>13,925,841</u>	<u>1,072,680</u>
Total Current Liabilities		<u>511,351,701</u>	<u>472,513,931</u>
NON-CURRENT LIABILITIES			
Refundable deposits	16	184,885,593	26,244,550
Lease liabilities	10	748,583	2,878,860
Post-employment benefit obligation	21	15,844,501	19,793,584
Deferred tax liabilities - net	22	<u>1,011,028,096</u>	<u>930,548,205</u>
Total Non-current Liabilities		<u>1,212,506,773</u>	<u>979,465,199</u>
Total Liabilities		<u>1,723,858,474</u>	<u>1,451,979,130</u>
EQUITY			
Attributable to the Parent Company's stockholders			
Capital stock	23	2,030,975,000	2,030,975,000
Additional paid-in capital	2	4,641,701,922	4,641,701,922
Treasury shares - at cost	23	(115,614,380)	(115,614,380)
Revaluation reserves - net	23	149,200,491	50,287,013
Retained earnings	23	<u>4,906,253,479</u>	<u>4,587,923,980</u>
Total equity attributable to the Parent Company's stockholders		11,612,516,512	11,195,273,535
Non-controlling interests	2, 23	<u>328,498,353</u>	<u>337,917,791</u>
Total Equity		<u>11,941,014,865</u>	<u>11,533,191,326</u>
TOTAL LIABILITIES AND EQUITY		P 13,664,873,339	P 12,985,170,456

See Notes to Consolidated Financial Statements.

SOLID GROUP INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF INCOME
FOR THE YEARS ENDED DECEMBER 31, 2022, 2021 AND 2020
(Amounts in Philippine Pesos)

	Notes	2022	2021	2020
REVENUES				
Rendering of services	25, 26	P 742,891,260	P 676,223,209	P 572,131,442
Sale of goods	25	569,204,496	595,189,618	276,666,679
Rentals	12, 25, 27	265,740,814	240,777,116	242,738,137
Interest	5, 6, 7, 25	56,669,513	26,869,721	60,496,080
Sale of real estate		<u>-</u>	<u>892,857</u>	<u>-</u>
		<u>1,634,506,083</u>	<u>1,539,952,521</u>	<u>1,152,032,338</u>
COSTS OF SERVICES, SALES, RENTALS AND REAL ESTATE SALES				
	17, 18			
Cost of services		535,987,772	508,324,310	442,230,852
Cost of sales		448,487,210	494,517,506	245,864,891
Cost of rentals		73,732,185	66,528,808	64,992,451
Cost of real estate sales		<u>-</u>	<u>434,180</u>	<u>-</u>
		<u>1,058,207,167</u>	<u>1,069,804,804</u>	<u>753,088,194</u>
GROSS PROFIT		<u>576,298,916</u>	<u>470,147,717</u>	<u>398,944,144</u>
OTHER OPERATING EXPENSES (INCOME)				
General and administrative expenses	18	383,232,503	317,581,180	327,095,389
Selling and distribution costs	18	13,953,887	44,267,297	53,906,050
Other operating income - net	19	(292,500,950)	(553,169,725)	(308,408,291)
		<u>104,685,440</u>	<u>(191,321,248)</u>	<u>72,593,148</u>
OPERATING PROFIT		<u>471,613,476</u>	<u>661,468,965</u>	<u>326,350,996</u>
OTHER INCOME (CHARGES) – Net				
Finance income	20	83,341,782	81,961,223	71,213,295
Gain on bargain purchase	1	14,551,673	-	-
Finance costs	20	(1,835,328)	(2,691,280)	(41,876,289)
Other gains - net	20	24,473,330	14,704,501	7,401,516
		<u>120,531,457</u>	<u>93,974,444</u>	<u>36,738,522</u>
PROFIT BEFORE TAX		<u>592,144,933</u>	<u>755,443,409</u>	<u>363,089,518</u>
TAX EXPENSE	22	<u>163,218,285</u>	<u>77,854,004</u>	<u>140,033,795</u>
NET PROFIT		<u>P 428,926,648</u>	<u>P 677,589,405</u>	<u>P 223,055,723</u>
Net profit attributable to the:				
Parent Company's stockholders	24	P 427,622,019	P 666,154,358	P 220,149,500
Non-controlling interests		<u>1,304,629</u>	<u>11,435,047</u>	<u>2,906,223</u>
		<u>P 428,926,648</u>	<u>P 677,589,405</u>	<u>P 223,055,723</u>
Basic and diluted earnings per share attributable to the				
Parent Company's stockholders	24	<u>P 0.23</u>	<u>P 0.37</u>	<u>P 0.12</u>

See Notes to Consolidated Financial Statements.

