

COVER SHEET

SEC Registration Number

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COMPANY NAME

F	O	R	A	S	E	R	V	I	C	E	S	,	I	N	C	.	D	O	I	N	G	B	U	S	I
N	E	S	S	A	S	Q	U	E	S	T	H	O	T	E	L	T	A	G	A	Y	T	A	Y		

PRINCIPAL OFFICE (No. / Street / Barangay / City / Town / Province)

F	o	r	a	R	o	t	u	n	d	a	T	a	g	a	y	t	a	y	,	G	e	n	e	r	a	l
E	m	i	l	i	o	A	g	u	i	n	a	l	d	o	H	i	g	h	w	a	y	,	S	i	l	
a	n	g	J	u	n	c	t	i	o	n	,	B	a	r	a	n	g	a	y	S	i	l	a	n	g	
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C	a	v	i	t	e																					

Form Type
1 7 - Q

Department requiring the report
C R M D

Secondary License Type, If Applicable
N / A

COMPANY INFORMATION

Company's Email Address tagaytayhm@questhotelsandresorts.com	Company's Telephone Number +6346-4198799	Mobile Number 0976-196-9623
No. of Stockholders 6	Annual Meeting (Month / Day) Last Friday of October	Fiscal Year (Month / Day) 12/31

CONTACT PERSON INFORMATION

The designated contact person **MUST** be an Officer of the Corporation

Name of Contact Person Nancy R. Rivera	Email Address nancy.rivera@filinvesthospitality.com	Telephone Number/s +6346-8460278	Mobile Number 09989615762
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CONTACT PERSON'S ADDRESS

Fora Rotunda Tagaytay, General Emilio Aguinaldo Highway Silang Junction, Barangay Silang Crossing East Tagaytay, 4120 Cavite

NOTE 1 In case of death, resignation or cessation of office of the officer designated as contact person, such incident shall be reported to the Commission within thirty (30) calendar days from the occurrence thereof with information and complete contact details of the new contact person designated.
2 All Boxes must be properly and completely filled-up. Failure to do so shall cause the delay in updating the corporation's records with the Commission and/or non-receipt of Notice of Deficiencies. Further, non-receipt of Notice of Deficiencies shall not excuse the corporation from liability for its deficiencies.

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

QUARTERLY REPORT PURSUANT TO SECTION 17 OF THE SECURITIES REGULATIONS CODE
AND SRC RULE 17(2) (b) THEREUNDER

1. For the quarterly period ended **March 31, 2026**
2. SEC Identification Number **CS201818339**
3. BIR Tax Identification No. **010-114-986-000**
4. Exact name of issuer as specified in its charter
FORA SERVICES, INC. DOING BUSINESS AS QUEST HOTEL TAGAYTAY
5. Province, Country or other jurisdiction of incorporation or organization **Philippines**
6. Industry Classification Code: _____ (SEC Use Only)
7. Address of issuer's principal office Postal Code
Fora Rotunda Tagaytay, General Emilio Aguinaldo **4120**
Highway Silang Junction, Barangay Silang Crossing
East Tagaytay
8. Issuer's telephone number, including area code **(46) 419-8799**
9. Former name, former address, and former fiscal year, if changed since last report **Not Applicable**
10. Securities registered pursuant to Section 8 and 12 of the SRC

Class	No. of Certificates Per Class	Offer Price per Certificate	Aggregate Offer Price per Class
Studio 23	63	Php187,700	Php 11,825,100
Studio 27	61	Php220,400	Php 13,444,400
Studio 29	18	Php236,700	Php 4,260,600
Suite 44	18	Php359,100	Php 6,463,800
Suite 54	4	Php440,700	Php 1,762,800
TOTAL	164		Php 37,756,700

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

Yes No

12. Indicate by check mark whether the issuer:

- (a) has filed reports required to be filed by Section 17 of the Code and SRC Rule 17 thereunder or Section 11 of the RSA Rule 1(a)-1 thereunder, and Sections 26 and 141 of the Corporation Code of the Philippines, during the preceding twelve (12) months (or for such shorter period that the registrant was required to file such reports);

Yes No

- (c) has been subject to such filing requirements for the past 90 days.

Yes No

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PART 1 - FINANCIAL INFORMATION

**FORA SERVICES, INC.
DOING BUSINESS AS QUEST HOTEL TAGAYTAY**

Unaudited Interim Financial Statements

As at March 31, 2026 and December 31, 2025
and
For the Three months ended March 31, 2026 and 2025

FORA SERVICES, INC.
DOING BUSINESS AS QUEST HOTEL TAGAYTAY
STATEMENTS OF FINANCIAL POSITION

	March 31	December 31
	2026	2025
ASSETS		
Current Assets		
Cash and cash equivalents (Notes 4 and 12)	₱75,384,574	₱71,414,634
Receivables (Note 5)	10,750,820	11,633,801
Due from related parties (Note 12)	628,126	891,545
Inventories (Note 6)	1,501,945	1,567,392
Other currents assets (Note 7)	3,772,588	1,724,208
Total Current Assets	92,038,053	87,231,580
Noncurrent Assets		
Property and equipment (Note 8)	13,847,598	11,470,910
Software cost (Note 9)	1,395,345	1,142,315
Total Noncurrent Assets	15,242,943	12,613,225
	₱107,280,996	₱99,844,805
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts and other payables (Notes 10 and 12)	₱46,738,129	₱40,266,848
Contract liabilities (Note 13)	1,969,958	2,331,511
Due to related parties (Note 12)	5,000,313	4,213,585
Income tax payable	1,014,461	837,953
Total Current Liabilities	54,722,861	47,649,897
Noncurrent Liabilities		
Participation liabilities (Notes 11 and 12)	639,661	639,661
Retirement liabilities	37,756,700	37,756,700
Total Noncurrent Liabilities	38,396,361	38,396,361
Total Liabilities	93,119,222	86,046,258
Equity		
Capital stock (Note 16)	400,000	400,000
Remeasurement loss on retirement plan - net	(153,832)	(153,832)
Retained earnings (Note 16)		
Appropriated	12,875,812	12,498,245
Unappropriated	1,039,794	1,054,134
Total Equity	14,161,774	13,798,547
	₱107,280,996	₱99,844,805

See accompanying Notes to Financial Statements

FORA SERVICES, INC.
DOING BUSINESS AS QUEST HOTEL TAGAYTAY
STATEMENTS OF COMPREHENSIVE INCOME

	Three Months Ended March 31	
	2026	2025
REVENUE		
Revenue from services		
Rooms	₱29,399,704	₱25,585,358
Other operating departments	789,546	477,362
	30,189,250	26,062,720
COST OF SERVICES (Note 14)	11,350,926	9,984,697
GENERAL AND ADMINISTRATIVE EXPENSES (Note 15)	11,053,723	10,298,577
OTHER INCOME (EXPENSE)		
Interest expense (Notes 11 and 12)	(7,480,710)	(3,596,377)
Interest income (Note 4)	523,322	637,281
	(6,957,388)	(2,959,096)
INCOME BEFORE INCOME TAX	827,213	2,820,350
PROVISION FOR INCOME TAX (Note 17)	463,986	427,773
NET INCOME	₱363,227	₱2,392,577

See accompanying Notes to Financial Statements.

FORA SERVICES, INC.
DOING BUSINESS AS QUEST HOTEL TAGAYTAY
STATEMENTS OF CHANGES IN EQUITY

	Three Months Ended March 31	
	2026	2025
CAPITAL STOCK (Note 16)		
Balances at beginning and end of period	₱400,000	₱400,000
RETAINED EARNINGS (Note 16)		
<i>Unappropriated retained earnings</i>		
Balances at beginning of period	1,054,134	1,473,394
Net income	363,227	2,392,577
Appropriation of retained earnings	(377,567)	-
Balances at end of period	1,039,794	3,865,971
<i>Appropriated retained earnings</i>		
Balances at beginning of period	12,498,245	10,207,973
Appropriation of retained earnings	377,567	-
Balances at end of period	12,875,812	10,207,973
Total retained earnings	13,915,606	14,073,944
REMEASUREMENT LOSS ON RETIREMENT PLAN		
Balances at beginning of period	(153,832)	(153,832)
Other comprehensive income during period	-	-
Balances at end of period	(153,832)	(153,832)
	₱14,161,774	₱14,320,112

See accompanying Notes to Financial Statements.

