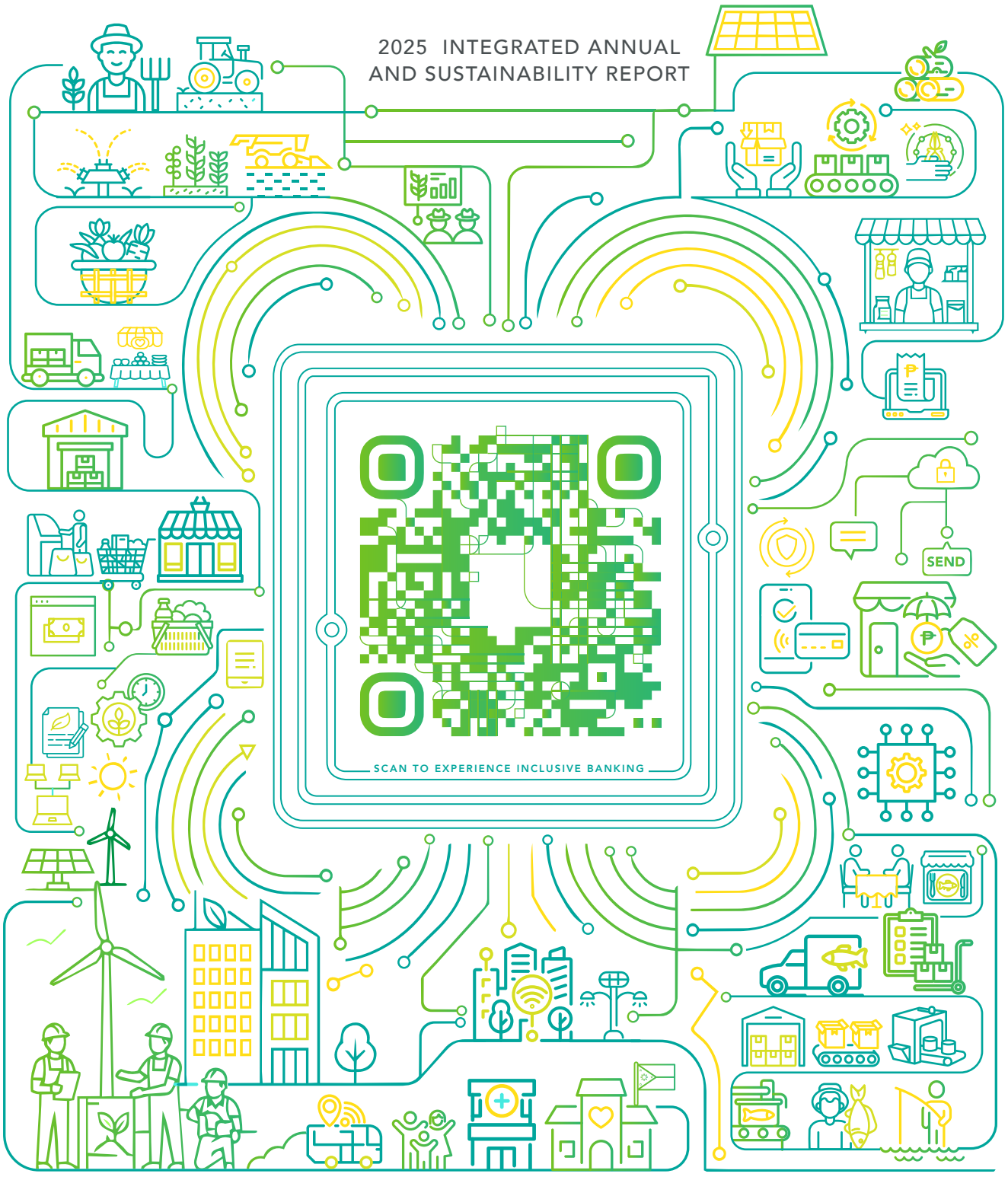
LANDBANK

EMPOWERING EVERY FILIPINO THROUGH INCLUSIVE GROWTH

2025 INTEGRATED ANNUAL AND SUSTAINABILITY REPORT



Report Background

(GRI 2-2, 2-3)



About the Cover

The cover design for the LANDBANK 2025 Integrated Annual and Sustainability Report, themed "Empowering Every Filipino through Inclusive Growth," reflects the Bank's transformation into a more accessible, responsive, and digitally enabled financial institution.