SOLID GROUP INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2022, 2021 AND 2020
(Amounts in Philippine Pesos)

	<u>Notes</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
NET PROFIT		P 428,926,648	P 677,589,405	P 223,055,723
OTHER COMPREHENSIVE INCOME (LOSS)				
Items that will be reclassified subsequently to profit or loss –				
Currency exchange differences on translating financial statements of foreign operations	2, 23	<u>86,245,201</u>	<u>29,777,985</u>	(<u>24,134,481</u>)
Items that will not be reclassified subsequently to profit or loss:				
Fair value gains (losses) on financial assets at fair value through other comprehensive income	7, 23	<u>9,600,000</u>	3,300,000	(2,000,000)
Remeasurement of post-employment defined benefit plan	21, 23	<u>3,462,228</u>	2,277,975	25,613,280
Tax income (expense)	22, 23	(<u>393,951</u>)	<u>4,009,791</u>	(<u>7,102,717</u>)
		<u>12,668,277</u>	<u>9,587,766</u>	<u>16,510,563</u>
Other comprehensive income (loss) – net of tax		<u>98,913,478</u>	<u>39,365,751</u>	(<u>7,623,918</u>)
TOTAL COMPREHENSIVE INCOME		P 527,840,126	P 716,955,156	P 215,431,805
Total comprehensive income attributable to:				
Parent Company's stockholders		P 526,535,497	P 705,520,109	P 212,525,582
Non-controlling interests		<u>1,304,629</u>	<u>11,435,047</u>	<u>2,906,223</u>
		<u>P 527,840,126</u>	<u>P 716,955,156</u>	<u>P 215,431,805</u>

See Notes to Consolidated Financial Statements.

SOLID GROUP INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2022, 2021 and 2020
(Amounts in Philippine Pesos)

Note	Attributable to the Parent Company's Stockholders						Non-controlling Interests	Total Equity
	Capital Stock	Additional Paid-in Capital	Treasury Shares - at Cost	Revaluation Reserves	Retained Earnings	Total		
Balance at January 1, 2022	P 2,030,975,000	P 4,641,701,922	(P 115,614,380)	P 50,287,013	P 4,587,923,980	P 11,195,273,535	P 337,917,791	P 11,533,191,326
Dividends declared	-	-	-	-	(109,292,520)	(109,292,520)	(10,724,067)	(120,016,587)
Total comprehensive income for the year	-	-	-	98,913,478	427,622,019	526,535,497	1,304,629	527,840,126
Balance at December 31, 2022	<u>P 2,030,975,000</u>	<u>P 4,641,701,922</u>	<u>(P 115,614,380)</u>	<u>P 149,200,491</u>	<u>P 4,906,253,479</u>	<u>P 11,612,516,512</u>	<u>P 328,498,353</u>	<u>P 11,941,014,865</u>
Balance at January 1, 2021	P 2,030,975,000	P 4,641,701,922	(P 115,614,380)	P 10,921,262	P 3,921,769,622	P 10,489,753,426	P 366,558,216	P 10,856,311,642
Dividends declared	-	-	-	-	-	-	(40,075,472)	(40,075,472)
Total comprehensive income for the year	-	-	-	39,365,751	666,154,358	705,520,109	11,435,047	716,955,156
Balance at December 31, 2021	<u>P 2,030,975,000</u>	<u>P 4,641,701,922</u>	<u>(P 115,614,380)</u>	<u>P 50,287,013</u>	<u>P 4,587,923,980</u>	<u>P 11,195,273,535</u>	<u>P 337,917,791</u>	<u>P 11,533,191,326</u>
Balance at January 1, 2020	P 2,030,975,000	P 4,641,701,922	(P 115,614,380)	P 18,545,180	P 3,701,620,122	P 10,277,227,844	P 363,651,993	P 10,640,879,837
Total comprehensive income (loss) for the year	-	-	-	(7,623,918)	220,149,500	212,525,582	2,906,223	215,431,805
Balance at December 31, 2020	<u>P 2,030,975,000</u>	<u>P 4,641,701,922</u>	<u>(P 115,614,380)</u>	<u>P 10,921,262</u>	<u>P 3,921,769,622</u>	<u>P 10,489,753,426</u>	<u>P 366,558,216</u>	<u>P 10,856,311,642</u>

See Notes to Consolidated Financial Statements.

SOLID GROUP INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2022, 2021 AND 2020
(Amounts in Philippine Pesos)

