

Market Commentary

➔ **The View:** The PSEi inched up by 4.11 points or 0.06% and ended at 6,608.25. Some last minute buying spree pulled the benchmark index in the green after a rocky session. Investors digested a big batch of Q1 earnings results which were mostly positive ahead of the Bangko Sentral ng Pilipinas (BSP) policy meeting. The central is expected to keep interest rates steady. In the US, the 3 major indices recorded gains yesterday despite the April producer price index (PPI) showing an uptick of 0.5% month-on-month which is above the 0.3% consensus estimate. The Dow and the S&P500 went up by 0.32% and 0.48%, respectively, while the Nasdaq Composite surged to a fresh record-high after a 0.75% gain. Investors look forward to the consumer price index (CPI) report due today (US time) for further insights into inflationary pressures. The consensus estimate is for the headline annual figure is 3.4%, slightly slower than the 3.5% posted in March. Stubborn inflation continues to be one of the main concerns of the market as it leads to concerns that the US Federal Reserve might postpone its planned rate cuts even further that it already has, with some speculating as far as no cuts in 2024. Meanwhile, European markets also closed higher yesterday. The Stoxx600 and the FTSE100 posted modest gains of 0.15% and 0.16%, respectively, as investors reacted to various catalysts including the US PPI data. In the Asia-Pacific, markets experienced mixed outcomes yesterday. Japan's Nikkei and South Korea's Kospi rose by 0.46% and 0.11%, respectively. Bank of Japan (BOJ) data revealed that corporate inflation stayed constant in April compared to the same period last year. However, import prices rose by 6.4% year-over-year, likely driven by the significant depreciation of the yen recently. In the local bourse, sectors also had varied results with sub-1% changes. Property (+0.97%) was the top gainer while Services (-0.92%) was the main laggard. In the PSEi, CNVRG (+4.41%), JGS (+3.14%), and AC (+1.80%) had the biggest gains among 16 advancers. On the other end, CNPF (-3.46%), BLOOM (-3.05%), and ICT (-2.11%) were the worst performers among 11 losers. Market turnover slid to ₱4.92 billion. Foreigners returned to being net sellers with ₱158.14 million. The local currency ended almost flat at ₱57.84 against the US dollar. Some investors are likely to remain on the sidelines as they await strong cues like the US CPI data, the monetary outlook of the BSP post-meeting, and the results of the latest MSCI rebalancing. Positive developments could push the PSEi to test the 6,700-level, while the opposite may initiate a fresh round of selling and a pullback to the 6,400-6,500 level.

Stock Picks

Stock	Date	Initial Price	Current Price	Return since Recommendation	
				Stock	PSEi
TEL	3/13/20	1,029.00	1,464.00	42.27%	14.06%
CNPF	3/13/20	13.10	33.50	155.73%	14.06%
FGEN	9/23/20	24.80	18.36	-25.97%	12.14%
AP	9/23/20	25.55	35.50	38.94%	12.14%
BDO	11/17/20	92.60	140.10	51.30%	-4.48%
BPI	11/17/20	83.00	126.90	52.89%	-4.48%
MBT	11/17/20	44.35	71.95	62.23%	-4.48%
SECB	11/17/20	103.90	70.50	-32.15%	-4.48%
CNVRG	6/13/22	22.50	9.24	-58.93%	2.19%
ALI	6/13/22	30.05	28.00	-6.82%	2.19%
SGP	6/13/22	12.06	10.46	-13.27%	2.19%
Ave. Return				24.20%	3.73%

PSEI INTRADAY



INDICES

Index	Prev	Last	% Chg
PSEi	6,604.25	6,608.36	0.06%
All Shares	3,507.76	3,511.91	0.12%
Financial	2,060.78	2,056.47	-0.21%
Industrial	9,100.80	9,095.54	-0.06%
Holding Firms	5,844.97	5,877.45	0.56%
Property	2,437.62	2,461.30	0.97%
Services	1,999.14	1,980.78	-0.92%
Mining & Oil	9,153.47	9,204.87	0.56%

TOP 10

CNVRG	4.41%	CNPF	-3.46%
JGS	3.14%	BLOOM	-3.05%
AC	1.80%	ICT	-2.11%
GLO	1.64%	BDO	-1.20%
SMPH	1.49%	AEV	-1.16%
PGOLD	1.45%	URC	-1.00%
ALI	0.90%	WLCON	-0.44%
BPI	0.71%	EMI	-0.33%
MONDE	0.51%	AGI	-0.21%
NIKL	0.50%	SCC	-0.16%

BOTTOM 10

MARKET DATA

Market Volume	498,387,059
Market Turnover (Value)	4,919,609,661
Foreign Buying	2,274,463,572
Foreign Selling	2,432,599,519
Net Foreign Buy / (Sell)	(158,135,947)