FORA SERVICES, INC.
DOING BUSINESS AS QUEST HOTEL TAGAYTAY
STATEMENTS OF CASH FLOWS

	Three Months Ended March 31	
	2026	2025
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	₱827,214	₱2,820,350
Adjustments for:		
Depreciation and amortization (Notes 8, 9, 14 and 15)	935,717	1,303,448
Interest expense (Notes 11 and 12)	7,480,709	3,596,377
Interest income (Note 4)	(523,322)	(637,281)
Operating income before working capital changes	8,720,318	7,082,894
Changes in operating assets and liabilities:		
Decrease (increase) in:		
Receivables	882,981	8,443,931
Due from related parties	263,419	1,584,683
Inventories	65,447	(123,451)
Other current assets	(2,048,380)	(1,634,502)
Increase (decrease) in:		
Account and other payables	(1,009,429)	6,438,883
Contract liabilities	(361,553)	(612,099)
Due to related parties	786,728	260,461
Net cash generated from operations	7,299,531	21,440,800
Interest received	523,322	637,281
Income taxes paid	(287,478)	(207,921)
Net cash provided by operating activities	7,535,375	21,870,160
CASH FLOW FROM INVESTING ACTIVITIES		
Additions to:		
Property and equipment (Note 8)	(3,218,642)	(625,000)
Software cost (Note 9)	(346,793)	(921,395)
Cash used in investing activities	(3,565,435)	(1,546,395)
NET INCREASE IN CASH AND CASH EQUIVALENTS	3,969,940	20,323,765
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	₱71,414,634	₱60,373,063
CASH AND CASH EQUIVALENTS AT END OF PERIOD (Note 4)	₱75,384,574	₱80,696,828

See accompanying Notes to Financial Statements.

FORA SERVICES, INC.
DOING BUSINESS AS QUEST HOTEL TAGAYTAY
NOTES TO FINANCIAL STATEMENTS

1. Corporate Information

Fora Services, Inc. doing business as Quest Hotel Tagaytay (the Company), a wholly owned subsidiary of Filinvest Hospitality Corporation, (FHC or Parent Company), was incorporated in the Philippines and was registered with Philippine Securities and Exchange Commissions (SEC) on August 24, 2018. Its primary purpose is to purchase and own real properties and personal property of all kinds to sell, lease, maintain and manage.

The Company also has secondary license to offer 164 Certificates of Participation to the public as approved by the SEC on May 17, 2023 (see Note 11).

The Company's registered address is Fora Rotunda Tagaytay, General Emilio Aguinaldo Highway, Silang Junction, Barangay Silang Crossing East, Tagaytay, 4120 Cavite.

The Parent Company is a subsidiary of Filinvest Development Corporation (FDC), a publicly listed corporation. FDC is a subsidiary of A.L. Gotianun, Inc. (ALGI). FHC, FDC and ALGI are incorporated and domiciled in the Philippines.

Approval of the Financial Statements

The financial statements of the Company as at March 31, 2026 and 2025 and for each of the three months in the period ended March 31, 2026 were approved and authorized for issue by the Board of Directors (BOD) on May 7, 2026.

2. Material Accounting Policy Information

Basis of Preparation

The financial statements of the Company have been prepared on a historical cost basis and are presented in Philippine Peso (₱), which is also the Company's functional currency. All amounts are rounded off to the nearest Peso, except when otherwise indicated.

Statement of Compliance

The financial statements of the Company have been prepared in compliance with Philippine Financial Reporting Standards (PFRS) Accounting Standards.

New Standards, Interpretations and Amendments

The accounting policies adopted in the preparation of the Company's financial statements are consistent with those of the previous financial years, except for the adoption of the following which became effective beginning January 1, 2025. The adoption of the following pronouncements does not have significant impact to the Company's financial statements.

- Amendments to PAS 21, *Lack of exchangeability*

Standards, Amendments and Interpretations Issued but not yet Effective

Pronouncements issued but not yet effective are listed below. The Company intends to adopt the following pronouncements when they become effective. Adoption of these pronouncements is not expected to have a significant impact on the Company's financial statements unless otherwise indicated.

Effective beginning on or after January 1, 2026

- Amendments to Illustrative Examples on PFRS 7, PFRS 18, PAS 1, PAS 8, PAS 26 and PAS 37, *Disclosures about Uncertainties in the Financial Statements*
- Amendments to PFRS 9 and PFRS 7, *Classification and Measurement of Financial Instruments*
- Amendments to PFRS 9 and PFRS 7, *Contracts Referencing Nature-dependent Electricity*
- Annual Improvements to PFRS Accounting Standards—Volume 11
 - Amendments to PFRS 1, *Hedge Accounting by a First-time Adopter*
 - Amendments to PFRS 7, *Gain or Loss on Derecognition*
 - Amendments to PFRS 9, *Lessee Derecognition of Lease Liabilities and Transaction Price*
 - Amendments to PFRS 10, *Determination of a 'De Facto Agent'*
 - Amendments to PAS 7, *Cost Method*

Effective beginning on or after January 1, 2027

- PFRS 18, *Presentation and Disclosure in Financial Statements*

The standard replaces PAS 1 Presentation of Financial Statements and responds to investors' demand for better information about companies' financial performance. The new requirements include:

- Required totals, subtotals and new categories in the statement of profit or loss
- Disclosure of management-defined performance measures
- Guidance on aggregation and disaggregation

The Company is currently assessing the impact of adopting PFRS 18 in its financial reporting, including its data collection process.

- Amendments to PAS 21, *Translation to a Hyperinflationary Presentation Currency*

Deferred effectivity

Amendments to PFRS 10, *Consolidated Financial Statements*, and PAS 28, *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

Material Accounting Policies

The following accounting policies were applied in preparation of the Company's financial statements:

Financial Instruments - initial recognition, subsequent measurement and impairment

As of March 31, 2026 and 2025, the financial assets of the Company are classified at initial recognition as subsequently measured at amortized cost. In order for a financial asset to be classified and measured at amortized cost, it needs to give rise to cash flows that are 'solely payments of principal and interest' on the principal amount outstanding. This assessment is referred to as the 'solely payments of principal and interest test' and is performed at an instrument level.

As of March 31, 2026 and 2025, the Company's financial assets at amortized cost include cash and cash equivalents, receivables and due from related parties and security deposits (presented under other current assets).

The Company recognizes an allowance for expected credit loss (ECL) for all financial assets at amortized costs. The Company applies the following approach in estimating its allowance for ECL (a) low credit risk simplification approach for cash and cash equivalents; and (b) general approach for receivables and due from related parties.

The Company considers a financial asset in default when contractual payments are thirty (30) days past their due dates.

Financial liabilities - initial recognition and subsequent measurement

As of March 31, 2026 and 2025, the Company's financial liabilities pertain to loans and borrowings. These financial liabilities are recognized initially at fair value, net of directly attributable transaction costs and subsequently measured at amortized cost using effective interest method.

As of March 31, 2026 and 2025, the Company's financial liabilities include accounts and other payables, due to related parties, participation liabilities and other obligations that meet the above definition (other than liabilities covered by other accounting standards, such as, income tax payable, and other statutory liabilities).

Property and Equipment

Property and equipment consist of machineries, tools and computer equipment. Property and equipment are stated at cost less accumulated depreciation and any impairment in value. The initial cost of property and equipment consists of its purchase price, including import duties, taxes and any directly attributable costs of bringing the asset to its working condition and location for its intended use.

Depreciation is calculated on a straight-line method over the estimated useful lives (EUL) of the assets. The Company assessed that the useful life of property and equipment is five (5) years.

An item of property and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the assets) is included in the statement of comprehensive income when the asset is derecognized.

Software Costs

Software acquired separately is measured on initial recognition at cost. Following initial recognition, capitalized software is carried at cost less accumulated amortization and any accumulated impairment losses. The capitalized software is amortized on a straight-line basis over its estimated useful life of five (5) years.

Other Current Assets

Other assets are carried at costs and pertain to resources controlled by the Company as a result of past events and from which future economic benefits are expected to flow to the Company. These assets are regularly evaluated for any impairment in value. These comprise of prepaid expenses, advances to suppliers and security deposits.

Impairment of Nonfinancial Assets

The Company assesses at each financial reporting date whether there is an indication that its nonfinancial (e.g., property and equipment and software costs) may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Company makes an estimate of the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGUs) fair value less costs to sell and its value in use (VIU) and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets of the Company.

When the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing VIU, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Impairment loss is charged to operations in the year in which it arises.

Retirement Liabilities

Retirement liabilities is actuarially determined using the projected unit credit method. This method reflects services rendered by employees up to the date of valuation and incorporates assumptions concerning employees' projected salaries. Actuarial valuations are conducted with sufficient regularity, with option to accelerate when significant changes to underlying assumptions occur. Pension costs include current service and interest. Remeasurements comprising actuarial gains and losses, return on plan assets and any change in the effect of the asset ceiling (excluding net interest on defined benefit liability) are recognized immediately in other comprehensive income (OCI) in the period in which they arise. Remeasurements are not reclassified to the statement of income in subsequent periods.

