

Kalahi Realty, Inc.

Suites 214-215, State Condominium IV
Ortigas Avenue, Greenhills,
San Juan City, Philippines
Telephone Nos. 8570-3639

KALAH REALTY INC._SEC-GIS_16 SEPTEMBER 2025

COVER SHEET

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SEC Registration Number

[illegible][illegible]

(Company's Full Name)

[illegible][illegible]

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[illegible]

(Business Address: No. Street City/Town/Province)

Atty. Francis Gustilo

(Contract Person)

8570-3639

(Company Telephone Number)

1	2
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Month

3	1
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Day

(Fiscal Year)

GIS

(Form Type)

0	8
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Month

2	7
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Day

(Annual Meeting)

N/A

(Secondary License Type, If Applicable)

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Dept. Requiring this Doc.

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Amended Articles Number/Section

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Total No. of Stockholders

Page 10

Domestic

c

Foreign

To be accomplished by SEC Personnel concerned

[illegible]

File Number

LCU

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Document ID

Cashier

STAMPS

STAMPS

Remarks: Please use BLACK ink for scanning purposes.

GENERAL INFORMATION SHEET (GIS)FOR THE YEAR 2025**STOCK CORPORATION****GENERAL INSTRUCTIONS:**

1. FOR USER CORPORATION: THIS GIS SHALL BE SUBMITTED WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THE ANNUAL STOCKHOLDERS' MEETING. **DO NOT LEAVE ANY ITEM BLANK.** WRITE "N.A." IF THE INFORMATION REQUIRED IS NOT APPLICABLE TO THE CORPORATION OR "NONE" IF THE INFORMATION IS NON-EXISTENT. IF THE ANNUAL STOCKHOLDERS' MEETING IS HELD ON A DATE OTHER THAN THAT STATED IN THE BY-LAWS, THE GIS SHALL BE SUBMITTED WITHIN THIRTY (30) CALENDAR DAYS AFTER THE ELECTION OF THE DIRECTORS, TRUSTEES AND OFFICERS OF THE CORPORATION AT THE ANNUAL MEMBERS' MEETING.
2. IF NO MEETING IS HELD, THE CORPORATION SHALL SUBMIT THE GIS NOT LATER THAN JANUARY 30 OF THE FOLLOWING YEAR. HOWEVER, SHOULD AN ANNUAL STOCKHOLDERS' MEETING BE HELD THEREAFTER, A NEW GIS SHALL BE SUBMITTED/FILED.
3. THIS GIS SHALL BE ACCOMPLISHED IN ENGLISH AND CERTIFIED AND SWORN TO BY THE **CORPORATE SECRETARY** OF THE CORPORATION.
4. THE SEC SHOULD BE TIMELY APPRISED OF RELEVANT CHANGES IN THE SUBMITTED INFORMATION AS THEY ARISE. FOR CHANGES RESULTING FROM ACTIONS THAT AROSE BETWEEN THE ANNUAL MEETINGS, THE CORPORATION SHALL SUBMIT AMENDED GIS CONTAINING THE NEW INFORMATION TOGETHER WITH A COVER LETTER SIGNED THE CORPORATE SECRETARY OF THE CORPORATION. THE AMENDED GIS AND COVER LETTER SHALL BE SUBMITTED WITHIN SEVEN (7) DAYS AFTER SUCH CHANGE OCCURED OR BECAME EFFECTIVE.
5. SUBMIT FOUR (4) COPIES OF THE GIS TO THE RECEIVING SECTION AT THE SEC MAIN OFFICE, OR TO SEC SATELLITE OFFICES OR EXTENSION OFFICES. ALL COPIES SHALL UNIFORMLY BE ON A4 OR LETTER-SIZED PAPER. THE PAGES OF ALL COPIES SHALL USE ONLY ONE SIDE
6. **ONLY THE GIS ACCOMPLISHED IN ACCORDANCE WITH THESE INSTRUCTIONS SHALL BE CONSIDERED AS HAVING BEEN FILED.**
7. THIS GIS MAY BE USED AS EVIDENCE AGAINST THE CORPORATION AND ITS RESPONSIBLE DIRECTORS/OFFICERS FOR ANY VIOLATION OF EXISTING LAWS, RULES AND REGULATIONS