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Economic Developments

- ➔ **PH banks' exposure to the real estate sector eases to 20%.** The exposure of Philippine banks and trust entities to the property sector eased to 20.17% as of end-December 2023, down from 20.55% at end-September and 20.98% at the end of 2022, according to the Bangko Sentral ng Pilipinas (BSP). Investments and loans to the real estate sector grew by 4.3% to ₱3.15 trillion from ₱3.02 trillion year-on-year. This decrease in the ratio is partly attributed to an expanding base of total loans, as well as regulatory measures to limit real estate exposure and mitigate concentration risks, explained Rizal Commercial Banking Corp. Chief Economist Michael L. Ricafort. Real estate loans increased by 5.8% annually to ₱2.74 trillion, with commercial real estate loans rising by 5.5% to ₱1.73 trillion and residential real estate loans by 6.7% to ₱1 trillion. However, past due real estate loans rose by 2.4% to ₱135.261 billion, and nonperforming real estate loans slightly increased to ₱108.389 billion, resulting in a gross nonperforming loan ratio of 3.96%, down from 4.17% the previous year. Additionally, real estate investments in debt and equity securities declined by 5.9% to ₱410.653 billion. Ricafort noted that higher borrowing costs may have tempered demand for new real estate loans, given the significant capital required for real estate development and purchases. The central bank had raised the real estate loan limit to 25% of total loan portfolios in 2020 to increase liquidity during the pandemic. Meanwhile, housing prices rose at a slower rate in Q4 2023, with the Residential Real Estate Price Index increasing by 6.5%, down from 12.9% in Q3 and 7.7% in the same period a year prior. *(BusinessWorld)*
- ➔ **Meralco rates up in May.** Residential customers served by Manila Electric Co. (Meralco) will face higher electricity bills this month due to an increase in the generation charge. The overall rate will rise by ₱0.4621 per kilowatt-hour (kWh) to ₱11.4139 per kWh in May from ₱10.9518 per kWh in April. Households consuming 200 kWh will see an increase of around ₱92 in their monthly bills, while those consuming 300 kWh, 400 kWh, and 500 kWh will experience increases of ₱139, ₱185, and ₱231, respectively. The primary driver of this increase is the generation charge, which went up by ₱0.4455 per kWh due to higher costs from the Wholesale Electricity Spot Market (WESM) and power supply agreements (PSAs). WESM charges rose by ₱1.7913 per kWh due to tight supply conditions in the Luzon grid during April, with demand increasing by 2,401 megawatts. There were multiple yellow and red alert days, leading to a secondary price cap being triggered 19% of the time in April compared to 7% in March. Additionally, charges from PSAs increased by ₱0.2871 per kWh due to lower excess energy deliveries and the impact of peso depreciation on dollar-denominated PSA costs. In contrast, charges from independent power producers (IPPs) decreased by ₱0.6942 per kWh owing to higher average IPP dispatch and lower fuel prices. Despite the increase in generation and transmission charges, Meralco's distribution charge has remained unchanged at ₱0.0360 per kWh since August 2022. Furthermore, incidents of power interruptions due to kite-flying have risen, prompting Meralco to urge customers to avoid such activities near power lines to prevent outages and accidents. *(BusinessWorld)*

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Economic Developments

- ➔ **Agriculture loans surge to ₱3.2 trillion in Jan-June 2023 period.** Loans extended by banks to the agriculture sector significantly increased to ₱3.2 trillion as of June 2023, a substantial rise from the ₱848 million allocated in the same period in 2022, according to the Bangko Sentral ng Pilipinas (BSP). This sharp rise reflects improved compliance with the mandatory agriculture, fisheries, and rural development (AFRD) financing requirements under Republic Act 11901. As of June 2023, banks allocated 37.7% of their total loans for AFRD financing, compared to just 10.3% for agri-agra credit in the same period the previous year. The improvements are attributed to key enhancements under RA 11901, which became effective on August 1, 2022. This law repealed the previous Agri-Agra Law (RA 10000) and made the credit quota more inclusive for the entire agricultural value chain. Monetary Board member Bruce Tolentino noted that the reforms under RA 11901 have positively impacted the banking system, with loans to the agriculture sector quadrupling and penalties paid by banks to the BSP decreasing significantly. The BSP has introduced a report template for monitoring compliance and issued Circular 1159, recognizing sustainable finance as a form of compliance with the AFRD financing requirement. The BSP is also focusing on initiatives to help smaller banks provide suitable financial products and services to agriculture, fisheries, and rural communities amidst a competitive digital financial environment. *(Philstar)*
- ➔ **Procurement modernization to launch with vehicle e-market.** The Philippine government is set to introduce a virtual procurement platform in the second quarter, with vehicles as the initial product category available for bidding. Spearheaded by the Department of Budget and Management (DBM), this digital platform aims to streamline the procurement process, addressing one of the major hurdles in budget utilization for government agencies. Expected to significantly reduce the procurement timeline, the platform could expedite the process to as fast as three days, compared to the usual 26-136 days. The virtual platform, approved by President Ferdinand R. Marcos, Jr., promises efficiency gains for procuring entities, potentially saving 8% to 10% by bypassing the traditional bids and awards committee. Scheduled for launch around the end of July or early August, the platform will be integrated into the Government Electronic Procurement System, featuring advanced functionalities such as reverse auctions and data analytics. Despite the digitalization efforts, the government remains committed to upholding procurement safeguards to ensure the lowest cost for goods or services. For the initial vehicle procurement, the focus will be on manufacturers and distributors rather than dealerships, with an emphasis on volume, low prices, and timely delivery. While local government units may opt to procure vehicles outside the e-marketplace if items are either expensive or unavailable, the platform represents a significant step toward modernizing the procurement system and optimizing resource allocation across government agencies. *(BusinessWorld)*