Equity

Capital stock

Capital stock is measured at par value for all shares issued.

Retained earnings

Retained earnings represents the accumulated net income (losses) of the Company and stock issuance costs.

Revenue Recognition

The Company primarily derives its revenue from room related services and other operating departments. Revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The Company assesses its revenue arrangements against specific criteria in order to determine if it is acting as principal or agent. The Company has generally concluded that it is acting as principal in all of its revenue arrangements.

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

Revenues from rooms and other operating departments

Revenues from rooms and other departments are recognized over the time the related services are rendered and/or facilities and amenities are used.

Income from insurance claim

Income from insurance claim is recognized when receipt is virtually certain or upon acceptance of the settlement offer from insurance company.

Contract Balances

Contract receivables

A receivable represents the Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract liabilities

A contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognized when the payment is made. Contract liabilities are recognized as revenue when the Company performs under the contract.

The contract liabilities also include payments received by the Company from the customers for which revenue recognition has not yet commenced. Accordingly, funds deposited by customers before event/service occurs (guest deposits) are recorded as contract liabilities until services are provided or goods are delivered.

Costs and Expenses Recognition

Direct costs and operating expenses are decreases in economic benefits during the accounting period in the form of outflows or depletion of assets or decrease of liabilities. These are measured at the amount paid or payable and are recognized when incurred.

Classification of accounts

Some accounts in 2025 have been reclassified to conform with the mapping of accounts in 2026. No impact has been identified to the total balances of net income and balance sheet accounts.

Income Taxes

Current tax

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws use to compute the amount are those that are enacted or substantially enacted at the reporting date.

Deferred tax

Deferred tax is provided on all taxable temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred tax liabilities are recognized for all taxable temporary differences with certain exceptions. Deferred tax assets are recognized for all deductible temporary differences and unused net operating loss carryover (NOLCO), to the extent that it is probable that the taxable profit will be available against which the deductible temporary differences and NOLCO can be utilized.

Segment Reporting

The Company's operating businesses are organized and managed according to the nature of the products and services provided. The Company has determined that it is operating as one operating segment as of and for the years ended March 31, 2026 and 2025 (see Note 18).

3. Management's Accounting Judgments and Use of Estimates

The preparation of the Company's financial statements in compliance with PFRS Accounting Standards requires management to make judgments, estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Future events may occur which can cause the assumptions used in arriving at those estimates to change. The effects of any changes in estimates will be reflected in the financial statements as they become reasonably determinable.

Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Use of Estimates and Assumptions

The key assumptions concerning the future and other key sources of estimation of uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and within the next financial year are discussed below:

Evaluation of impairment of receivables

The Company has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment. The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Company's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future.

As of March 31, 2026 and December 31, 2025, the carrying value of receivables amounted to ₱10.75 million and ₱11.63 million, respectively. There is no provision for ECL recognized in 2026 and 2025 (see Note 5).

4. Cash and Cash Equivalents

This account consists of

	2026	2025
Cash on hand	₱325,000	₱360,000
Cash in banks (Note 12)	22,515,965	28,935,950
Cash equivalents (Note 12)	52,543,609	42,118,684
	₱75,384,574	₱71,414,634

Cash in banks earn interest at the prevailing bank deposit rates. Cash equivalents are short-term, highly liquid investments that are made for varying periods up to 3 months and earns interest at the prevailing short-term investment rate of 3.88% to 5.50% and 3.88% to 5.13% in 2026 and 2025, respectively.

Interest income earned from cash and cash equivalents amounted to ₱0.52 million and ₱0.64 million in 2026 and 2025, respectively (see Note 12).

There are no restrictions on the Company's cash and cash equivalents as of March 31, 2026 and December 31, 2025.

5. Receivables

This account consists of:

	2026	2025
Contract receivables:		
Corporate, travel agency and individuals	₱10,382,808	₱10,084,969
Credit cards	328,630	1,317,749
Guest ledger	335	—
Others	39,047	231,083
	₱10,750,820	₱11,633,801

Corporate, travel agency and individuals pertain to receivables classified by market segments and are due within 30 to 90 days from billing.

Credit cards pertain to receivables from banks for sales settled through credit cards and are usually collectible within three (3) to five (5) days from transaction date.

Guest ledger pertains to receivables from in-house guests and are collectible once the guest checks out from the hotel.

Others pertain to advances to employees, third party receivables related to utilities and other reimbursables subject to liquidation.

6. Inventories

This account consists of:

	2026	2025
Supplies	₱1,394,624	₱1,260,073
Fuel	107,321	307,319
	₱1,501,945	₱1,567,392

Supplies include guest, cleaning, engineering and other operating supplies used to assist in day-to-day operations of the Company.

Fuel pertains to fuel and oils used in the day-to-day operations.

The cost of inventories recognized as part of “Cost of services” in the statement of comprehensive income amounted to ₱0.96 million and ₱3.88 million in 2026 and 2025, respectively (see Note 14).

7. Other Current Assets

This account consists of:

	2026	2025
Prepaid expenses	₱2,755,245	₱940,852
Advances to suppliers	1,008,143	774,156
Security deposits	9,200	9,200
	₱3,772,588	₱1,724,208

Prepaid expenses pertain to the Company’s prepayments on insurance and subscriptions. These are recognized as expense over a period not exceeding 12 months.

Advances to suppliers are down payments made to the suppliers for operating equipment. These will be applied against billings upon the completion of services.

8. Property and Equipment

The rollforward analysis of this account follows:

	2026					Total
	Machineries Tools and Equipment	Vehicles	Computer Equipment	Furniture, Fixtures & Equipment	Buildings & Buildings Improvements	
Cost						
At beginning of period	₱3,507,156	₱733,650	₱1,342,519	₱12,543,914	₱–	₱18,127,239
Additions	473,214	–	–	592,503	2,152,925	3,218,642
At end of period	3,980,370	733,650	1,342,519	13,136,417	2,152,924	21,345,881
Accumulated Depreciation						
At beginning of period	702,323	315,470	782,230	4,856,306	–	6,656,329
Depreciation (Note 15)	165,085	33,014	42,470	596,639	4,746	841,954
At end of period	867,408	348,484	824,700	5,452,945	4,746	7,498,283
	₱3,112,962	₱385,166	₱517,819	₱7,683,472	₱2,148,178	₱13,847,598
	2025					Total
	Machineries, Tools and Equipment	Vehicles	Computer Equipment	Furniture, Fixtures & Equipment	Buildings & Buildings Improvements	
Cost						
At beginning of year	₱673,395	₱733,650	₱947,597	₱11,262,658	₱–	₱13,617,300
Additions	2,833,761	–	394,922	1,281,256	–	4,509,939
At end of year	3,507,156	733,650	1,342,519	12,543,914	–	18,127,239
Accumulated Depreciation						
At beginning of year	408,341	183,412	654,791	2,715,132	–	3,961,676
Depreciation (Note 15)	293,982	132,057	127,439	2,141,175	–	2,694,653
At end of year	702,323	315,469	782,230	4,856,307	–	6,656,329
Net Book Values	₱2,804,833	₱418,181	₱560,289	₱7,687,607	₱–	₱11,470,910

The Company's property and equipment are not pledged or used as collateral to secure any obligation as of March 31, 2026 and December 31, 2025.

9. Software Costs

The rollforward analysis of this account follows:

	2026	2025
Cost		
Balances at beginning of period/year	₱2,493,639	₱1,572,243
Additions	346,793	921,396
Balances at end of period/year	2,840,432	2,493,639
Accumulated Amortization		
Balances at beginning of period/year	1,351,324	1,030,104
Amortization (Note 15)	93,763	321,220
Balances at end of period/year	1,445,087	1,351,324
Net Book Value	₱1,395,345	₱1,142,315

10. Accounts and Other Payables

This account consists of:

	2026	2025
Accrued interest payables (Notes 11 and 12)	₱23,675,613	₱17,691,045
Trade payables	5,677,811	5,478,659
Accrued expenses	8,127,399	8,253,193
Regulatory payable	7,258,856	6,173,165
Wages and employee-related payables	1,995,450	2,670,786
	₱46,735,129	₱40,266,848

Accrued interest payables pertain to interest payable to certificate holders and FLI, excluding withholding taxes (see Notes 11 and 12). These are settled annually every last Friday of May following the calendar year in which the participation interest was earned.

Trade payable consists of payables to suppliers and service providers for various acquisitions of goods and services used in the operations of the Company. These are normally settled on a 30-day term.

Accrued expenses represent accruals on rent, telephone, light and water, security services and other expenses that are normally settled on a 30-day term upon receipt of billing.

Regulatory payable includes local taxes, output VAT, expanded withholding taxes and taxes withheld on employee compensation and benefits.