===== PLEASE PRINT LEGIBLY =====

CORPORATE NAME: KALAH! REALTY INC			DATE REGISTERED: 4/30/1989
BUSINESS/TRADE NAME: KALAH! REALTY INC			END OF DECEMBER 31
SEC REGISTRATION NUMBER: 161872			
DATE OF ANNUAL MEETING PER BY-LAWS: LAST WEDENESDAY OF MAY			CORPORATE TAX IDENTIFICATION NUMBER (TIN) 000-645-746
ACTUAL DATE OF ANNUAL MEETING: Augsut 27, 2025			WEBSITE/URL ADDRESS:
COMPLETE PRINCIPAL OFFICE ADDRESS: SUITE 214 STATE CONDOMINIUM IV, ORTIGAS AVENUE, GREENHILLS, SAN JUAN CITY			E-MAIL ADDRESS: kalahirealty@yahoo.com
COMPLETE BUSINESS ADDRESS: SUITE 214 STATE CONDOMINIUM IV, ORTIGAS AVENUE, GREENHILLS, SAN JUAN CITY			FAX NUMBER: 8570-3639
OFFICIAL E-MAIL ADDRESS kalahirealty@yahoo.com	ALTERNATE E-MAIL ADDRESS fvgustilo@yahoo.com	OFFICIAL MOBILE NUMBER 0916-703-9624	ALTERNATE MOBILE NUMBER
NAME OF EXTERNAL AUDITOR & ITS SIGNING PARTNER: Reyes Tacandong & Company		SEC ACCREDITATION NUMBER (if applicable): 1801-A	TELEPHONE NUMBER(S): 0918-905-3316
PRIMARY PURPOSE/ACTIVITY/INDUSTRY PRESENTLY ENGAGED IN: REAL ESTATE		INDUSTRY CLASSIFICATION: REALTY	GEOGRAPHICAL CODE:
===== INTERCOMPANY AFFILIATIONS =====			
PARENT COMPANY	SEC REGISTRATION NO.	ADDRESS	
SUBSIDIARY/AFFILIATE	SEC REGISTRATION NO.	ADDRESS	
NONE	NONE	NONE	

GENERAL INFORMATION SHEET

STOCK CORPORATION

===== PLEASE PRINT LEGIBLY =====

Corporate Name:

KALAHI REALTY INC

A. Is the Corporation a covered person under the Anti Money Laundering Act (AMLA), as amended? (Rep. Acts. 9160/9164/10167/10365) ☐ Yes ☒ No

Please check the appropriate box:

1. ☐ a. Banks ☐ b. Offshore Banking Units ☐ c. Quasi-Banks ☐ d. Trust Entities ☐ e. Non-Stock Savings and Loan Associations ☐ f. Pawnshops ☐ g. Foreign Exchange Dealers ☐ h. Money Changers ☐ i. Remittance Agents ☐ j. Electronic Money Issuers ☐ k. Financial Institutions which Under Special Laws are subject to Bangko Sentral ng Pilipinas' (BSP) supervision and/or regulation, including their subsidiaries and affiliates.		4. ☐ Jewelry dealers in precious metals, who, as a business, trade in precious metals	
		5. ☐ Jewelry dealers in precious stones, who, as a business, trade in precious stone	
		6. Company service providers which, as a business, provide any of the following services to third parties: ☐ a. acting as a formation agent of juridical persons ☐ b. acting as (or arranging for another person to act as) a director or corporate secretary of a company, a partner of a partnership, or a similar position in relation to other juridical persons ☐ c. providing a registered office, business address or accommodation, correspondence or administrative address for a company, a partnership or any other legal person or arrangement ☐ d. acting as (or arranging for another person to act as) a nominee shareholder for another person	
2. ☐ a. Insurance Companies ☐ b. Insurance Agents ☐ c. Insurance Brokers ☐ d. Professional Reinsurers ☐ e. Reinsurance Brokers ☐ f. Holding Companies ☐ g. Holding Company Systems ☐ h. Pre-need Companies ☐ i. Mutual Benefit Association ☐ j. All Other Persons and entities supervised and/or regulated by the Insurance Commission (IC)		7. Persons who provide any of the following services: ☐ a. managing of client money, securities or other assets ☐ b. management of bank, savings or securities accounts ☐ c. organization of contributions for the creation, operation or management of companies ☐ d. creation, operation or management of juridical persons or arrangements, and buying and selling business entities	
3. ☐ a. Securities Dealers ☐ b. Securities Brokers ☐ c. Securities Salesman ☐ d. Investment Houses ☐ e. Investment Agents and Consultants ☐ f. Trading Advisors ☐ g. Other entities managing Securities or rendering similar services ☐ h. Mutual Funds or Open-end Investment Companies ☐ i. Close-end Investment Companies ☐ j. Common Trust Funds or Issuers and other similar entities ☐ k. Transfer Companies and other similar entities ☐ l. Other entities administering or otherwise dealing in currency, commodities or financial derivatives based there on ☐ m. Entities administering or otherwise dealing in valuable objects ☐ n. Entities administering or otherwise dealing in cash Substitutes and other similar monetary instruments or property supervised and/or regulated by the Securities and Exchange Commission (SEC)		8. ☐ None of the above Describe nature of business:	
B. Has the Corporation complied with the requirements on Customer Due Diligence (CDD) or Know Your Customer (KYC), record-keeping, and submission of reports under the AMLA, as amended, since the last filing of its GIS?		☐ Yes ☒ No	