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Corporate Developments

- ➔ **Jollibee Foods Corporation (JFC).** JFC reported first quarter 2024 system-wide sales (SWS) of ₱86.8 billion, a 10.4% increase from ₱78.6 billion in Q1 2023, due to a 5.5% same-store sales growth (SSSG) and a 4.6% contribution from new stores. Philippine SSSG rose by 6.9%, while international business grew by 3.2%, led by EMEAA (+14.7%), Milksha (+8.7%), Jollibee North America (+12.3%), and CBTL (+2.0%). Despite declines in Smashburger and the China business, the overall performance was strong. Operating profit grew by 13.7% to ₱4.1 billion, with a net income attributable to equity holders (NIAT) of ₱2.6 billion, a 26.9% increase. Earnings per share rose by 28.3% to ₱2.244. The store network expanded by 5.3%, with JFC operating 6,886 stores worldwide. For 2024, Jollibee Group maintains its guidance for system-wide sales growth of 10%-14%, same-store sales growth of 5%-7%, and plans to open 700-750 new stores with capital expenditures of ₱20-23 billion. *(JFC Disclosure)*
- ➔ **Bloomberry Resorts Corporation (BLOOM).** BLOOM experienced an 11% decline in first-quarter profit due to reduced high-roller wagers and table-game play at its Solaire casino complex. Chairman and CEO Enrique Razon noted that excluding pre-operating expenses for the upcoming Solaire Resort North, EBITDA and net income would have been ₱5.2 billion and ₱2.9 billion, showing smaller declines of 10% and 3% year-over-year, respectively. Gross gaming revenues at Solaire dropped by 8% to ₱14.8 billion, with VIP rolling-chip volume and mass-market table-game drop falling 36% and 8%, respectively, likely influenced by China's economic slowdown, a major source of high-end gamblers. Despite this, slot-machine revenue increased by 24%, positioning BLOOM well for market share growth with the opening of Solaire Resort North on May 25, which will double its slot capacity. Meanwhile, BLOOM's Jeju Sun casino in South Korea saw a significant rise in gross gaming revenue, reaching ₱15.6 million from ₱1.2 million in the previous year. Financially, BLOOM remains stable with ₱45.9 billion in cash and cash equivalents, ₱101.1 billion in long-term debt, and ₱51 billion in equity attributable to parent company shareholders as of March 31, 2024. *(BLOOM Disclosure)*
- ➔ **Converge ICT Solutions Inc. (CNVRG).** CNVRG reported a 17% increase in net income for the first quarter of 2024, driven by a rise in new subscribers and a lower customer churn rate. The company's net profit reached ₱2.6 billion from January to March, up from ₱2.2 billion in the same period last year. Consolidated revenues rose by 10.4% to ₱9.5 billion from ₱8.6 billion, solidifying CNVRG's status as the fastest-growing fixed broadband service provider in the Philippines. The residential business saw a 10% growth to ₱8.2 billion, and the company's subscriber base expanded to 2,252,845 with 124,793 net additions. Enterprise revenues increased by 10.5% to ₱1.4 billion, compared to ₱1.2 billion last year. The average monthly churn rate dropped to 1.82% in the first quarter. CNVRG's CFO, Christine Renee Blabagno, announced a reduced capital expenditure budget of ₱12 billion to ₱14 billion for 2024, down from the initial plan of ₱17 billion to ₱19 billion. This reduction is due to delays in the Bifrost Cable System project and deferred payments for a data center project to the next year. CNVRG also appointed Robert Yu as the new CFO. Yu, who previously worked with CNVRG and Malaysia-based private equity firm Creador, brings extensive experience in corporate financial planning and strategizing. *(CNVRG Disclosure)*

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Corporate Developments

- ➔ **Ayala Corporation (AC).** AC reported a 26% increase in core net income to ₱11.8 billion for the first quarter of 2024, with its net income, including one-off items, rising 28% to ₱13 billion. This growth was driven by strong performances from its core businesses: Bank of the Philippine Islands (BPI), Ayala Land, Inc. (ALI), Globe Telecom, Inc. (GLO), and ACEN Corporation (ACEN). BPI's net income rose 26% to ₱15.3 billion, setting a new quarterly profit record. ALI's net income increased by 39% to ₱6.3 billion due to strong property demand. ACEN's net income grew by 34% to ₱2.7 billion, bolstered by a 49% increase in renewable energy output and a stronger net selling position in the wholesale electricity market. GLO's net income declined 7% to ₱6.8 billion due to higher depreciation expenses and non-operating charges from a tower sale, although its core net income rose 13% to ₱5.8 billion. AC Energy & Infrastructure's (ACEIC) core earnings grew 34% to ₱3.1 billion, though its net income, including one-off items, was up 20% to ₱3.2 billion due to gains from the sale of The Blue Circle. AC Health's revenues grew 14% to ₱2.2 billion, with a 36% increase in EBITDA excluding ramp-up costs. Meanwhile, AC Industrials narrowed its losses to ₱931 million, and IMI saw a revenue dip of 16% with losses widening to \$3.7 million. ew strategic initiatives include AC Mobility's push to become the leading platform for electric vehicles in the Philippines by 2030, planning to establish 50 charging stations across 25 ALI locations by mid-year. (AC Disclosure)
- ➔ **Globe Telecom Inc. (GLO).** GLO reported a strong financial performance for Q1 2024, with revenues rising 3% year-over-year to ₱41.1 billion, driven by significant growth in its mobile and corporate data sectors. The company's EBITDA increased by 4% to ₱21.4 billion, achieving an impressive EBITDA margin of 52%. Consolidated net income after tax (NIAT) also saw a robust 13% increase, reaching ₱5.8 billion. GLO President and CEO Ernest L. Cu highlighted that mobile revenues surged by 8% to ₱29.1 billion, with mobile data revenues accounting for 85% of the company's total consolidated gross service revenues. The corporate data business continued to thrive, with revenues growing 10% to ₱5.0 billion. However, the company faced challenges in its home broadband segment, with revenues falling 6% to ₱6.1 billion due to a decline in fixed wireless subscriptions. This was partially mitigated by growth in the postpaid fiber segment, which now represents 84% of home broadband revenues and showed a 3% increase in subscribers and revenues year-over-year. GLO also announced its achievements in sustainability, being the first publicly-listed Philippine company to have its net-zero science-based targets validated by the Science Based Targets initiative (SBTi). The company's capital expenditures for Q1 were ₱13.7 billion, down 22% from the previous year, reflecting a strategic focus on optimizing capital deployment. (GLO Disclosure)