Wages and employee-related payables include employees' share on the additional service fees charged to customers. These are normally settled within one month.

11. Participation Liabilities

The Company entered into Condotel Participation Agreements (the Agreements) with unit buyers (the Participants) of the Fora Condotel Tower 1 (Condotel Project) with a term of 25 years. Pursuant to the provisions of the Agreement, the Participant shall pay the Company the Joining Fee, which shall be returned without interest at the end of the term of the Condotel Project, and the Company shall manage and operate the Participants' contributed units.

The Company may terminate the Agreements upon reasonable determination that the operation of the Condotel Project can no longer be sustained due to operating losses. In such event, the Company shall return the amount of the Joining Fee, pro rata, received from the participants.

The Unit Buyers' participation interest in the Condotel Project shall be evidenced by Certificates. Each of the Certificate of Participation corresponds to the 164 units in the Condotel Project. The SEC through its SEC MSR Order No. 25, Series of 2023 issued on May 17, 2023, approved the registration of said 164 Certificates of Participation. The SEC likewise issued the Certificate of Permit to Offer Securities for Sale for said 164 Certificates, on the same date.

Relative to the Agreement, the Certificate Holders shall be entitled to: (a) the payment of distributable participation interest on an annual basis, subject to the terms hereof and the Agreement; and, (b) maximum of 14 nights room use privilege in the Condotel Project per calendar year.

The distributable participation interest is based on the participation income accrued within one (1) payment cycle, less provision for corporate income tax, provision for repayment of borrowing, provision for working capital requirements, any uncollected revenue, prepaid taxes during the period, capital expenditure reserve, reserve for joining fee amortization, and adjusted for non-cash transactions and any room use privilege enjoyment.

Distributable participation interest is recognized as part of Accounts and other payables in the statement of financial position as of March 31, 2026 and December 31, 2025.

As of March 31, 2026 and December 31, 2025, the Company issued Certificate of Participation for 164 units in the Condotel Project, presented under Participation liabilities in the statement of financial position.

12. Related Party Transactions

The Company has entered into various transactions with related parties. Parties are considered to be related if one party has the ability, directly or indirectly, to control the other party in making financial and operating decision or the parties are subject to common control or common significant influence. Related parties may be individuals or corporate entities. Affiliates are entities under common control of the Parent Company, FDC and ALGI.

Terms and conditions of transactions with related parties

Outstanding balances at year-end are unsecured, interest-free and require settlement in cash, unless otherwise stated. There have been no guarantees provided or received for any related party receivables or payables. As of March 31, 2026 and December 31, 2025, the Company has not made any provision for ECL relating to amounts owed by related parties. This assessment is undertaken each financial year by examining the financial position of the related party and the market in which the related party operates.

The amounts and balances from the significant related party transaction follows:

		2026		
		Amount/ Volume	Outstanding balance	Terms Conditions
<i>Cash and cash equivalents</i>				
<i>Affiliate</i>				
a.	Cash and cash equivalents (Note 4)	₱7,561,297	₱71,991,926	Interest-bearing at prevailing market rate
	Interest income	521,790		Unrestricted
<i>Due to related parties</i>				
b.	Parent Company	₱306,253	(₱98,633)	Noninterest-bearing; due and demandable
c.	Fora Restaurants, Inc. (FRI)	(1,860,120)	(4,426,786)	Noninterest-bearing; due and demandable
d.	Chroma Hospitality, Inc. (CHI)	1,506,655	(327,521)	Noninterest-bearing; due and demandable
e.	Mimosa Cityscapes, Inc. (MCI)	11,876	–	Noninterest-bearing; due and demandable
e.	Nature Specialists, Inc. (NSI)	(21,536)	(32,571)	Noninterest-bearing; due and demandable
f.	Filinvest Business Services, Corp. (FBSC)	509,566	(114,802)	Noninterest-bearing; due and demandable
		(₱5,000,313)		
<i>Due from related parties</i>				
h.	Filinvest Land, Inc. (FLI)	37,466	37,466	Noninterest-bearing; due and demandable
g.	Hospitality Enterprise Resources Corp. (HERC)	₱1,405,341	₱412,009	Noninterest-bearing; due and demandable
h.	Boracay Seascapes, Inc. (BSI)	21,536	21,536	Noninterest-bearing; due and demandable
h.	Filinvest Development Corp. (FDC)	11,130	11,130	Noninterest-bearing; due and demandable

		2026			
		Amount/ Volume	Outstanding balance	Terms	Conditions
h.	Mactan Seascapes Services, Inc. (MSSI)	56,236	56,236	Noninterest-bearing; due and demandable	Unsecured
h.	Mimosa Cityscapes, Inc. (MCI)	28,035	28,035	Noninterest-bearing; due and demandable	Unsecured
h.	Property Specialist Resources, Inc. (PSRI)	26,136	26,136	Noninterest-bearing; due and demandable	Unsecured
h.	Entrata Hotel Services, Inc. (EHSI)	18,341	18,342	Noninterest-bearing; due and demandable	Unsecured
h.	Baguio Mountainscapes, Inc. (BMI)	17,236	17,236	Noninterest-bearing; due and demandable	Unsecured
		₱628,126			
<i>Accrued expenses</i>					
j.	Interest expense	₱4,767,213	₱19,098,642	Due in May 2026 and 2027	Unsecured
<i>Participation liabilities</i>					
j.	Joining fee	(₱408,100)	₱24,061,400	Noninterest-bearing due in 2048	Unsecured
		₱628,126			
		2025			
		Amount/ Volume	Outstanding balance	Terms	Conditions
<i>Cash and cash equivalents</i>					
<i>Affiliate</i>					
a.	Cash and cash equivalents (Note 4)	₱8,187,350	₱64,430,629	Interest-bearing at prevailing market rate	Unrestricted
	Interest income	2,277,263			
<i>Due to related parties</i>					
b.	Parent Company	(₱1,147,552)	(₱289,225)	Noninterest-bearing; due and demandable	Unsecured
c.	Fora Restaurants, Inc. (FRI)	(2,195,646)	(2,566,666)	Noninterest-bearing; due and demandable	Unsecured
d.	Chroma Hospitality, Inc. (CHI)	(5,415,688)	(1,097,248)	Noninterest-bearing; due and demandable	Unsecured
e.	Mimosa Cityscapes, Inc. (MCI)	(26,575)	(11,876)	Noninterest-bearing; due and demandable	Unsecured
e.	Nature Specialists, Inc. (NSI)	(54,107)	(54,107)	Noninterest-bearing; due and demandable	Unsecured
f.	Filinvest Business Services, Corp. (FBSC)	(2,056,972)	(194,463)	Noninterest-bearing; due and demandable	Unsecured
g.	Hospitality Enterprise Resources Corp. (HERC)	(5,647,464)	–	Noninterest-bearing; due and demandable	Unsecured
h.	Filinvest Land, Inc. (FLI)	(857,136)	–	Noninterest-bearing; due and demandable	Unsecured
		(₱4,213,585)			
<i>Due from related parties</i>					
h.	Fora Restaurants, Inc. (FRI)	₱1,726,860	₱–	Noninterest-bearing; due and demandable	Unsecured
h.	Chroma Hospitality, Inc. (CHI)	5,415,688	–	Noninterest-bearing; due and demandable	Unsecured
h.	Hospitality Enterprise Resources Corp. (HERC)	5,647,464	891,545	Noninterest-bearing; due and demandable	Unsecured
		₱891,545			
<i>Accrued expenses</i>					
j.	Interest expense	(₱4,757,652)	₱14,331,429	Due in May 2026	Unsecured
<i>Participation liabilities</i>					
j.	Joining fee	(₱408,100)	₱24,469,500	Noninterest-bearing; due in 2048	Unsecured

Significant transactions with related parties are as follows:

- a. The Company maintains cash and cash equivalents with East West Banking Corporation, an entity under common control with FDC.
- b. FHC advanced the Company's costs for incorporation, taxes and licenses and other costs incurred on its pre-opening period.

In 2022, the Company entered into an agreement with FHC, wherein the Company is annually charged with admin fee equivalent to one percent (1%) of the Company's gross operating revenue for receiving various administrative functions. The agreement has a term of one (1) year and automatically renewable every year for a similar term unless terminated by either party. As of March 31, 2026 and December 31, 2025, balance due to parent amounted to ₱0.09 million and ₱0.28 million, respectively.