GENERAL INFORMATION SHEET

STOCK CORPORATION

===== PLEASE PRINT LEGIBLY =====

CORPORATE NAME:								KALAH I REALTY INC							
CAPITAL STRUCTURE															
AUTHORIZED CAPITAL STOCK															
		TYPE OF SHARES *		NUMBER OF SHARES		PAR/STATED VALUE		AMOUNT (PhP) (No. of shares X Par/Stated Value)							
		COMMON		100,000,000		1.00		100,000,000.00							
TOTAL				100,000,000		TOTAL P				100,000,000.00					
SUBSCRIBED CAPITAL															
F I L I P I N O		NO. OF STOCK-HOLDERS		TYPE OF SHARES *		NUMBER OF SHARES		NUMBER OF SHARES IN THE HANDS OF THE PUBLIC **		PAR/STATED VALUE		AMOUNT (PhP)		% OF OWNERSHIP	
		2558		COMMON		77,682,551		77,682,551		1.00		77,682,551.00			
TOTAL						TOTAL		TOTAL P		77,682,551.00				99.58%	
F O R E I G N (INDICATE BY NATIONALITY)		NO. OF STOCK-HOLDERS		TYPE OF SHARES *		NUMBER OF SHARES		NUMBER OF SHARES IN THE HANDS OF THE PUBLIC **		PAR/STATED VALUE		AMOUNT (PhP)		% OF OWNERSHIP	
		66		COMMON		324,136		324,136		1.00		324,136.00			
Percentage of Foreign Equity :				TOTAL		TOTAL		TOTAL P		324,136.00				0.42%	
TOTAL SUBSCRIBED P															
PAID-UP CAPITAL															
F I L I P I N O		NO. OF STOCK-HOLDERS		TYPE OF SHARES *		NUMBER OF SHARES		PAR/STATED VALUE		AMOUNT (PhP)		% OF OWNERSHIP			
		2558		COMMON		77,682,551		1.00		77,682,551.00					
TOTAL								TOTAL P		77,682,551.00				99.58%	
F O R E I G N (INDICATE BY NATIONALITY)		NO. OF STOCK-HOLDERS		TYPE OF SHARES *		NUMBER OF SHARES		PAR/STATED VALUE		AMOUNT (PhP)		% OF OWNERSHIP			
		66		COMMON		324,136		1.00		324,136.00		0.44%			
0.42 %				TOTAL		324,136		TOTAL P		324,136.00				0.42%	
TOTAL PAID-UP P								78,006,687.00				100.00%			