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Corporate Developments

- ➔ **LT Group Inc. (LTG)**. LTG reported a 2.9% increase in consolidated net income for the first quarter of the year, reaching ₱8.83 billion from ₱8.58 billion previously. This growth was primarily driven by revenue expansions across its banking, beverage, and property sectors, with total revenues climbing by 9.4% to ₱28.5 billion. Notably, the banking and tobacco segments emerged as primary contributors to the company's earnings, accounting for 46% (₱2.97 billion) and 41% (₱2.65 billion) of the total net income, respectively. Despite challenges within the tobacco industry, such as declining volume and the emergence of alternative products like vape, LTG managed to maintain a solid financial performance. While the banking sector thrived, with Philippine National Bank (PNB) reporting a 10% increase in net income to ₱5.3 billion for the first three months, the tobacco division faced headwinds, experiencing a 13% decline in net profit to ₱2.66 billion. This decline was attributed to various factors, including a decrease in industry volume by 11% to 10.2 billion sticks, affordability issues, and the growing popularity of alternative products. Despite these challenges, LT Group's diversified portfolio helped mitigate risks, with other segments like alcoholic beverages and real estate. *(LTG Disclosure)*
- ➔ **Manila Water Company, Inc. (MWC)**. MWC reported robust financial results for the first quarter of the year, with its net income surging by over a third compared to the previous year, reaching ₱3.124 billion, marking a 37% increase from ₱2.286 billion. Total revenues also showed significant growth, rising by nearly a quarter to ₱8.818 billion from ₱7.383 billion. The bulk of the company's revenues, approximately 74%, stemmed from the sale of water, while 19% were attributed to environmental and sewer charges. Other revenue sources included supervision fees, connection fees, and service income from bulk water arrangements. The notable increase in revenues was primarily fueled by a 23% hike in average tariffs and a 4% rise in billed volume within the East Zone concession. Additionally, a 15% increase in Non-East Zone revenues contributed to the overall growth, driven by tariff adjustments in several business units and higher sewer revenues, particularly from Laguna Water and Estate Water. MWC's total billed volume for the quarter reached 320 million cubic meters, a 4% increase from the same period last year, while total billed water service connections grew by 2% year-on-year to 1.328 million. Despite the revenue growth, MWC managed to decrease its consolidated cost of services and expenses by 2% to ₱2.719 billion from ₱2.778 billion, attributed to lower overhead and direct costs. As the primary water concessionaire in the east zone of the Greater Manila Area, serving various parts of Metro Manila and neighboring towns in Rizal, MWC continues to demonstrate its ability to capitalize on increased water usage and tariff adjustments to drive profitability and sustain growth in its operations. *(MWC Disclosure)*

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Corporate Developments

- ➔ **Nickel Asia Corporation (NIKL).** NIKL reported a significant drop in net income for Q1 2024, with attributable net income falling to ₱202 million from ₱970 million in the same period last year. This decline was primarily due to lower ore prices amid an oversupply in the nickel market. Revenues from ore sales decreased by 41% to ₱2.09 billion, while EBITDA fell to ₱1.05 billion from ₱2.21 billion. Despite selling a higher volume of nickel ore at 2.61 million wet metric tons (WMT), the average sales price per WMT dropped by 48% to \$13.84. NIKL also recorded losses from its equity share in the Coral Bay and Taganito HPAL plants, amounting to ₱193.90 million compared to a ₱252.12 million income last year. In the renewable energy sector, NIKL's subsidiary Emerging Power, Inc. (EPI), through Jobin SQM, Inc. (JSI), increased its generation capacity by 19.3%, contributing to higher revenues and maintaining a strong EBITDA margin of 79%. EPI continues to expand its renewable portfolio with projects like the 145-MWp solar plant in Subic-Cawag and a 120-MWp solar power project in Leyte in collaboration with Shell. Additionally, EPI's Biliran Geothermal, Inc. is progressing towards its 50-MW capacity expansion. NIKL President and CEO Martin Antonio G. Zamora remains optimistic about the long-term prospects of the nickel industry and the company's strategic growth initiatives in both nickel production and renewable energy. *(NIKL Disclosure)*
- ➔ **Balai ni Fruitas, Inc. (BALAI).** BALAI reported strong financial results for the first quarter of 2024. The company achieved a significant 27% increase in revenues, reaching ₱145 million, driven by the impressive performance of Balai Pandesal, which showed the fastest same-store sales growth. BALAI also bolstered its revenue through e-commerce initiatives. The company's gross profit grew by 30% to ₱74 million, maintaining a gross profit margin of 51%, slightly higher than the 50% margin recorded in 1Q2023, despite inflationary pressures. BALAI's EBITDA increased by 48% to ₱28.8 million, compared to ₱19.5 million in 1Q2023, and net income rose by 38% to ₱13.2 million from ₱9.6 million. The company attributed these gains to effective cost management and economies of scale, achieving higher EBITDA and net income margins of 20% and 9.1%, respectively, up from 17% and 8.4% in the previous year. BALAI expanded its store network to 121 stores nationwide by the end of 1Q2024 and finalized the acquisition of Sugarhouse, a renowned brand in the baked goods industry, on May 7, 2024. This strategic acquisition aims to enhance BALAI's product portfolio, especially in the cake category, and expand its customer base. The addition of Sugarhouse underscores BALAI's strategy to strengthen its market position and continue its growth trajectory in the coming quarters. *(BALAI Disclosure)*