- c. FRI, an affiliate, charges its revenue from food and beverage to the Company as part of the guest's bill upon bill-out.
- d. In July 2018, the Company entered into a management service agreement with CHI, an entity jointly controlled by FDC, whereby CHI provides technical services to the Company with regard to the operation of the Property, including all accounting, internal control, human resources, sales and marketing, engineering and administration records, data and information.
- e. MCI and NSI affiliates, charge the Company for intercompany expenses.
- f. FBSC, formerly Corporate Technologies, Inc., an affiliate, charges the Company for telecommunication and IT solutions expenses.
- g. In 2023, the Company entered into an agreement wherein HERC is to provide services related to compensation and benefits and recruitment, accounting, revenue management and reservation, and supply chain.
- h. The Company charges FRI, CHI, BSI, FDC, FLI, MSSSI, MCI, PSRI, EHSI, and BMI for intercompany expenses.
- i. Participation liabilities pertain to joining fee received from FLI which is equivalent to the offer price paid for a certificate and will be repaid upon end of the term of the Condotel Participation Agreement. Each certificate is entitled to participation interest distributed annually (see Note 11).

Compensation of key management personnel

Compensation of key management personnel of the Company consists of employee salaries and benefits amounting to ₱0.26 million and ₱1.27 million in 2026 and 2025, respectively.

13. Revenue, Income and Contract Balances

Revenue from Contracts with Customers

The Company deals with guests who are required to pay hotel room charges which cover room services and use of other ancillary services.

Revenue from rooms and other operating department is recognized over the time the related services are rendered and/or facilities and amenities are used. Transaction price is determined to be the invoice amount, and each transaction is considered as a single performance obligation, therefore it is not necessary to allocate the transaction price. The hotel room rate is fixed and has no variable consideration. The service is capable of being distinct from the other services and the transaction price for each service is separately identifiable.

Guests usually pay in advance either in full or partially to guarantee reservation. Guests are required to settle all outstanding bills before check-out. Corporate accounts and travel agencies are required to pay 30 to 90 days from billing date.

Other income consists of smoking fees, forfeiture of unclaimed deposits and others. This is recognized over the time the related services are rendered and/or facilities and amenities are used.

Contract Liabilities

Contract liabilities pertain to advance or partial payments received from guests to guarantee reservations. This represents the obligation to provide services to the customer for which the Company has received consideration. These are guest deposits which are expected to be recognized as revenue when the event has taken place or refunded to the customers upon cancellation.

The following summarizes the activities related to contract liabilities with customers as of March 31, 2026 and December 31, 2025:

	2026	2025
Balances at beginning of year	₱2,331,511	₱1,363,886
Additions	4,381,114	23,469,340
Recognized as revenue	(4,742,667)	(22,501,715)
Balances at end of year	₱1,969,958	₱2,331,511

14. Cost of Services

This account consists of:

	2026	2025
Utilities	₱3,105,334	₱2,992,421
Salaries, wages, and benefits	2,101,340	1,975,855
Laundry and linens	1,127,467	1,278,353
Operating supplies (Note 6)	959,087	919,948
Common Area Expenses	901,250	741,475
Commission	883,985	776,081
E-Commerce fee	585,977	633,314
Spa services	528,298	319,235
Contract services	282,990	111,607
Depreciation (Note 8)	230,752	-
Corporate office reimbursable	64,814	37,861
Others	579,632	198,547
	₱11,350,926	₱9,984,697

Others include payment for office supplies, cable, uniforms, printing, decorations and other miscellaneous expenses.

15. General and Administrative Expenses

This account consists of:

	2026	2025
Salaries, wages, and benefits	₱1,813,060	₱1,514,573
Common area expenses	1,619,554	1,253,468
Management fees (Note 12)	1,261,758	1,018,463
Contract services	1,122,351	1,198,007
E-Commerce fee	922,692	872,605
Depreciation and amortization (Notes 8 and 9)	704,965	1,303,449
Credit and collection	591,449	524,777
System costs (Note 12)	509,566	667,892
Corporate office reimbursable	507,408	201,062
Telecommunications	374,579	345,234
Insurance premium	323,183	257,919
Administrative fee (Note 12)	306,253	265,938
Security costs	271,141	174,483
Sales office expenses	244,897	200,693
Repairs and maintenance	168,026	138,793
Legal, audit and professional fees	100,835	78,724
Office and cleaning supplies	40,728	41,808
Travel and transportation	30,280	68,506
Representation and entertainment	22,904	52,926
Training	5,875	48,860
Taxes and licenses	3,221	1,993
Others	108,998	68,404
	₱11,053,723	₱10,298,577

16. Equity

As of March 31, 2026 and 2025, the capital stock of the Company consists of:

	No. of Shares	Amount
Authorized - ₱100 par value	16,000	₱1,600,000
Subscribed and issued shares	4,000	400,000

Capital Management

The primary objective of the Company's capital management is to ensure that it maintains a strong credit rating and healthy capital ratios in order to support its business and maximize shareholder value. The Company manages its capital structure and makes adjustments to it, in light of changes in economic conditions. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders or issue new shares. No changes were made in the objectives, policies or processes in 2026 and 2025.

The Company considers its capital stock and participation liabilities amounting to ₱38.16 million, as of March 31, 2026 and December 31, 2025, as its capital employed. The Company is not subject to externally imposed capital requirements.

Appropriation of Retained Earnings

On November 13, 2024, the BOD approved yearly appropriation from its accumulated retained earnings of the related amortization of the Joining Fee until it is repaid to the Certificate Holders pursuant to the Company's Registration Statement (see Note 11). Appropriated retained earnings related to Joining Fee amounted to ₱0.38 million and ₱1.51 million in March 2026 and December 2025, respectively.

On April 10, 2025 and November 13, 2024, the BOD approved the appropriation of the Company's retained earnings amounting to ₱0.78 million and ₱7.75 million for capital expenditures. The appropriation will be utilized in the next five (5) years from the year of appropriation.

Appropriation of Retained Earnings Subsequent to Period-end

On April 14, 2026, the BOD approved the appropriation of the Company's retained earnings amounting to ₱0.74 million for capital expenditures. The appropriation will be utilized in the next five (5) years.

17. Income Taxes

The provision for income tax consists of:

	2026	2025
Current	₱376,766	₱1,280,338
Final	87,220	379,799
	₱463,986	₱1,660,137

The Company did not recognize deferred tax asset on the following temporary differences and carryforward benefit of NOLCO and Minimum Corporate Income Tax (MCIT) because the management assessed that sufficient taxable income and income tax due may not be available against these can be utilized:

	2026	2025
MCIT	₱2,739,880	₱2,363,114
NOLCO	836,889	836,889
Retirement liabilities	639,661	639,661

The reconciliation of the income tax computed at statutory rate of 25% to provision for income tax follows:

	2026	2025
Income tax at statutory income tax rate	₱206,804	₱882,787
Tax effects of:		
Movement in unrecognized deferred tax assets	278,987	872,300
Interest income subjected to final tax	(21,805)	(94,950)
	₱463,986	₱1,660,137

18. Segment Reporting

The Company has determined that it is operating as one operating segment. Based on management's assessment, no part or component of the business of the Company meets the qualifications of an operating segment as defined by PFRS 8, *Operating Segments*.

The Company's hotel operation is its only income-generating activity and such is the measure used by the chief operating decision maker (CODM) in allocating resources. In 2026, and 2025, no single customer constitutes more than of the Company's operating revenue.

19. Financial Assets and Financial Liabilities

Fair Value Information

The carrying values of cash and cash equivalents, receivables, security deposits (presented under other current assets), accounts and other payables (except statutory payables) and due from and to related parties approximate their fair values as of March 31, 2026 and 2025 due to the short-term nature of the transactions.

As of March 31, 2026 and December 31, 2025, the Company's participation liabilities has a carrying value of ₱37.76 million. As of March 31, 2026 and December 31, 2025, the Company's participation liabilities have a fair value of ₱9.21 million. The estimated fair value of participation liabilities in 2026 and 2025 is determined by discounting the sum of future cash flows using the prevailing market rate of 6.41%.

Financial Risk Management Objectives and Policies

The Company's financial instruments include the Company's cash, due from related parties, security deposits (presented under other current assets), accounts and other payables (except statutory payables), and due from and to related parties.

The main purpose of these financial instruments is to finance the Company's operations. The main objectives of the Company's financial risk management are as follows:

- To identify and monitor such risks on an ongoing basis;
- To minimize and mitigate such risks; and
- To provide a degree of certainty about costs.

The main risks arising from the Company's financial instruments are liquidity risk and credit risk.

Credit risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss. It is the Company's practice that all customers who wish to trade on credit terms are subject to credit verification procedures. In addition, receivable balances are monitored on an ongoing basis with the result that the Company's exposure to bad debts is not significant.

The table below shows the summary of maximum credit risk exposure on financial assets:

	2026	2025
Cash and cash equivalents*	₱75,059,574	₱71,054,634
Receivables	10,750,820	11,633,801
Due from related parties	628,126	891,545
Security deposits	9,200	9,200
	₱86,447,720	₱83,589,180

*Excludes cash on hand.