At the center is a scan-ready QR code, serving as both a visual focal point and a direct gateway to LANDBANK's digital ecosystem. It symbolizes how technology brings the Bank's services, products, programs, and information closer to customers and stakeholders.

Surrounding it are minimalist line illustrations and infographics representing the diverse sectors LANDBANK serves, from agriculture and MSMEs to infrastructure, sustainability, transportation, and digital banking. Their interconnected pathways illustrate how technology links people, communities, industries, and opportunities within an inclusive financial ecosystem.

Overall, the cover embodies LANDBANK's forward-looking vision of using technology to expand access, create opportunities, strengthen communities, and empower Filipinos while advancing a more inclusive, resilient, and connected Philippines.

LANDBANK's contributions to sustainable development highlight advancing inclusive growth, strengthening financial resilience, and advancing service excellence.

Inside the Report

00 Report Background
02 Organizational Profile
06 Executive Messages
10 Performance Highlights
16 Business Review

24 Sustainability
44 Environmental Responsibility
52 Economic and Social Responsibility

118 Corporate Governance
140 Risk Management
162 Compliance Management
172 Business Summary
200 Our Leaders
232 Outlook
238 Appendices

About the Report (GRI 2-3)

As a government financial institution (GFI), Land Bank of the Philippines (LANDBANK) leads socioeconomic development and drives inclusive growth. In 2025, the Bank continued to uphold this responsibility, centered on empowering every Filipino through digital transformation.

LANDBANK's 2025 Integrated Annual and Sustainability Report (IASR) illustrates the Bank's progress and impact in delivering inclusive finance services and programs, reflected in its title, *"Empowering Every Filipino through Inclusive Growth".* The report aligns with LANDBANK's continuing brand promise, "Empowering Filipinos for a Better Future."

LANDBANK's contributions to sustainable development highlight advancing inclusive growth, strengthening financial resilience, and advancing service excellence. It also covers the Bank's efforts to embed sustainability into workforce development and corporate governance. This 2025 report reflects LANDBANK's commitment to transparency and to earning Filipinos' trust. Stakeholders, including the public, can use this report to track the Bank's progress towards a more sustainable future.

Reporting Framework and Period

Disclosures in LANDBANK's 2025 IASR reference the Global Reporting Initiative (GRI) 2021 Standards, the Integrated Reporting Framework, and support the UN Sustainable Development Goals (SDGs). The report also contains information set forth in the Bangko Sentral ng Pilipinas' (BSP) Annual Report Assessment Checklist (ARAC). It comprises LANDBANK's business, financial, and sustainability disclosures for Jan. 1 to Dec. 31, 2025, for both Parent and Group.

Reporting Scope and Boundaries

This report covers LANDBANK's program implementation and operations across all Bank units and host communities nationwide in 2025, including its economic, environmental, social, and governance (ESG) performance and activities material to its stakeholders.

Contact Information

Comments and inquiries regarding LANDBANK's 2025 IASR may be directed to:
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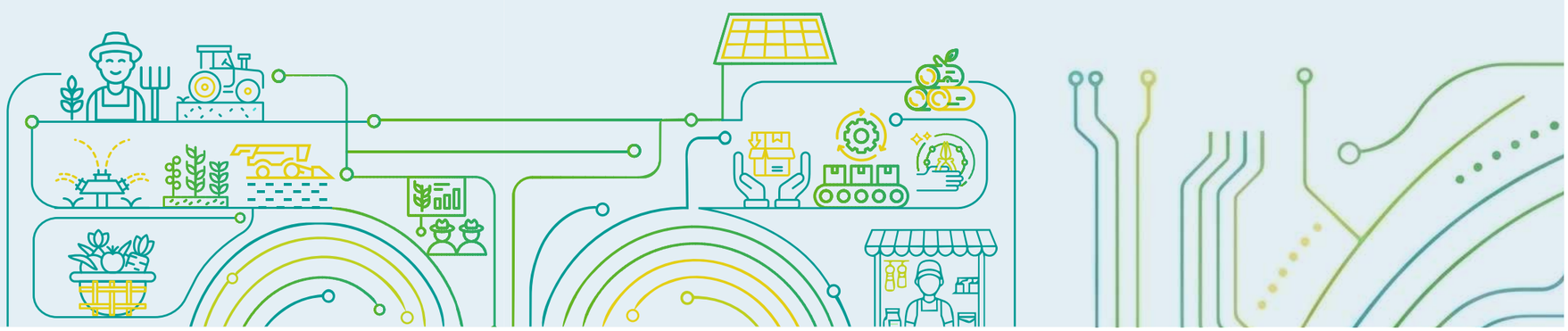