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Corporate Developments

- ➔ **MacroAsia Corporation (MAC).** MAC continued its growth trajectory, reporting a 24% increase in revenues to ₱2.22 billion in the first quarter of this year, up from ₱1.79 billion in Q1 2023. This robust revenue growth, driven by sustainable cost leadership, led to a consolidated net income surge of 72% to ₱337 million, compared to ₱196 million in the same period last year. The significant improvement in net income was primarily fueled by volume growth across all of MAC's business units. Inflight catering and food services saw a 17% revenue increase to ₱1.06 billion, driven by the sale of 5.6 million meals in the first three months of 2024, accounting for 48% of the Group's total revenues. Ground-handling revenue rose by 35% to ₱976 million, supported by handling 49,281 flights during the quarter. Water operations contributed ₱154 million, marking a 12% revenue increase due to volume growth in water concession accounts. Total direct costs grew by 21% to ₱1.67 billion, a slower pace compared to revenue growth. Additionally, MAC's share in net earnings of associates amounted to ₱148.4 million, up from ₱90.7 million last year, with notable contributions from its MRO joint venture, Lufthansa Technik Philippines, which reported a net income of ₱258.7 million, of which MAC's 49% share was ₱126.8 million. Other associates include Japan Airport Service Co., Ltd. in Narita, Japan, and Cebu Pacific Catering Services in Mactan, Cebu. *(MAC Disclosure)*
- ➔ **Citicore Energy REIT Corp. (CREIT).** CREIT reported a 17.8% increase in net income for the first quarter of 2024, reaching ₱359.275 million, up from ₱304.958 million in the same period last year. The company's revenues rose by 26% to ₱473 million, driven by newly acquired land under its green asset portfolio. This revenue growth led to a 24% increase in earnings before interest, taxes, depreciation, and amortization (EBITDA). CREIT declared dividends of ₱0.049 per share for the first quarter of 2024, a 4% increase from the previous year's ₱0.047 per share. These dividends, yielding an annualized 7% based on the May 10 closing price of ₱2.82, will be payable on July 9 to shareholders on record as of June 13. CEO Oliver Y. Tan highlighted CREIT's commitment to providing sustainable and attractive dividends from recurring lease revenues, supporting Citicore Renewables' project pipeline. With a unique green asset portfolio totaling 7.1 million square meters and a 100% occupancy rate with an average lease expiry of 21.2 years, CREIT has consistently declared dividends above the prescribed rate since its February 2022 stock market listing. *(CREIT Disclosure)*
- ➔ **D.M. Wenceslao and Associates, Inc. (DMW).** DMW reported a net income of ₱551 million for the first quarter of 2024, driven by strong leasing operations. Leasing revenues, which include land and building rentals, CUSA, and parking fees, increased by 31% year-on-year to ₱790 million, accounting for 84% of total revenues. This growth was significantly supported by a 54% rise in commercial building revenues to ₱320 million, boosted by robust leasing activities and the addition of 73,000 sqm of commercial gross leasable area (GLA) from the opening of Parqal. Land rentals also saw a 10% increase to ₱344 million due to new leases and lease expansions. Residential revenues for Q1 2024 were ₱148 million, affected by the timing of revenue recognition. DMW maintains a strong financial position with a net cash balance of ₱1.8 billion and a high current ratio of 2.8x. *(DMW Disclosure)*