Liquidity risk

Liquidity risk is the risk that the Company is unable to meet its financial obligations when due. The Company monitors its cash flow position and overall liquidity position in assessing its exposure to liquidity risk. The Company maintains a level of cash deemed sufficient to finance operations and to mitigate the effects of fluctuation in cash flows.

Maturity profile of the Company's financial instruments as at March 31, 2026 and December 31, 2025 follow:

	2026				Total
	On demand	Less than 3 months	3 to 12 months	More than 12 months	
Financial assets					
				₱	
Cash and cash equivalents	₱22,840,965	₱52,543,609	₱–	–	₱75,384,574
Receivables	6,967,042	3,783,778	–	–	10,750,820
Due from related parties	628,126	–	–	–	628,126
Security deposits	–	–	–	9,200	9,200
	₱30,436,133	₱56,327,387	₱–	₱9,200	₱86,772,720
Financial liabilities					
Accounts and other payables*	₱–	₱13,805,210	₱23,663,613	₱–	₱37,468,823
Due to related parties	5,000,313	–	–	–	5,000,313
Participation liabilities	–	–	–	37,756,700	37,756,700
	₱5,000,313	₱13,805,210	₱23,663,613	₱37,756,700	₱80,225,836

*Excludes statutory payables amounting to ₱9.26 million

	2025				Total
	On demand	Less than 3 months	3 to 12 months	More than 12 months	
Financial assets					
Cash and cash equivalents	₱29,295,950	₱42,118,684	₱–	₱–	₱71,414,634
Receivables	6,304,872	5,328,929	–	–	11,633,801
Due from related parties	891,545	–	–	–	891,545
Security deposits	–	–	–	9,200	9,200
	₱36,492,367	₱47,447,613	–	₱9,200	₱83,949,180
Financial liabilities					
Accounts and other payables*	₱–	₱13,731,852	₱17,691,045	₱–	₱31,422,897
Due to related parties	4,213,585	–	–	–	4,213,585
Participation liabilities	–	–	–	37,756,700	37,756,700
	₱4,213,585	₱13,731,852	₱17,691,045	₱37,756,700	₱73,393,182

*Excludes statutory payables amounting to ₱8.84 million

Interest Rate Risk

The Company is exposed to interest rate risk primarily through its participation liabilities. The effective rate applied to these liabilities is determined based on participation income, net of allowable deductions (see Note 11). Consequently, the effective interest rate increases when participation income rises and decreases when participation income declines.

FORA SERVICES, INC.
DOING BUSINESS AS QUEST HOTEL TAGAYTAY

Management's Discussion and Analysis of Financial Condition and Results of Operation

Three Months Ended March 31

	2026 (Unaudited)	2025 (Unaudited)	Change Increase (Decrease)	
			Php	%
REVENUE				
Revenue from services				
Rooms	₱29,399,704	₱25,585,358	₱3,814,346	15%
Other operating departments	789,546	477,362	312,184	65%
	30,189,250	26,062,720	4,126,530	16%
COST OF SERVICES	11,350,926	9,984,697	1,366,229	14%
GENERAL AND ADMINISTRATIVE EXPENSES	11,053,723	10,298,577	755,146	7%
OTHER INCOME (EXPENSE)				
Interest income	523,322	637,281	(113,959)	-18%
Interest expense	(7,480,710)	(3,596,377)	(3,884,333)	108%
	(6,957,388)	(2,959,096)	(3,998,292)	135%
INCOME BEFORE INCOME TAX	827,213	2,820,350	(1,993,137)	-71%
PROVISION FOR INCOME TAX	463,986	427,773	36,213	8%
NET INCOME/ TOTAL COMPREHENSIVE INCOME	₱363,227	₱2,392,577	(₱2,029,350)	-85%

As of March 31, 2026, the Company reported a Net Income of ₱0.36 million representing decrease of ₱2.03 million or 85% compared to the previous period's net income of ₱2.39 million last year. This decrease is primarily attributed to the increase in interest expense.

Revenue

For the Three Months Ended March 31, 2026 the company revenue from services increased by 16% from last year by higher rooms and other operating department income. The increase is mainly driven by higher Average Daily Rate of ₱2,963 (same period last year, ₱2,640) and slight increase of occupancy rate to 67% from 66%.

Cost of Services

Cost of Services increased by 14% or ₱0.76 million mainly due to higher spa services, contract services, and depreciation expense.

General and Administrative Expenses

The General and Administrative Expenses is ₱11.05 million, which is 7% or ₱0.76 million higher than last year mainly due to higher corporate office reimbursable, salaries, wages and common area expenses offset by the decrease in depreciation, system costs and contract services.

Other Income (Expenses)

Interest Income pertains to interest earned from deposits and short-term investment. The decrease of ₱0.11 million or 18% in 2026 is due to lower short term investment placements during the period.

Interest Expense is attributed to accrued participation interest during the period.

Provision for Income tax

The provision for income tax increased by 8% from ₱0.43 million in 2025 to ₱0.46 million in 2026. It was computed using MCIT.

	March 31 2026 (Unaudited)	December 31 2025 (Audited)	Change Increase (Decrease)	
			Php	%
ASSETS				
Current Assets				
Cash and cash equivalents	₱75,384,574	₱71,414,634	3,969,940	6%
Receivables	10,750,820	11,633,801	(882,981)	-8%
Due from related parties	628,126	891,545	(263,419)	-30%
Inventories	1,501,945	1,567,392	(65,447)	-4%
Other currents assets	3,772,588	1,724,208	2,048,380	119%
Total Current Assets	92,038,053	87,231,580	4,806,473	6%
Noncurrent Assets				
Property and equipment	13,847,598	11,470,910	2,376,688	21%
Software costs	1,395,345	1,142,315	253,030	22%
Total Noncurrent Assets	15,242,943	12,613,225	2,629,718	21%
	₱107,280,996	₱99,844,805	7,436,191	7%
LIABILITIES AND EQUITY				
Current Liabilities				
Accounts and other payables	₱46,738,130	₱40,266,848	6,471,281	16%
Contract liabilities	1,969,958	2,331,511	(361,553)	-16%
Due to related parties	5,000,313	4,213,585	786,728	19%
Income tax payable	1,029,461	837,953	176,509	21%
Total Current Liabilities	54,737,862	47,649,897	7,072,964	15%
Non Current Liabilities				
Participation liabilities	37,756,700	37,756,700	-	-
Retirement liabilities	639,661	639,661	-	-
Total Non Current Liabilities	38,396,361	38,396,361	-	-
Total Liabilities	93,119,222	86,046,258	7,072,964	8%
Equity				
Capital stock	400,000	400,000	-	-
Remeasurement loss on retirement plan - net	(153,832)	(153,832)	-	-
Retained Earnings				
Appropriated	12,875,812	12,498,245	377,567	3%
Unappropriated	1,039,794	1,054,134	(14,340)	-1%
Total Equity	14,161,774	13,798,547	363,227	3%
	₱107,280,996	₱99,844,805	7,436,191	7%

As of March 31, 2026 the financial position of the company remained strong with total assets of ₱107.28 million. This growth was primarily driven by improvements in both current and non-current assets. Current assets rose to ₱92.04 million, mainly due to higher cash balances at ₱75.38 million, representing improved liquidity while non-current assets grew to ₱107.28 million due to additional fixed assets and software costs.

Cash and Cash equivalents

This account includes cash on hand and in bank and short-term investment that earns interest at the prevailing rates from 3.88% to 5.50%. The cash and cash equivalents account increased from ₱71.41 million in 2025 to ₱75.38 million in 2026, indicating increase of ₱3.97 million or 6%. This increase is attributed to various factors, including cash flows from operating activities netted by the cash used in investing activities.

Receivables

As of March 31, 2026, total accounts receivables amounted to ₱10.75 million. The 8% decrease is primarily due to improved collections.

Due from/to related parties

The Company has entered various transaction with related parties that are unsecured, interest-free and require settlement in cash. As of March 31, 2026, total due from/to related party amounted to ₱0.63 million and ₱5.00 million, respectively.

Inventories

This account consists of supplies (including guest, engineering, cleaning, and other operating supplies used in day-to-day operations of the Company) and fuel. Inventories decreased by 4% from ₱1.57 million in 2025 to ₱1.50 million in 2026.

Other Current Assets

Other Assets consist of advances to suppliers, security deposits and prepaid expenses. Increased by 119% from ₱1.72 million in 2025 to ₱3.77 million in 2026. This increase is mainly driven by the increase in advances and additional prepayments offset by its amortization.