Organizational Profile (GRI 2-1, 2-6)



LANDBANK
Promise

EMPOWERING FILIPINOS FOR A BETTER FUTURE

About LANDBANK

Land Bank of the Philippines (LANDBANK) has served the nation since its establishment, empowering Filipinos and expanding access to opportunities that improve lives and livelihoods. Guided by its promise of "Empowering Filipinos for a Better Future," the Bank remains a steadfast partner in advancing sustainable and inclusive development across the country.

Our Goal

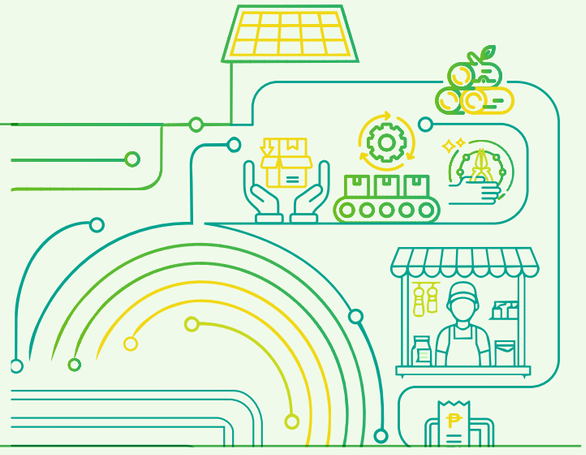
To be the premier financial institution that leads innovation in pursuit of development, inclusion, and sustainability.

Our Purpose

We provide responsive financial solutions and services for all Filipinos, from countryside to countrywide.

LANDBANK's Brand

LANDBANK stands distinct among the country's top universal banks as it continuously pursues its social mandate with its thrust of sustaining institutional viability. The Bank collaborates with various agencies and development partners in implementing programs and initiatives that support the National Government's development thrusts. LANDBANK faithfully builds on its strengths while adapting to the times, earnestly pursuing digital transformation to deliver quality and unhampered financial services nationwide.



Our Core Values

LANDBANK's Core Values guide its decisions and actions, serving as the foundation for how the Bank engages its stakeholders and fulfills its social mandate. These values remain the Bank's compass, keeping every plan and strategy aligned with its commitment to inclusive, sustainable development and the well-being of the Filipino people.

L — **LOVE FOR COUNTRY**
Social Responsibility and Citizen-Centricity

E — **EMBODY EXCELLENCE AND ETHICAL STANDARDS**
Integrity and Professionalism

A — **ADOPT DISRUPTIVE INNOVATIONS**
Innovative Mindset and Collaboration

D — **DELIGHT CUSTOMERS**
Proactive Service and Citizen-Centricity

Organizational Profile (GRI 2-1, 2-6)

Business Model and Strategic Objectives

As the country's leading development financial institution, LANDBANK channels financial resources toward priority sectors, including agriculture, infrastructure, local governments, and emerging industries. The Bank's business model integrates financial performance with its development mandate to create long-term value for LANDBANK, its stakeholders, and the country, guided by its commitment to empower Filipinos for a better future.

In creating value, LANDBANK draws on the resources and relationships that support its business and development mandate: its financial resources; people and institutional knowledge; technology and infrastructure; stakeholder relationships; and the natural resources and environment affected by its activities. These broadly reflect the financial, human, intellectual, manufactured, social and relationship, and natural capitals described in the Integrated Reporting Framework. Through the Bank's activities, these resources and relationships interact to create and preserve value over the short-, medium-, and long-term.