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Other Developments

- ➔ **Fed Chairman Powell says inflation has been higher than thought, expects rates to hold steady.** US Federal Reserve (Fed) Chairman Jerome Powell emphasized on Tuesday that inflation is declining more slowly than anticipated, necessitating the central bank to maintain its current policy stance for an extended duration. Addressing the Foreign Bankers' Association annual general meeting in Amsterdam, Powell acknowledged the significant deceleration in rapid disinflation witnessed in 2023, prompting a reassessment of the future trajectory of monetary policy. He highlighted that while the Fed anticipated some bumps along the road, the inflation readings surpassed expectations, indicating the need for patience and allowing existing restrictive policies to take effect. Despite expressing optimism that inflation will gradually decrease throughout the year, Powell noted that this hasn't materialized yet. Consequently, he suggested that maintaining the current policy rate for a longer period than initially anticipated might be necessary. Powell reiterated that he doesn't foresee the Fed raising interest rates anytime soon. The Fed has maintained its key overnight borrowing rate in a targeted range of 5.25%-5.5% since July, marking the highest level in approximately 23 years. Powell's comments during the meeting echoed sentiments expressed during the recent Federal Open Market Committee (FOMC) meeting on May 1, where the committee unanimously voted to keep rates unchanged due to a lack of significant progress in achieving the Fed's 2% inflation target. Despite the Fed's efforts to combat inflation, recent data from the Labor Department's producer price index revealed a higher-than-expected 0.5% increase in April, primarily driven by a surge in services prices. Powell characterized the report as "mixed," citing some components showing signs of easing movement. He emphasized the need for more comprehensive data over several quarters to determine the persistence of inflation going forward. Powell's remarks during the meeting influenced market sentiment, leading to fluctuations in trading activity and slight adjustments in the market's expectations regarding the timing of the Fed's next move. *(CNBC)*
- ➔ **Strong services fan US producer inflation in April.** The US producer prices surged more than anticipated in April, driven by robust gains in service costs like portfolio management and hotel accommodations, indicating that inflation remains persistently high early in the second quarter. This report from the Labor Department has prompted traders to reassess their expectations for a September interest rate cut from the US Federal Reserve (Fed), with inflationary pressures continuing to weigh on the economy. The producer price index (PPI) for final demand rose by 0.5% last month, propelled by a 0.6% surge in service costs, marking the largest increase since July 2023. Over the 12 months through April, the PPI climbed by 2.2%, reflecting ongoing inflationary pressures. Financial markets are adjusting to this uncertainty, with a slight decrease in the probability of a rate cut in September following the PPI data release. Economists speculate that the Fed might consider delivering the first rate cut as early as July. The rise in producer prices was broad-based, with services and goods both experiencing increases, led by notable gains in portfolio management fees and energy product prices. However, food prices declined, offsetting some of the inflationary pressures. These inflation trends, along with upcoming consumer price data, will play a crucial role in shaping the Fed's monetary policy decisions in the coming months. Despite hopes for a gradual decline in inflation, economists warn that inflationary pressures remain substantial, suggesting continued vigilance from policymakers in managing the economy's trajectory amidst ongoing price pressures. *(Reuters)*

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CASH DIVIDEND SCHEDULE

*Arranged by ex-date

Ticker	Company	Amount/ Rate	Dividend Type	Share	Ex-date	Record Date	Payment Date
ABA	AbaCore Capital Holdings, Inc.	Php0.01	Cash	Common	06/23/22	06/28/22	TBA
BKR	Bright Kindle Resources & Investments Inc.	Php0.0037	Cash	Common	10/13/23	10/16/23	TBA
MAC	MacroAsia Corporation	Php0.10	Cash	Common	04/18/24	04/19/24	05/16/24
CPGPB	Century Properties Group, Inc.	Php1.8858	Cash	Preferred	04/24/24	04/25/24	05/22/24
RFM	RFM Corporation	Php0.074194	Cash	Common	04/24/24	04/25/24	05/22/24
KEP	Keppel Philippines Properties, Inc.	Php15.14	Special Cash	Common	04/26/24	04/29/24	05/22/24
APX	Apex Mining Co., Inc.	Php0.054155	Cash	Common	04/29/24	04/30/24	05/15/24
APX	Apex Mining Co., Inc.	Php0.027278	Special Cash	Common	04/29/24	04/30/24	05/15/24
EMI	Emperador Inc.	Php0.24	Cash	Common	04/30/24	05/02/24	05/24/24
CHIB	China Banking Corporation	Php1.20	Cash	Common	05/02/24	05/03/24	05/16/24
CHIB	China Banking Corporation	Php1.00	Special Cash	Common	05/02/24	05/03/24	05/16/24
BRNPB Series B	A Brown Company, Inc.	Php2.0625	Cash	Preferred	05/02/24	05/03/24	05/23/24
BRNPC Series C	A Brown Company, Inc.	Php2.1875	Cash	Preferred	05/02/24	05/03/24	05/23/24
IPO	iPeople, inc.	Php0.19	Cash	Common	05/02/24	05/03/24	05/24/24
BRNP Series A	A Brown Company, Inc.	Php1.75	Cash	Preferred	05/02/24	05/03/24	05/29/24
VREIT	VistaREIT, Inc.	Php0.0538	Cash	Common	05/06/24	05/07/24	05/28/24
DDMPR	DDMP REIT, Inc.	Php0.023137	Cash	Common	05/06/24	05/07/24	05/31/24
SMPH	SM Prime Holdings, Inc.	Php0.346	Cash	Common	05/07/24	05/08/24	05/22/24
JFC	Jollibee Foods Corporation	Php1.15	Cash	Common	05/08/24	05/09/24	05/23/24
SM	SM Investments Corporation	Php9.00	Cash	Common	05/08/24	05/09/24	05/23/24
MWP2B	Megawide Construction Corporation	Php1.4375	Cash	Preferred	05/09/24	05/10/24	05/27/24
MONDE	Monde Nissin Corporation	Php0.12	Cash	Common	05/09/24	05/10/24	06/05/24
PSB	Philippine Savings Bank	Php0.75	Cash	Common	05/10/24	05/13/24	05/27/24
FLI	Filinvest Land, Inc.	Php0.05	Cash	Common	05/10/24	05/13/24	06/05/24
ACPAR	Ayala Corporation	Php39.741875	Cash	Preferred	05/13/24	05/14/24	05/29/24
APB2R	Ayala Corporation	Php6.02675	Cash	Preferred	05/13/24	05/14/24	05/29/24
PIZZA	Shakey's Pizza Asia Ventures, Inc.	Php0.20	Cash	Common	05/14/24	05/15/24	05/31/24
SEVN	Philippine Seven Corporation	Php9.60	Cash	Common	05/15/24	05/16/24	06/04/24
EW	East West Banking Corporation	Php0.54	Cash	Common	05/16/24	05/17/24	05/31/24
RCR	RL Commercial REIT, Inc.	Php0.0990	Cash	Common	05/16/24	05/17/24	05/31/24
COL	COL Financial Group, Inc.	Php0.0186	Cash	Common	05/16/24	05/17/24	06/05/24
COL	COL Financial Group, Inc.	Php0.0465	Special Cash	Common	05/16/24	05/17/24	06/05/24
GSMI	Ginebra San Miguel, Inc.	Php1.50	Cash	Common	05/16/24	05/17/24	06/07/24
GSMI	Ginebra San Miguel, Inc.	Php1.50	Special Cash	Common	05/16/24	05/17/24	06/07/24
ACENA	ACEN CORPORATION	Php17.83250	Cash	Preferred	05/17/24	05/20/24	06/03/24
ACENB	ACEN CORPORATION	Php20.00	Cash	Preferred	05/17/24	05/20/24	06/03/24
FDC	Filinvest Development Corporation	Php0.10346	Cash	Common	05/17/24	05/20/24	06/11/24
MFC	Manulife Financial Corporation	C\$0.40	Cash	Common	05/21/24	05/22/24	06/19/24
ALCPD	Arthaland Corporation	Php7.50	Cash	Preferred	05/22/24	05/23/24	06/03/24
JGS	JG Summit Holdings, Inc.	Php0.42	Cash	Common	05/22/24	05/23/24	06/05/24