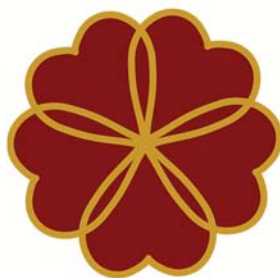
	Notes	2022	2021	2020
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit before tax		P 592,144,933	P 755,443,409	P 363,089,518
Adjustments for:				
Fair value gains on investment properties - net	12	(216,030,827)	(500,949,401)	(265,736,169)
Interest income	5, 6, 7, 13, 21, 25	(99,617,925)	(49,707,909)	(113,841,478)
Depreciation and amortization	10, 11, 13	83,921,372	86,391,426	87,662,078
Gain on bargain purchase of a subsidiary	1	(14,551,673)	-	-
Interest expense	10, 14, 16, 21	5,637,252	4,843,892	8,376,424
Gain on sale of property and equipment	11	(1,601,267)	(1,410,329)	(1,605,486)
Impairment loss on input value-added tax	13, 18	803,925	33,579	-
Gain on sale of investment property	12	(649,000)	-	-
Unrealized foreign currency exchange losses (gains) - net		(435,394)	(13,901,755)	22,460,766
Gain on derecognition of liabilities	15	-	(3,519,420)	-
Derecognition of cancelled project	12	-	109,929	-
Impairment loss on land and land development costs	9, 18	-	-	644,800
Impairment loss on intangible assets	13, 18	-	-	272,127
Gain on reversal of a provision	9	-	-	(125,000)
Operating profit before working capital changes		349,621,396	277,333,421	101,197,580
Decrease (increase) in short-term placements		783,766,183	1,401,386,020	(1,443,636,516)
Decrease (increase) in trade and other receivables		101,171,381	(103,806,328)	258,536,084
Decrease in advances to related parties		-	1,000,000	5,661,017
Decrease (increase) in merchandise inventories and supplies		(117,332,753)	73,474,789	(39,263,072)
Increase in real estate inventories		(13,687,463)	(692,719)	(803,571)
Decrease (increase) in other current assets		(48,891,352)	117,345,031	(135,537,281)
Decrease (increase) in post-employment benefit asset		(484,190)	7,463,860	(2,424,329)
Decrease (increase) in other non-current assets		(11,637,822)	160,314	(3,411,528)
Increase (decrease) in trade and other payables		(95,625,482)	72,104,549	(56,410,637)
Increase (decrease) in customers' deposits		4,224,542	(5,350,910)	2,985,721
Increase (decrease) in refundable deposits		158,450,070	(3,299,577)	4,201,839
Increase (decrease) in post-employment benefit obligation		6,751,107	(2,229,461)	9,823,207
Cash generated from (used in) operations		1,116,325,617	1,834,888,989	(1,299,081,486)
Interest received		55,130,603	31,167,032	57,298,774
Cash paid for income taxes		(91,606,316)	(52,049,934)	(75,282,009)
Net Cash From (Used in) Operating Activities		1,079,849,904	1,814,006,087	(1,317,064,721)
CASH FLOWS FROM INVESTING ACTIVITIES				
Maturity of short-term placements	5	918,692,271	1,141,324,734	20,929,884
Acquisitions of investment property	12	(745,944,118)	(110,515,004)	(29,160,720)
Acquisition of a wholly owned subsidiary	1	(100,200,100)	-	-
Acquisitions of property and equipment	11	(37,222,933)	(28,298,018)	(70,135,750)
Interest received		32,011,415	14,457,615	42,995,080
Proceeds from disposal of investment property	12	12,980,000	-	-
Additional investments in an associate	7	(11,510,714)	(58,326,400)	(18,185,600)
Proceeds from disposal of property and equipment	11	4,320,856	8,209,869	3,688,141
Additions to short-term placements	5	-	(918,692,271)	(1,141,324,734)
Investment in bonds	7	-	(20,000,000)	-
Refund of payment from construction-in-progress	12	-	500,000	-
Net Cash From (Used in) Investing Activities		73,126,677	28,660,525	(1,191,193,699)
Balance brought forward		P 1,152,976,581	P 1,842,666,612	(P 2,508,258,420)

	Notes	2022	2021	2020
<i>Balance carried forward</i>		P 1,152,976,581	P 1,842,666,612	(P 2,508,258,420)
CASH FLOWS FROM FINANCING ACTIVITIES				
Dividends paid	23	(120,016,587)	(40,075,472)	-
Repayment of lease liabilities	10	(4,191,680)	(4,955,272)	(5,665,839)
Repayment of interest-bearing loans	14	-	-	(64,329,907)
Interest paid for interest-bearing loans	14	-	-	(2,938,026)
Cash Used in Financing Activities		(124,208,267)	(45,030,744)	(72,933,772)
Effects of Foreign Exchange Rate Changes on Cash and Cash Equivalents		445,205	33,817,535	8,493,085
Cash of newly acquired subsidiary		53,056,028	-	-
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS		1,082,269,547	1,831,453,403	(2,572,699,107)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		2,749,788,562	918,335,159	3,491,034,266
CASH AND CASH EQUIVALENTS AT END OF YEAR		P 3,832,058,109	P 2,749,788,562	P 918,335,159

Supplemental Information on Non-cash Investing and Financing Activities:

1. In 2022 and 2021, the Group transferred certain investment properties with a carrying amount of P2.4 million and P7.1 million, respectively, to property and equipment (see Notes 11 and 12).
2. In 2022, a subsidiary sold its remaining parcels of land to another subsidiary. As a result, the parcels of land with a total cost of P22.5 million were reclassified from real estate inventories to investment properties (see Notes 9 and 12).
3. The Group recognized additional right-of-use asset and lease liability both amounting to P0.4 million in 2021 (see Note 10).

See Notes to Consolidated Financial Statements.



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