LANDBANK's strategic direction reflects a deeper integration of digital innovation, sustainability, and stakeholder-centered service delivery. Its strategy is anchored on five key perspectives that guide how the Bank creates value, strengthening its financial and institutional capacity while generating development outcomes and broader socioeconomic and environmental impact:



Socioeconomic Impact

Expands financial access by integrating digital technologies and extending its reach across urban and rural communities, strengthening financial inclusion.

Sustains national development priorities, including food security, infrastructure development, and environmentally responsible financing to build a resilient and sustainable economy.

Financial

Strengthens its financial position through a balanced and diversified revenue base, strategic lending, expanded non-interest income streams, and prudent resource management to deliver both financial returns and development outcomes.

Aligns financial resources with priority sectors and government programs, achieving profitability alongside its mandate to advance national development, including sustainable finance initiatives.

Stakeholders

Strengthens engagement across multiple touchpoints for responsive, streamlined service.

Aligns products and service channels with clients' evolving needs, streamlining processes and coordination to deliver timely, proactive support across sectors.

Internal Process

Invests in digital platforms and process innovations that enhance productivity, efficiency, and service reliability, streamlining coordination and execution.

Embeds data-driven practices into operations, supporting informed decision-making and responding more effectively to emerging risks, opportunities, and client needs.

Learning and Growth

Invests in talent development and capability-building, equipping its workforce with the necessary skills and fostering a culture of continuous learning to adapt to an evolving financial landscape.

Promotes collaboration and alignment across the Bank's units for cohesive policies and systems, supported by stronger information security that safeguards institutional integrity and stakeholder trust.

As One LANDBANK, the Bank moves forward with a unified vision—leveraging technology and innovation, strengthening institutional resilience, and deepening its commitment to inclusive and sustainable development. Through this integrated business model, LANDBANK creates value in multiple and interconnected ways: financial performance strengthens the Bank's capacity to fulfill its mandate; its financing, services, and programs generate development outcomes for clients and communities; and these outcomes contribute to broader socioeconomic and environmental impacts, including financial inclusion, food security, infrastructure development, and a more resilient and inclusive economy. Sustained financial strength enables LANDBANK to expand and deepen its development impact, while effective delivery of its social and development mandate strengthens the stakeholder relationships, institutional capacity, and long-term sustainability that enable the Bank to remain financially strong and responsive to the evolving needs of its clients, stakeholders, and the country.



MESSAGE OF THE PRESIDENT OF THE PHILIPPINES

My warmest greetings to LANDBANK as you publish your 2025 Integrated Annual and Sustainability Report.

As the country's principal government financial institution for agricultural and rural development, LANDBANK brings the resources of the financial system closer to the sectors that sustain our communities and economy. By extending nearly P900 billion in credit to our farmers, fisherfolk, rural enterprises, and other development partners in 2025, you channeled much-needed financial resources into productive activities that enable more Filipinos to participate in our nation's growth.

This report provides an opportunity to account for the progress you have made and assess how your resources can create greater value for the benefit of the Filipino people. I hope that the accomplishments presented in these pages, particularly your impressive standing as the second-largest bank in the country, will encourage you to further expand access to financing and continue improving your digital and physical banking services for us to reach even the remotest community.

I urge you to remain steadfast in managing the resources entrusted to you with prudence and a clear sense of public purpose. In the years ahead, I have no doubt that LANDBANK will remain a key partner in shaping a *Bagong Pilipinas* that is inclusive, sustainable, and forward-looking.

FERDINAND R. MARCOS JR.

CHAIRMAN'S MESSAGE



It is with pride that I commend LANDBANK for another year of exceptional performance in 2025, demonstrating that strong financial results and meaningful development impact can go hand in hand.

Guided by its dual mandate, the Bank continues to strike a careful balance between financial strength and social responsibility, reinforcing its role as a strategic partner of the National Government in advancing the country's development priorities through financial inclusion, sustainable finance, and countryside development, powered by an accelerating digital transformation that now serves as a force multiplier—enabling it to scale and deepen its impact nationwide.