NOTE: USE ADDITIONAL SHEET IF NECESSARY

* Common, Preferred or other classification

** Other than Directors, Officers, Shareholders owning 10% of outstanding shares.

GENERAL INFORMATION SHEET

STOCK CORPORATION

===== PLEASE PRINT LEGIBLY =====

CORPORATE NAME: KALAHY REALTY INC								
DIRECTORS / OFFICERS								
NAME/CURRENT RESIDENTIAL ADDRESS	NATIONALITY	INC'R	BOARD	GENDER	STOCK HOLDER	OFFICER	EXEC. COMM.	TAX IDENTIFICATION NUMBER
1. Franklin D. Matsuda 40 Dragonfly St, Valle Verde 6, Pasig	Filipino	N	C	M	Y	Chairman/ President	A/M	219-166-256
2. Frederick D. Matsuda 63 Swallow Dr, Greenmeadows, Quezon City	Filipino	N	M	M	Y	Vice President /	N/C	100-680-672
3. Atty. Francis V. Gustilo 49 Norway St, Annex 5 Better Living Subd. Paranaque	Filipino	N	M	M	Y	Corp Sec/ Compliance	A/M C/M	116-071-439
4. Lawrence D. Feliciano 21 Don Antonio Royal Subd, Old Balara, Quezon City	Filipino	N	M	M	Y		C/C	105-046-033
5. Ramona Odilia D. Feliciano 5 Castrillo st, Corinthian Gardens Quezon City	Filipino	N	M	F	Y		C/C	111-888-588
6. Rommel Ner C. Mariano 13 Ditchoy St, Midtown Subd., Manila City	Filipino	N	I	M	Y		A/M N/M	176-655-351
7. Maria Belinda Franco 528 F. Policarpio St, Brgy New Zaniga, Mandaluyong City	Filipino	N	I	F	Y		A/M N/M	122-943-224
8.								
9.								
10.								
11.								
12.								
13.								
14.								
15.								

INSTRUCTION:

FOR SEX COLUMN, PUT "F" FOR FEMALE, "M" FOR MALE.

FOR BOARD COLUMN, PUT "C" FOR CHAIRMAN, "M" FOR MEMBER, "I" FOR INDEPENDENT DIRECTOR.

FOR INC'R COLUMN, PUT "Y" IF AN INCORPORATOR, "N" IF NOT.

FOR STOCKHOLDER COLUMN, PUT "Y" IF A STOCKHOLDER, "N" IF NOT.

FOR OFFICER COLUMN, INDICATE PARTICULAR POSITION IF AN OFFICER, FROM VP UP INCLUDING THE POSITION OF THE TREASURER, SECRETARY, COMPLIANCE OFFICER AND/OR ASSOCIATED PERSON.

FOR EXECUTIVE COMMITTEE, INDICATE "C" IF MEMBER OF THE COMPENSATION COMMITTEE; "A" FOR AUDIT COMMITTEE; "N" FOR NOMINATION AND ELECTION COMMITTEE. ADDITIONALLY WRITE "C" AFTER SLASH IF CHAIRMAN AND "M" IF MEMBER.

GENERAL INFORMATION SHEET

STOCK CORPORATION

===== PLEASE PRINT LEGIBLY =====						
CORPORATE NAME: KALHI REALTY INC						
TOTAL NUMBER OF STOCKHOLDERS: 2,624			NO. OF STOCKHOLDERS WITH 100 OR MORE SH: 2306			
TOTAL ASSETS BASED ON LATEST AUDITED FINANCIAL STATEMENTS: PHP 146,887,921.00						
STOCKHOLDER'S INFORMATION						
NAME, NATIONALITY AND CURRENT RESIDENTIAL ADDRESS	SHARES SUBSCRIBED				AMOUNT PAID (PhP)	TAX IDENTIFICATION NUMBER
	TYPE	NUMBER	AMOUNT (PhP)	% OF OWNER-SHIP		
1 Lordiz and Co., Inc. Filipino 14 Missouri St., Greenhillls, San Juan City		10,360,350	1.00	14.77%	10,360,350.00	000-185-013
	TOTAL	10,360,350	1.00			
2. Diz-Marc Fotunes Inc Filipino 214 State Condominium IV, Greenhills San Juan City		10,156,459	1.00	14.47%	10,156,459.00	000-179-409
	TOTAL	10,156,459	1.00			
3. Little Flower Corporatin Filipino 14 Missouri St., Greenhillls, San Juan City		6,615,632	1.00	9.43%	6,615,632.00	214-341-051
	TOTAL	6,615,632	1.00			
4. Markeisha Developer, Inc. Filipino 52 Libertad St., Mandaluyong City		5,607,343	1.00	7.99%	5,607,343.00	246532830
	TOTAL	5,607,343	1.00			
5. Fordjem Enterprises, Inc. Filipino 214 State Condominium IV, Greenhills San Juan City		4,707,504	1.00	6.71%	4,707,504.00	000-531-368
	TOTAL	4,707,504	1.00			
6. Marcel Holdings Corporation Filipino 52 Libertad St., Mandaluyong City		4,481,304	1.00	6.39%	4,481,304.00	241-565-355
	TOTAL	4,481,304	1.00			
7. Lutgarda D. Lacson 14 Missouri St., Greenhillls, San Juan City		3,945,833	1.00	5.62%	3,945,833.00	100-680-623
	TOTAL	3,945,833	1.00			
TOTAL AMOUNT OF SUBSCRIBED CAPITAL				65.38%	45,874,425.00	
TOTAL AMOUNT OF PAID-UP CAPITAL						