Property and Equipment

Increased by 21% from ₱11.48 million in 2025 to ₱13.85 million in 2026, mainly attributed to the acquisition of building improvements, furniture and fixtures, and machinery equipment netted by depreciation recognized during the quarter.

Software Costs

Increased by 22% from ₱1.14 million in 2025 to ₱1.40 million in 2026, reflecting the additional recognized software offset by amortization incurred during the quarter.

Accounts and Other Payables

Increased by 19% from ₱40.27 million in 2025 to ₱46.74 million in 2026, mainly due to increase in accrued participation interest, regulatory payables, accrued expenses, trade payables, netted by payment of various employee-related payable.

Contract Liabilities

Contract liabilities represent obligation to provide services to the customer for which the Company has received consideration. Decreased by 16% from ₱2.33 million in 2025 to ₱1.97 million in 2026, primarily due to usage of guest deposits from room reservation during the year.

Income Tax Payable

Increased in 2026, amounting to ₱1.01 million, reflecting tax obligations for the year.

Participation Liability

As of March 31, 2026, the Company issued Certificate of Participation for 164 units in the Condotel amounting to ₱37.76 million.

Equity

Overall increase of 3% mainly attributed to net income earned during the period.

ATTACHMENT-I

**FORA SERVICES, INC.
DOING BUSINESS AS QUEST HOTEL TAGAYTAY**

**AGING OF ACCOUNTS RECEIVABLE
MARCH 31, 2026**

	Current	1-30 days	31-60 days	61-90 days	>90 days	Total
Trade Receivables	₱3,783,778	₱2,568,199	₱343,150	₱996,300	₱3,059,393	₱10,750,820
TOTAL	₱3,783,778	₱2,568,199	₱343,150	₱996,300	₱3,059,393	₱10,750,820

FORA SERVICES, INC.
DOING BUSINESS AS QUEST HOTEL TAGAYTAY

OTHER INFORMATION

SALE OF SECURITIES

Fora Services Inc. (FOSI) received from SEC the Certificate of Permit to Offer Securities dated 17 May 2023, relating to the following 164 Certificates of Participation (“Certificates”) in the Quest Hotel Tagaytay Project covered under SEC MSRD Order No. 25, Series of 2023, viz:

Class	No. of Certificates per Class	Offer Price per Certificate	Aggregate Offer Price per Class
Studio 23	63	187,700	11,825,100
Studio 27	61	220,400	13,444,400
Studio 29	18	236,700	4,260,600
Suite 44	18	359,100	6,463,800
Suite 54	4	440,700	1,762,800
TOTAL	164		37,756,700

The Certificates shall have a term of twenty-five year counted from the date of the SEC Permit to Sell for the Project, subject to renewal or extension for a similar or shorter period at the sole option of FOSI. The Certificates will be offered and sold by FOSI exclusively to Unit Owners of the Project. The Offer Price will be repaid to the Certificate Holders upon the end of the term of the Project.

The foregoing securities have been registered pursuant to the requirements of Sections 8 and 12 of the Securities Regulation Code and its amended Implementing Rules and Regulations.

FORA SERVICES, INC.
DOING BUSINESS AS QUEST HOTEL TAGAYTAY

INDEX TO SUPPLEMENTARY SCHEDULES

- Annex A: Reconciliation of Retained Earnings Available for Dividend Declaration
- Annex B: Map Showing the Relationships Between and Among the Company and its Ultimate Parent Company, Middle Parent, Subsidiaries or Co-subsidiaries, Associates, Wherever Located or Registered
- Annex C: Supplementary Schedules Required by Revised SRC Rule 68 (Annex 68-J)
- Schedule A. Financial Assets
 - Schedule B. Amounts Receivable from Directors, Officers, Employees, Related Parties, and Principal Stockholders (Other than Related Parties)
 - Schedule C. Amounts Receivable from Related Parties which are Eliminated During the Consolidation of Financial Statements
 - Schedule D. Long-term Debt
 - Schedule E. Indebtedness to related parties
 - Schedule F. Guarantees of securities of other issuers
 - Schedule G. Capital stock

FORA SERVICES, INC.
DOING BUSINESS AS QUEST HOTEL TAGAYTAY

**RECONCILIATION OF RETAINED EARNINGS AVAILABLE FOR
DIVIDEND DECLARATION**
MARCH 31, 2026

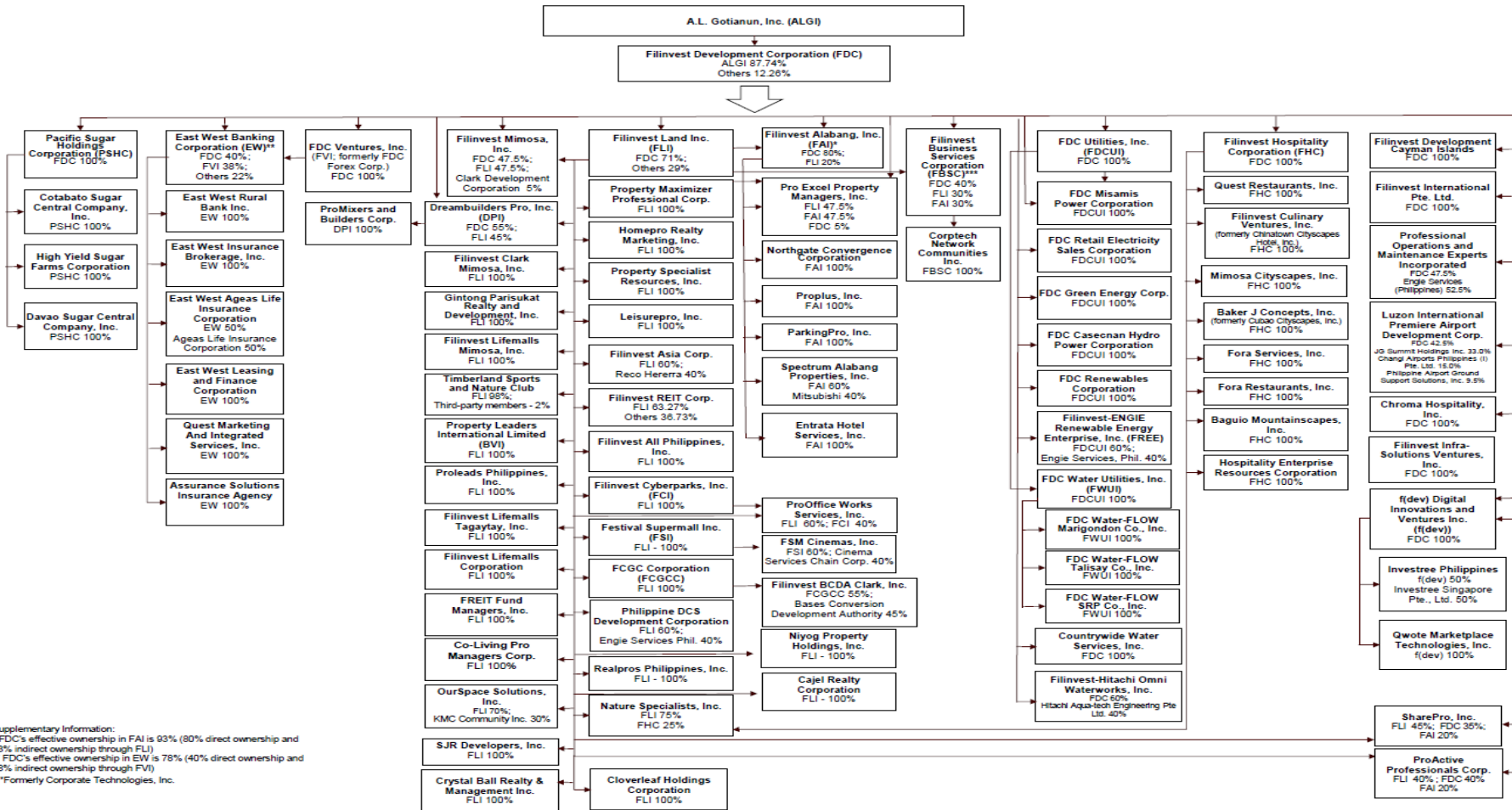
Unappropriated Retained Earnings, beginning of reporting period		₱1,054,134
Add: Items that are directly credited to Unappropriated Retained Earnings		
Reversal of retained earnings appropriation	—	
Effect of restatements	—	
Others	—	
Less: Items that are directly debited to Unappropriated Retained Earnings		
Dividend declaration during the reporting period		
Retained earnings appropriated during the reporting period	377,567	
Effect of restatements	—	
Others	—	(377,567)
Unappropriated Retained Earnings, as adjusted		676,567
Add/Less: Net income (loss) for the current year		363,227
Less: Unrealized income recognized in the profit or loss during the reporting period (net of tax)		
Equity in net income of associate/joint venture, net of dividends declared	—	
Unrealized foreign exchange gain, except those attributable to cash and equivalents	—	
Unrealized fair value adjustment (marked-to-market gains) of financial instruments at fair value through profit or loss (FVTPL)	—	
Unrealized fair value gain of investment property	—	
Other unrealized gains or adjustments to the retained earnings as a result of certain transactions accounted for under PFRS	—	
Sub-total		—
Add: Unrealized income recognized in the profit or loss in prior reporting periods but realized in the current reporting period (net of tax)		
Realized foreign exchange gain, except those attributable to Cash and cash equivalents	—	
Realized fair value adjustment (market-to-market gains) of financial instruments at fair value through profit or loss FVTPL)	—	
Realized fair value gain of Investment Property	—	