In line with this mandate, LANDBANK plays a vital role in strengthening fiscal resilience. Its dividend remittance of over P33.53 billion to the National Government expands fiscal space for priority programs, infrastructure investments, and essential social services, helping to finance the Government's agenda for economic transformation and create greater opportunities for all Filipinos.

Beyond its fiscal role, LANDBANK remains the country's leading supporter of the Agriculture, Fisheries, and Rural Development (AFRD) sector, with P896.61 billion in outstanding financing across this value chain at year-end—helping strengthen food security, enhance productivity, and uplift the livelihoods of millions of farmers, fisherfolk, and rural enterprises. Strategic investments in digital capabilities and delivery channels have broadened this support and extended its reach across priority sectors nationwide.

Complementing this focus, the Bank continues to support micro, small, and medium enterprises (MSMEs), local government units (LGUs), and other key sectors that drive employment and stimulate local economies. Through transformative initiatives such as the LIFTING MSMEs Lending Program, LANDBANK expands access to credit, fostering enterprise growth, job creation, and broader economic participation across regions.

At the same time, LANDBANK is deepening financial inclusion through its phygital strategy, which pairs digital innovation with its nationwide physical network. The game-changing rollout of phygital branches, enhancements to its digital banking platforms and payment ecosystem, and the Digital Onboarding System (DOBS) are bridging geographic barriers and extending formal financial services to geographically isolated and disadvantaged areas (GIDAs) and to Filipinos overseas—enabling more Filipinos to join the country's growing digital economy, regardless of location.

These achievements are further affirmed by LANDBANK's national and international awards, which reinforce its standing as a trusted partner in nation-building and its strong performance in governance, innovation, sustainability, and inclusive finance, alongside a growing contribution to the country's long-term development.

Building on this momentum, LANDBANK continues to expand its reach through strategic partnerships with the public and private sectors. By mobilizing capital, expertise, and resources, these collaborations advance national priorities—including infrastructure development, digitalization, social protection, food security, and environmental sustainability—while supporting a more competitive, inclusive, and future-ready Philippine economy. Reinforced by the Bank's ongoing digital transformation and innovation-driven programs, they strengthen LANDBANK's role as a catalyst for national development.

Underlying these accomplishments is the leadership of the Board of Directors and Management, whose steadfast commitment to accountability, transparency, and sustainability ensures that the Bank remains aligned with national priorities and responsive to the evolving needs of the Filipino people.

Looking ahead, LANDBANK is well-positioned to deepen its role in driving inclusive growth by further leveraging transformative digital innovation to expand financial access, strengthen support for priority sectors, mobilize greater investment for national development, and enable broader participation in economic opportunities nationwide.

With purpose and resolve, LANDBANK will remain a steadfast partner in advancing our shared vision of a more inclusive, resilient, and prosperous *Bagong Pilipinas*.

FREDERICK D. GO
Secretary of Finance
Chairman, Land Bank of the Philippines

PRESIDENT'S REPORT (GRI 2-22)



Robust financial strength. Transformative development impact. Sustainable progress.

These defined LANDBANK's performance in 2025—a year anchored on disciplined execution, strategic foresight, and sustained momentum. Guided by our commitment to nation-building, we translated strong business results into purposeful investments that helped advance the country's development agenda. Above all, we made digital transformation the force multiplier of our mandate—extending our reach far beyond traditional channels to serve more Filipinos across the archipelago and to deliver greater impact where it matters most.

Strength Backed by Discipline

We achieved another year of solid performance, with audited financial results attesting to the LANDBANK Group's sound balance sheet, sustainable earnings, and disciplined operations. Net income reached a record P51.61 billion, driven by healthy returns from lending and investment activities, alongside prudent cost management. This performance further amplified our capacity to finance national priorities, empower underserved sectors, and deliver tangible development impact across the country.

Total assets rose to P3.57 trillion, while deposits grew to P3.12 trillion, underpinned by a more diversified funding profile, with private-sector deposits accounting for 41% of the total. Key financial indicators remained favorable, with a return on equity of 17.03% and a cost-to-income ratio of 52.32%, affirming the Group's earnings quality and disciplined execution.