INSTRUCTION: SPECIFY THE TOP 20 STOCKHOLDERS AND INDICATE THE REST AS OTHERS

Note: For PDTC Nominee included in the list, please indicate further the beneficial owners owning more than 5% of any class of the company's voting securities. Attach separate sheet, if necessary.

GENERAL INFORMATION SHEET
STOCK CORPORATION

===== PLEASE PRINT LEGIBLY =====

CORPORATE NAME: KALAHY REALTY INC						
TOTAL NUMBER OF STOCKHOLDERS: 2,624			NO. OF STOCKHOLDERS WITH 100 OR MORE SHARES EACH: 2306			
TOTAL ASSETS BASED ON LATEST AUDITED FS: PHP 146,887,921.00						
STOCKHOLDER'S INFORMATION						
NAME, NATIONALITY AND CURRENT RESIDENTIAL ADDRESS	SHARES SUBSCRIBED				AMOUNT PAID (PhP)	TAX IDENTIFICATION NUMBER
	TYPE	NUMBER	AMOUNT (PhP)	% OF OWNER- SHIP		
8. Lourdes Dizon &/or F. Matsuda. A/C Filipino 14 Missouri St., Greenhills, San Juan City		2,011,492	1.00	2.87%	2,011,492.00	100-680-542
	TOTAL	2,011,492				
9. Teresita D. Dizon Filipino 8 Ilongot St., La Vista QC		1,865,375	1.00	2.66%	1,865,375.00	110-600-550
	TOTAL	1,865,375				
10. Carillo Inc. Filipino 5 Catrillo St., Corinthian Gardens QC		1,828,268	1.00	2.61%	1,828,268.00	000-698-434
	TOTAL	1,828,268				
11. Juver Enterprises, Inc. Filipino 47 Ilongot St., La Vista QC		1,231,345	1.00	1.75%	1,231,345.00	000-375-739
	TOTAL	1,231,345				
12. Gibraltar Mining Enterprises, Inc. Filipino 214 State Condominium IV, San Juan City		1,161,950	1.00	1.66%	1,161,950.00	000-387-386
	TOTAL	1,161,950				
13. Acrodiz Realty & Dev. Corp. Filipino Pandao, Magalang Road, Angeles City		960,177	1.00	1.37%	960,177.00	005-311-646
	TOTAL	960,177				
14. Lourdes D. Dizon &/or Fortunata D. Filipino 14 Missouri St., Greenhills, San Juan City		747,973	1.00	1.07%	747,973.00	100-680-542
	TOTAL	747,973				
TOTAL AMOUNT OF SUBSCRIBED CAPITAL				13.99%	9,806,580.00	
TOTAL AMOUNT OF PAID-UP CAPITAL						
INSTRUCTION: SPECIFY THE TOP 20 STOCKHOLDERS AND INDICATE THE REST AS OTHERS						
<i>Note: For PDTC Nominee included in the list, please indicate further the beneficial owners owning more than 5% of any class of the company's voting securities. Attach separate sheet, if necessary.</i>						