Other realized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS	—	
Sub-total		—
<hr/>		
Add: Unrealized income recognized in profit or loss in prior periods but reversed in the current reporting period (net of tax)		
Reversal of previously recorded foreign exchange gain, except those attributable to cash and cash equivalents	—	
Reversal of previously recorded fair value adjustment (market-to-market gains) of financial instruments at fair value through profit or loss (FVTPL)	—	
Reversal of previously recorded fair value gain of Investment Property	—	
Reversal of other unrealized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS, previously recorded	—	
Sub-total		—
<hr/>		
Adjusted Net Income/Loss		363,227
<hr/>		
Add: Non-actual losses recognized in profit or loss during the reporting period (net of tax)		
Depreciation on revaluation increment (after tax)	—	
Sub-total		—
Add/Less: Adjustments related to relief granted by the SEC and BSP		
Amortization of the effect of reporting relief	—	
Total amount of reporting relief granted during the year	—	
Others	—	
Sub-total		—
Add/Less: Other items that should be excluded from the determination of the amount of available for dividends distribution		
Net movement of treasury shares (except for reacquisition of redeemable shares)	—	
Net movement of deferred tax asset not considered in the reconciling items under the previous categories	—	
Net movement in deferred tax asset and deferred tax liabilities related to same transaction, e.g., set up of right of use asset and lease liability, set-up of asset and asset retirement obligation, and set-up of service concession asset and concession payable	—	
Adjustment due to deviation from PFRS/GAAP - gain (loss)	—	
Others	—	
Sub-total		—
<hr/>		
Total Retained Earnings, end of reporting period available for dividend		₱1,039,794
<hr/>		

FORA SERVICES, INC.
DOING BUSINESS AS QUEST HOTEL TAGAYTAY

MAP SHOWING THE RELATIONSHIPS BETWEEN AND AMONG THE COMPANY AND ITS ULTIMATE PARENT COMPANY, MIDDLE PARENT, SUBSIDIARIES OR CO-SUBSIDIARIES, ASSOCIATES MARCH 31, 2026

A.L. GOTIANUN, INC.
 MAP SHOWING THE RELATIONSHIP BETWEEN AND AMONG THE COMPANIES IN THE GROUP, ITS ULTIMATE PARENT, CO-SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES
 (As of March 31, 2026)



Supplementary Information:
 * FDC's effective ownership in FAI is 93% (80% direct ownership and 13% indirect ownership through FLI)
 ** FDC's effective ownership in EW is 78% (40% direct ownership and 38% indirect ownership through FVI)
 ***Formerly Corporate Technologies, Inc.

FORA SERVICES, INC.
DOING BUSINESS AS QUEST HOTEL TAGAYTAY

SUPPLEMENTARY INFORMATION AND DISCLOSURES REQUIRED BY
REVISED SRC RULE 68 (ANNEX 68-J)
MARCH 31, 2026

Philippine Securities and Exchange Commission (SEC) issued the amended Securities Regulation Code Rule SRC Rule 68 and 68.1 which consolidates the two separate rules and labeled in the amendment as “Part I” and “Part II”, respectively. It also prescribes the additional information and schedule requirements for issuers of securities to the public.

Below are the additional information and schedules required by Revised SRC Rule 68 and 68.1 as amended that are relevant to Fora Services, Inc. (“the Company”). This information is presented for purposes of filing with the SEC and is not required part of the basic financial statements.

Schedule A. Financial Assets

The entity’s Financial Assets comprises of cash and cash equivalents, receivables and security deposits. As stated in the regulation, before mentioned amount should be provided if the aggregate cost or the market value of FVTPL as of the end of the reporting period is 5% or more of the total current asset. As of March 31, 2026, the entity recorded the financial assets as financial assets at amortized cost, therefore it is deemed assumed that this schedule is not applicable to the Company.

Schedule B. Amounts Receivable from Directors, Officers, Employees, Related Parties and Principal Stockholders (Other than Related parties)

As of March 31, 2026, all amounts receivable from employees and related parties pertain to items arising in the ordinary course of business and does not meet the minimum required balance as stated in the Revised SRC Rule to be presented in the report. This schedule is not applicable to the Company.

Schedule C. Amounts Receivable from Related Parties, which are eliminated during the consolidation of financial statements

This schedule is not applicable since the Company does not prepare consolidated financial statements.

Schedule D. Long-term Debt

This schedule is not applicable since the Company does not have any long-term debt as of March 31, 2026.

Schedule E. Indebtedness to Related Parties

As of March 31, 2026, due to a related party pertains to Participation liabilities.

Name of Related Party	Balance at beginning of the year	Movement	Balance at end of the year
Filinvest Land, Inc.	₱24,469,500	(₱408,100)	₱24,061,400

Schedule F. Guarantees of Securities of Other Issuers

This schedule is not applicable since the Company does not have guarantees of securities of other issuers as of March 31, 2026.

Schedule G. Capital Stock

Title of issue	Number of shares authorized	Number of shares issued and outstanding as shown under related balance sheet caption	Number of shares reserved for options, warrants, conversion and other rights	Number of shares held by related parties	Directors, Officers and Employees	Others
Common Shares	16,000	4,000	–	3,995	6	None

FORA SERVICES, INC.
DOING BUSINESS AS QUEST HOTEL TAGAYTAY

SUPPLEMENTARY SCHEDULE OF FINANCIAL SOUNDNESS INDICATORS

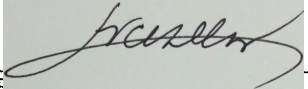
Ratio	Formula	2026	2025	
Current Ratio	Total Current Assets divided by Total Current Liabilities	1.68	1.83	
	Total Current Assets			92,038,053
	Divide by: Total Current Liabilities			54,722,861
	Current Ratio			1.68
Debt Ratio	Total Liabilities divided by Total Assets	0.87	0.86	
	Total Liabilities			93,119,222
	Divide by: Total Assets			107,280,996
	Debt Ratio			0.87
Quick Asset Ratio	Quick Assets (<i>total current assets less inventories</i>) divided by Current Liabilities	1.65	1.80	
	Total Current Assets			92,038,053
	Less: Inventories			1,501,945
	Quick Assets			90,536,108
	Divide by: Total Current Liabilities			54,722,861
Quick Asset Ratio	1.65			
Solvency Ratio	Net Income before Depreciation (<i>net income plus depreciation</i>) divided by Total Liabilities	0.01	0.08	
	Net Income			363,227
	Add: Depreciation			935,717
	Net Income before Depreciation			1,298,944
	Divide by: Total Liabilities			93,119,222
Solvency Ratio	0.01			
Interest Coverage Ratio	Earnings before Interest and Other Charges and Income Tax (EBIT) divided by Interest Expense	1.04	1.06	
	EBIT			7,784,601
	Divide by: Interest Expense			7,480,710
	Interest Coverage Ratio			1.04
Net Profit Margin	Net Income divided by Revenue	0.01	0.02	
	Net Income			363,227
	Divide by: Revenue			30,189,250
Net Profit Margin	0.01			

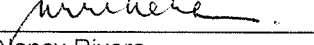
Return on Equity	Net Income divided by Total Equity		0.03	0.15
	Net Income	363,227		
	Divide by: Total Equity	14,161,774		
	Return on Equity	0.03		
Return on Assets	Net Income divided by Average Total Assets		0.004	0.020
	Net Income	363,227		
	Divide by: Average Total Assets	103,562,901		
	Return on Assets	0.004		
Asset-to-Equity Ratio	Total Assets divided by Total Equity		7.58	7.24
	Total Assets	107,280,996		
	Divide by: Total Equity	14,161,774		
	Asset-to-Equity Ratio	7.58		

SIGNATURES

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

FORA SERVICES, INC. DOING BUSINESS AS QUEST HOTEL TAGAYTAY

Signature: 
Francis V. Ceballos
Title: President/CEO

Signature: 
Nancy Rivera
Title: Treasurer and Chief Financial Officer

May 07, 2026