Expanding Reach, Redefining Access

As we strengthened our financial foundation, we advanced digitalization as a strategic imperative and a genuine engine of scale, embedding intelligence across our operations—from digital lending and AI-enhanced risk management that screens transactions in real time to modernized customer engagement platforms—to make banking faster, smarter, and more responsive to our clients' evolving needs.

LANDBANK's digital banking ecosystem continued to scale rapidly, powered by robust system reliability and deepening customer trust. With a system availability rate of 99.72%, we processed over 800 million transactions in 2025. Over the past two years, nearly one million new users joined our Mobile Banking App, reflecting rising adoption of our digital channels.

We are redefining the branch itself through our game-changing 'phygital' transformation, with 26 newly built and 15 rebranded branches that seamlessly integrate physical and digital banking—letting technology handle routine tasks so our people can focus on serving customers. These facilities feature self-service machines, improved queuing and tellering systems, private meeting pods, and interactive client spaces—delivering a more welcoming and modern banking experience.

This integrated approach has strengthened our ability to serve Filipinos wherever they are—ensuring that a client in a remote province receives the same quality of digital service as one in Metro Manila—including those in geographically isolated and disadvantaged areas (GIDAs) and conflict-affected communities. By year-end, LANDBANK operated more than 10,400 service touchpoints nationwide, including 615 branches and branch-lite units, present in 1,445 out of 1,642 LGUs, representing approximately 88% national coverage.

Financing National Priorities

LANDBANK continued to channel resources toward sectors that underpin inclusive and sustainable growth. As the country's largest government-owned and controlled corporation, we reaffirmed our commitment to nation-building through the remittance of P33.53 billion in dividends in 2025, equivalent to 50% of the Bank's 2024 net earnings. This substantial contribution bolstered the National Government's fiscal capacity and helped fund priority initiatives that advance economic growth, social development, and public service delivery.

Our lending portfolio remained a powerful engine for inclusive growth, with P896.61 billion in loans for the Agriculture, Fisheries, and Rural Development (AFRD) sector—more than half of LANDBANK's total loan portfolio. Through our flagship AGRISENSO Plus Lending Program, we delivered an integrated package of affordable financing, technical assistance, and market linkages that fortified agricultural value chains, raised productivity among farmers and fisherfolk, and contributed to food security.

We likewise sustained financing for key drivers of economic activity. The Bank's outstanding loans to micro, small, and medium enterprises (MSMEs) totaled P50.73 billion, providing enterprises with the resources to scale their operations, improve competitiveness, and build long-term resilience. To deepen our engagement with this sector, we launched the LIFTING MSMEs Lending Program to offer targeted financing solutions for enterprises pursuing expansion, digitization, technology adoption, green and sustainable initiatives, and export and trade activities.

LANDBANK further reinforced its role as the country's largest development partner of local government units (LGUs), with P145.85 billion in outstanding loans supporting critical infrastructure projects that enhance public services, strengthen climate and disaster resilience, and improve the quality of life in communities nationwide.

Delivering Public Support at Scale

Leveraging our nationwide network and extensive digital infrastructure, we brought government assistance closer to millions of Filipinos, extending responsive and inclusive public programs to the communities that need them most.

In 2025, LANDBANK facilitated P82.41 billion in cash transfers under programs of the Department of Social Welfare and Development (DSWD), alongside P2.29 billion in support for more than 200,000 senior citizens. The Bank also disbursed P949.74 million in targeted subsidies under the Fuel Subsidy Program (FSP), benefiting over 611,000 transport workers. Delivered securely and at speed through our digital rails and Digital Onboarding System (DOBS), these programs did more than provide financial assistance—they brought hundreds of thousands of new beneficiaries into the formal financial system, deepening inclusion within these sectors.

Building a More Sustainable Future

Sustainability remains integral to LANDBANK's long-term strategy and value creation. Across our business, we continue to support climate-resilient infrastructure, sustainable agriculture, and environmentally responsible investments that promote inclusive and future-ready growth.