GENERAL INFORMATION SHEET
STOCK CORPORATION

===== PLEASE PRINT LEGIBLY =====

CORPORATE NAME:		KALAH REALTY INC					
TOTAL NUMBER OF STOCKHOLDERS:		2,624		NO. OF STOCKHOLDERS WITH 100 OR MORE SHARES EACH:		2,306	
TOTAL ASSETS BASED ON LATEST AUDITED FS:		PHP 146,887,921.00					
STOCKHOLDER'S INFORMATION							
NAME, NATIONALITY AND CURRENT RESIDENTIAL ADDRESS	SHARES SUBSCRIBED				AMOUNT PAID (PhP)	TAX IDENTIFICATION NUMBER	
	TYPE	NUMBER	AMOUNT (PhP)	% OF OWNER- SHIP			
15. Michael D.Uy. Filipino Moldex Bldg., Ligaya St., Cor West Ave., QC		480,500	1.00	0.68%	480,500.00	252-141-483	
	TOTAL	480,500	1.00				
16. Abacus Securities Corporation. Filipino Unit E 2904-A PSE Centre Tektite, Pasig City		466,419	1.00	0.66%	466,419.00	001-006-900	
	TOTAL	466,419	1.00				
17. Elma Laguina Filipino 60 J. Rizal St., Arty Subd., Valenzuela City		412,500	1.00	0.59%	412,500.00	106-683-076	
	TOTAL	412,500	1.00				
18. Joel D. Matsuda Filipino 40 Dragonfly St., Valle Verde 6, Pasig City		356,180	1.00	0.51%	356,180.00	100-680-599	
	TOTAL	356,180	1.00				
19. Dizon Jose Realty & Development Corp Filipino 3C-Makati Bel-Air CondoP. Burgos St., Makati City		351,301	1.00	0.50%	351,301.00	000-698-484	
	TOTAL	351,301	1.00				
20. Juvencio D. Dizon &/or Verenocia Dizon. Filipino 47 Ilongot St., La Vista Quezon City		234,236		0.33%	234,236.00		
	TOTAL	234,236					
21. OTHERS (Indicate the number of the remaining stockholders)		21,105,360	1.00	17.36%	20,024,546.00		
	TOTAL	21,105,360					
TOTAL AMOUNT OF SUBSCRIBED CAPITAL			78,006,687.00	20.63%	78,006,687.00		
TOTAL AMOUNT OF PAID-UP CAPITAL							
INSTRUCTION: SPECIFY THE TOP 20 STOCKHOLDERS AND INDICATE THE REST AS OTHERS							
<i>Note: For PDTC Nominee included in the list, please indicate further the beneficial owners owning more than 5% of any class of the company's voting securities. Attach separate sheet, if necessary.</i>							

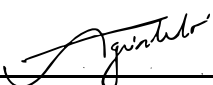
I, Atty Francis V. Gustilo, Corporate Secretary of Kalahi Realty, Inc. declare under penalty of perjury that all matters set forth in this GIS have been made in good faith, duly verified by me and to the best of my knowledge and belief are true and correct.

I hereby attest that all the information in this GIS are being submitted in compliance with the rules and regulations of the Securities and Exchange Commission (SEC) the collection, processing, storage and sharing of said information being necessary to carry out the functions of public authority for the performance of the constitutionally and statutorily mandated functions of the SEC as a regulatory agency

I further attest that I have been authorized by the Board of Directors/Trustees to file this GIS with the SEC.

I understand that the Commission may place the corporation under delinquent status for failure to submit the reportorial requirements three (3) times, consecutively or intermittently, within a period of five (5) years (*Section 177, RA No. 11232*).

Done this ____ day of _____, 20 ____ in _____.



Atty. Francis V. Gustilo

SUBSCRIBED AND SWORN TO before me in _____ on _____ by affiant who personally appeared before me and exhibited to me his/her competent evidence of identity consisting of _____ issued at _____ on _____.

NOTARY PUBLIC

BENEFICIAL OWNERSHIP DECLARATION**FOR THE YEAR: 2025**

SEC REGISTRATION NUMBER: 161872

CORPORATE NAME: **KALAHI REALTY INC****Instructions:**

1. Identify the Beneficial Owner/s of the corporation as described in the Categories of Beneficial Ownership in items A to I below. List down as many as you can identify. You may use an additional sheet if necessary.
2. Fill in the required information on the beneficial owner in the fields provided for.
3. In the "Category of Beneficial Ownership" column, indicate the letter(s) corresponding thereto. In the event that the person identified as beneficial owner falls under several categories, indicate all the letters corresponding to such categories.
4. If the category is under letter "I", indicate the position held (i.e., Director/Trustee, President, Chief Executive Officer, Chief Operating Officer, Chief Financial Officer, etc.).
5. Do not leave any item blank. Write "N/A" if the information required is not applicable or "NONE" if non-existent.