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CASH DIVIDEND SCHEDULE

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Ticker	Company	Amount/ Rate	Dividend Type	Share	Ex-date	Record Date	Payment Date
FB	San Miguel Food and Beverage, Inc.	Php0.45	Cash	Common	05/22/24	05/23/24	06/07/24
FPH	First Philippine Holdings Corporation	Php1.10	Cash	Common	05/22/24	05/23/24	06/17/24
ATI	Asian Terminals, Inc.	Php0.997	Cash	Common	05/22/24	05/23/24	06/18/24
ATI	Asian Terminals, Inc.	Php0.523	Special Cash	Common	05/22/24	05/23/24	06/18/24
FILRT	Filinvest REIT Corp.	Php0.062	Cash	Common	05/23/24	05/24/24	06/07/24
TCB2A	Cirtek Holdings Philippines Corporation	US\$0.0228125	Cash	Preferred	05/23/24	05/24/24	06/10/24
MREIT	MREIT, Inc.	Php0.2460	Cash	Common	05/23/24	05/24/24	06/14/24
MVC	Mabuhay Vinyl Corporation	Php0.10	Cash	Common	05/23/24	05/24/24	06/17/24
RRHI	Robinsons Retail Holdings, Inc.	Php2.00	Cash	Common	05/24/24	05/27/24	06/10/24
SLF	Sun Life Financial Inc.	C\$0.81	Cash	Common	05/28/24	05/29/24	06/28/24
TCB2C	Cirtek Holdings Philippines Corporation	Php0.8233	Cash	Preferred	05/29/24	05/30/24	06/14/24
TCB2D	Cirtek Holdings Philippines Corporation	Php0.968825	Cash	Preferred	05/29/24	05/30/24	06/14/24
CTS	CTS Global Equity Group, Inc.	Php0.000669	Cash	Common	05/29/24	05/30/24	06/19/24
CTS	CTS Global Equity Group, Inc.	Php0.001971	Special Cash	Common	05/29/24	05/30/24	06/19/24
RLC	Robinsons Land Corporation	Php0.65	Cash	Common	05/30/24	05/31/24	06/21/24
TCB2B	Cirtek Holdings Philippines Corporation	US\$0.025	Cash	Preferred	05/31/24	06/03/24	06/18/24
EEIPA	EEl Corporation	Php1.441025	Cash	Preferred	05/31/24	06/03/24	06/24/24
EEIPB	EEl Corporation	Php1.73485	Cash	Preferred	05/31/24	06/03/24	06/24/24
PRF3A	Petron Corporation	Php17.17825	Cash	Preferred	05/31/24	06/03/24	06/25/24
PRF3B	Petron Corporation	Php17.84575	Cash	Preferred	05/31/24	06/03/24	06/25/24
ALCPC	Arthaland Corporation	Php1.7319	Cash	Preferred	05/31/24	06/03/24	06/27/24
ALHI	Anchor Land Holdings, Inc.	Php0.04	Cash	Common	06/05/24	06/06/24	07/03/24
PPC	Pryce Corporation	Php0.20	Cash	Common	06/06/24	06/07/24	07/01/24
PRF4A	Petron Corporation	Php16.76975	Cash	Preferred	06/11/24	06/13/24	07/08/24
PRF4B	Petron Corporation	Php16.99300	Cash	Preferred	06/11/24	06/13/24	07/08/24
PRF4C	Petron Corporation	Php17.71525	Cash	Preferred	06/11/24	06/13/24	07/08/24
CREIT	Citicore Energy REIT Corp.	Php0.049	Cash	Common	06/11/24	06/13/24	07/09/24
GTPPB	GT Capital Holdings, Inc.	Php12.73725	Cash	Preferred	07/04/24	07/05/24	07/29/24
BRNPB Series B	A Brown Company, Inc.	Php2.0625	Cash	Preferred	07/31/24	08/01/24	08/23/24
BRNPC Series C	A Brown Company, Inc.	Php2.1875	Cash	Preferred	07/31/24	08/01/24	08/23/24
BRNP Series A	A Brown Company, Inc.	Php1.75	Cash	Preferred	07/31/24	08/01/24	08/29/24
TCB2A	Cirtek Holdings Philippines Corporation	US\$0.0228125	Cash	Preferred	08/22/24	08/23/24	09/09/24
TCB2C	Cirtek Holdings Philippines Corporation	Php0.8233	Cash	Preferred	08/29/24	08/30/24	09/16/24
TCB2D	Cirtek Holdings Philippines Corporation	Php0.968825	Cash	Preferred	08/29/24	08/30/24	09/16/24
EEIPA	EEl Corporation	Php1.441025	Cash	Preferred	08/30/24	09/02/24	09/23/24
EEIPB	EEl Corporation	Php1.73485	Cash	Preferred	08/30/24	09/02/24	09/23/24