Within our operations, we further reduced our environmental footprint through solar installations and energy efficiency initiatives nationwide. These initiatives generated approximately 417,000 kilowatt-hours of renewable energy, offset around 233 metric tons of carbon emissions, and resulted in about P5 million in cost savings.

We also embed sustainability into our core business through climate-aligned financing, sustainability bond issuances, and development-focused financial solutions, alongside the steady growth of our portfolio of green and social assets.

Trust Earned Through Excellence

LANDBANK's institutional performance continued to earn recognition on the global stage in 2025, underscoring its excellence in governance, capital markets, digital innovation, financial inclusion, sustainability, and development finance.

For the first time, LANDBANK earned recognition from Euromoney, alongside distinctions from ADFIAP (Association of Development Financing Institutions in Asia and the Pacific), the ASEAN FinTech Awards, Asian Banking & Finance, Forbes, the Karlsruhe Sustainable Finance Awards, The Asian Banker, and The Asset. The Bank likewise sustained high performance ratings from the Governance Commission for GOCCs (GCG) and maintained ISO-certified quality management systems (QMS), reinforcing continued adherence to sound governance, disciplined execution, and service excellence.

Beyond these honors, the strongest affirmation of our performance comes from the trust of our customers. In 2025, LANDBANK achieved a 99.64% client satisfaction rating based on feedback from 2.37 million customers, reflecting confidence in the Bank's reliability, consistency, and quality of service across all touchpoints.

Poised for Greater Impact

As One LANDBANK, we will continue building on our strong fundamentals to accelerate digital transformation, drive innovation, and expand our capacity to serve more Filipinos with greater speed, efficiency, and impact.

Intelligent. Inclusive. Responsive. These are the hallmarks of the future-ready LANDBANK we are building. Ultimately, our success will be defined by the lasting impact we create for farmers, fisherfolk, entrepreneurs, rural communities, and every Filipino. When the nation calls for scale, discipline, foresight, and decisive execution, LANDBANK stands ready to lead.



LYNETTE V. ORTIZ
President and CEO

Performance Highlights

Financial Highlights

P51.61 billion
Net Income

P133.53 billion
Operating Income

P21.11 billion
Non-interest Income

P307.12 billion
Total Capital
(LANDBANK Group)

P154.81 billion
Interest Income

58.81%
from loans

38.39%
from investments

52.32%
Cost-to-Income
Ratio

P3.57 trillion
Total Assets

91%
from loan and
investment portfolios

17.03%
Return on Equity
(Group)

P3.12 trillion
Deposit Liabilities

59%
from government
accounts

41%
from private
sector accounts

Operational Highlights

82
Philippine
Provinces
reached, with
615
branches and
branch-lite units

10,412
total touchpoints
by end-2025,
117%
growth from
4,798 in 2020

99.64%
client
satisfaction
rating from
2.37 million
respondents

1,445
LGUs (88%)
covered
as of end-2025

800.26 million
digital transactions
facilitated, valued at
P4.41 trillion



Total Touchpoints from 2020-2025



Contribution to the National Government

P33.53 billion
remitted in 2025

representing
50%
of the Bank's
2024 net earnings





Enabled Targeted Social Assistance Programs

P82.41 billion in DSWD cash transfers to **4.40 million** CCT beneficiaries

P2.29 billion in support for **209,496** senior citizens

P949.74 million in Fuel Subsidy Program disbursements, benefiting over **611,000** transport workers

Empowering Agriculture, Enterprises, and Local Governments

P896.61 billion outstanding loan balance, more than half of LANDBANK's total loan portfolio

AGRISENSO Plus: **P3,032.51 million** to **14,509** borrowers

P50.73 billion Micro, Small, and Medium Enterprises (MSMEs)

P145.85 billion to Local Government Units

Sustainability Highlights

Sustainable Finance

USD 10 million GCF Grant

P43.82 billion E&S Risks Managed

885 E&S Assessments

Green and Sustainable Financing Impact

5,246 MW Renewable Energy Capacity

7.67 million Households Powered

3,747 Modern PUVs supported, reducing approximately up to 29,948 tons CO^2 annually