"Beneficial Owner" refers to any natural person(s) who ultimately own(s) or control(s) or exercise(s) ultimate effective control over the corporation. This definition covers the natural person(s) who actually own or control the corporation as distinguished from the legal owners. Such beneficial ownership may be determined on the basis of the following:

Category**Description**

- A** Natural person(s) owning, directly or indirectly or through a chain of ownership, at least twenty-five percent (25%) of the voting rights, voting shares or capital of the reporting corporation.
- B** Natural person(s) who exercise control over the reporting corporation, alone or together with others, through any contract, understanding, relationship, intermediary or tiered entity.
- C** Natural person(s) having the ability to elect a majority of the board of directors/trustees, or any similar body, of the corporation.
- D** Natural person(s) having the ability to exert a dominant influence over the management or policies of the corporation.
- E** Natural person(s) whose directions, instructions, or wishes in conducting the affairs of the corporation are carried out by majority of the members of the board of directors of such corporation who are accustomed or under an obligation to act in accordance with such person's directions, instructions or wishes.
- F** Natural person(s) acting as stewards of the properties of corporations, where such properties are under the care or administration of said natural person(s).
- G** Natural person(s) who actually own or control the reporting corporation through nominee shareholders or nominee directors acting for or on behalf of such natural persons.
- H** Natural person(s) ultimately owning or controlling or exercising ultimate effective control over the corporation through other means not falling under any of the foregoing categories.
- I** Natural person(s) exercising control through positions held within a corporation (i.e., responsible for strategic decisions that fundamentally affect the business practices or general direction of the corporation such as the members of the board of directors or trustees or similar body within the corporation; or exercising executive control over the daily or regular affairs of the corporation through a senior management position). This category is only applicable in exceptional cases where no natural person is identifiable who ultimately owns or exerts control over the corporation, the reporting corporation having exhausted all reasonable means of identification and provided there are no grounds for suspicion.

COMPLETE NAME (Surname, Given Name, Middle Name, Name Extension (i.e., Jr., Sr., III)	SPECIFIC RESIDENTIAL ADDRESS	NATIONALITY	DATE OF BIRTH	TAX IDENTIFICATION NO.	% OF OWNERSHIP ¹ / % OF VOTING RIGHTS ²	TYPE OF BENEFICIAL OWNER ³ Direct (D) or Indirect (I)	CATEGORY OF BENEFICIAL OWNERSHIP
Frederick D. Matsuda	63 Swallow Drive, QC	Filipino	18-Jan-64	100-680-672	0.000457	D	Vice-President/ Treasurer

Note: This page is not for uploading on the SEC iView.

¹ For Stock Corporations.

² For Non-Stock Corporations.

³ For Stock Corporations.

Kalahi Realty, Inc.

Suites 214-215, State Condominium IV
Ortigas Avenue, Greenhill's
San Juan City, Philippines
Telephone Nos. 8570-3639

CERTIFICATION

I, Frederick D. Matsuda, as the Vice President / Treasurer of Kalahi Realty, Inc., with SEC registration number 161872 with principal office at Suite 214 State Condominium IV, Ortigas Avenue, Greenhills, San Juan, Metro Manila, on oath state:

- 1) That on behalf of Kalahi Realty, Inc. I have caused this SEC-GIS to be prepared;
- 2) That I read and understood its contents which are true and correct of my own personal knowledge and/or based on true records;
- 3) That the company Kalahi Realty, Inc., will comply with the requirements set forth in SEC Notice dated June 24, 2020 for a complete and official submission of reports and/or documents through electronic mail; and
- 4) That I am fully aware that documents filed online which requires pre-evaluation and/or processing fee shall be considered complete and officially received only upon payment of a filing fee.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day September 2025


Frederick D. Matsuda
Affiant

SUBSCRIBED AND SWORN to before me this ____ day of September 2025, affiant exhibiting his Passport no. P4703704B expire on February 05, 2030.

NOTARY PUBLIC

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