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CASH DIVIDEND SCHEDULE

*Arranged by ex-date

Ticker	Company	Amount/ Rate	Dividend Type	Share	Ex-date	Record Date	Payment Date
TCB2B	Cirtek Holdings Philippines Corporation	US\$0.025	Cash	Preferred	09/02/24	09/03/24	09/18/24
GTPPB	GT Capital Holdings, Inc.	Php12.73725	Cash	Preferred	10/04/24	10/07/24	10/28/24
BRNPB Series B	A Brown Company, Inc.	Php2.0625	Cash	Preferred	11/04/24	11/05/24	11/25/24
BRNPC Series C	A Brown Company, Inc.	Php2.1875	Cash	Preferred	11/04/24	11/05/24	11/25/24
BRNP Series A	A Brown Company, Inc.	Php1.75	Cash	Preferred	11/04/24	11/05/24	11/29/24
TCB2A	Cirtek Holdings Philippines Corporation	US\$0.0228125	Cash	Preferred	11/21/24	11/22/24	12/09/24
TCB2C	Cirtek Holdings Philippines Corporation	Php0.8233	Cash	Preferred	11/28/24	11/29/24	12/16/24
TCB2D	Cirtek Holdings Philippines Corporation	Php0.968825	Cash	Preferred	11/28/24	11/29/24	12/16/24
EEIPA	EEl Corporation	Php1.441025	Cash	Preferred	11/29/24	12/02/24	12/23/24
EEIPB	EEl Corporation	Php1.73485	Cash	Preferred	11/29/24	12/02/24	12/23/24
TCB2B	Cirtek Holdings Philippines Corporation	US\$0.025	Cash	Preferred	12/02/24	12/03/24	12/18/24
BRNPB Series B	A Brown Company, Inc.	Php2.0625	Cash	Preferred	02/07/25	02/10/25	02/24/25
BRNPC Series C	A Brown Company, Inc.	Php2.1875	Cash	Preferred	02/07/25	02/10/25	02/24/25

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Stocks Dividends/Property Dividends

Ticker	Company	Amount/Rate	Dividend Type	Share Type	Ex-date	Record Date	Payment Date
PNB	Philippine National Bank	0.156886919 shares of PHC for every 1 share of PNB	Property	Common	05/13/21	05/18/21	TBA
AC	Ayala Corporation	3 ACEN shares per 1 AC common share	Property	Common	05/24/22	05/27/22	01/09/23
ABA	AbaCore Capital Holdings, Inc.	0.0009 PRIDE shares per 1 ABA common share	Property	Common	06/23/22	06/28/22	TBA
GREEN	Greenery Holdings Incorporated	0.0561786222 share of ANI for every 1 share of the company	Property	Common	06/27/22	06/30/22	TBA
BKR	Bright Kindle Resources & Investments Inc.	(1) BHD share for every three (3) common BKR shares	Property	Common	10/13/23	10/16/23	TBA
MACAY	Macay Holdings, Inc.	0.936 common share of ARC for every 1 common share of MACAY	Property	Common	10/20/23	10/23/23	TBA
BDO	BDO Unibank, Inc.	TBA	Property	Treasury	TBA	TBA	TBA
MFIN	Makati Finance Corporation	0.5435056706%	Stock	Common	08/22/22	08/25/22	TBA
LPC	LFM Properties Corporation	60%	Stock	Common	TBA	TBA	TBA
VMC	Victorias Milling Company, Inc.	100%	Stock	Common	TBA	TBA	TBA
CEI	Crown Equities, Inc.	10%	Stock	Common	TBA	TBA	TBA
SBS	SBS Philippines Corporation	22%	Stock	Common	TBA	TBA	TBA

Note: AC Sripless shareholders will have a moving payment date for their property dividends

Stocks Rights/Follow-on Offering

Ticker	Company	Offer Price	Ratio	Offer Shares	Ex-date	Offer Start	Offer End	Listing Date
MA	Manila Mining Corporation	Php0.01	1:5	51,917,357,741	04/26/22	05/16/22	05/20/22	TBA
ANI	AgriNurture, Inc.	Php1.00	1:2.5	288,000,027	TBA	TBA	TBA	TBA
LC	Lepanto Consolidated Mining Company	Php0.12	1:3.95	16,803,989,391	TBA	TBA	TBA	TBA
PBB	Philippine Business Bank	Php10.00	1:4.6428	50,000,000	03/07/2023	03/10/2023	03/17/2023	TBA

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