Greening Operations

417,000 kWh Renewable Energy generated from solar panel installations nationwide

233 tCO^2 Avoided

P5.00 million Cost savings through solar installations

33 Solar panel systems installed in LANDBANK field units with a peak capacity of 10 kW

Social Impact

22,828 Housing Beneficiaries

32 Water Utilities Supported

566 Calamity-affected Borrowers Assisted

132 Healthcare Facilities Financed

Sustainability Culture

11,326 Employees Trained - Introduction to Sustainability & Sustainable Finance module

10,361 Employees Trained - Sustainable Finance Instruments module

10,663 Employees Trained - Sustainability Regulatory & Policy Frameworks module

5% Sustainability KRA

200 Green Procurement Specifications Developed

Direct economic value generated and distributed GRI 201-1	2024 (P billion)	2025 (P billion)
Direct Economic Value Generated	160.18	175.92
Economic Value Distributed	130.36	139.77
Operating costs	22.22	24.19
Employee wages and benefits	20.28	27.38
Payments to providers of capital	76.42	76.18
Payments to government by country	11.36	11.95
Community investments	0.08	0.08
Economic Value Retained	29.82	36.15

Figures are based on the Audited Financial Statements of the Group

LANDBANK Group generates economic value primarily through interest income and other operating income from lending and investment activities. In 2025, direct economic value generated rose 9.82% to P175.92 billion, while the Bank retained P36.15 billion after distributing P139.77 billion to employees, capital providers, government, suppliers, and communities.

Awards and Recognition

In 2025, LANDBANK earned 42 local and international awards, up from 26 in 2024, reflecting the Bank's financial excellence and strong governance practice while remaining true to its mandate of serving the nation's priority sectors.

Notably, 2025 marked LANDBANK's first-ever dual victories at the prestigious Euromoney Awards for Excellence and Asian Banking & Finance Awards, underscoring its growing influence and competitiveness in the banking industry.

International and Local Banking and Finance Awards

Euromoney Awards for Excellence
Philippines' Best Bank for Diversity and Inclusion for AGRISENSO Plus; Philippines' Best Investment Bank for Debt Capital Markets

Association of Development Financing Institutions in Asia and the Pacific (ADFIAP)
Merit Awards for Financial Inclusion and Infrastructure Development, recognizing the AGRISENSO Plus, ASCEND, and H2OPE Water Program for Everyone programs

Asian Banking & Finance Awards
Domestic Retail Bank of the Year – Philippines; Philippines Domestic SME Partnership Initiative Bank of the Year

The Asian Banker
Best Financial Inclusion Initiative in the Philippines, for "Digital Financial Inclusion Caravan (DxFINLIT)"

Karlsruhe Sustainable Finance Awards
Outstanding Sustainable Project Financing Award

ASEAN FinTech Awards
Best in Green Financing Award

Global Economics Awards
Best Bank for Agricultural Financing Award

Forbes
World's Best Banks 2025, World's Best Employers

The Asset Triple A Awards
Top Investment House – Philippine Peso Rank 2 (Banks); Top Investment House – Philippine Peso Rank 3 (Asset Managers)

Philippine Dealing and Exchange Corporation (PDEx)
Top 5 Corporate Issue Manager/Arranger; Top 5 Fixed-Income Brokering Participant

World Business Outlook Awards
Most Reliable Mobile Banking Application 2025, for the LANDBANK Mobile Banking App



Brand and Corporate Communications

International Association of Business Communicators (IABC), Philippine Quill Awards
Award of Excellence for the LANDBANK Brand Refresh; Awards of Merit for the Bank's 60th Anniversary campaign and 2024 Wall and Desk Calendar

Bank Marketing Association of the Philippines (BMAP)
Best Product Program Award, for the AGRISENSO Plus Lending Program

Netcore Martech Excellence Awards
Rising Star Brand of the Year



Government Recognition

Governance Commission for GOCCs (GCG)
Top Performing GOCC, CY 2024 Performance Evaluation Scorecard; Governance Scorecard recognition for excellence in governance

Department of Finance (DOF)
Top Dividend Contributor to the National Government, after remitting P33 billion in dividends for the second consecutive year; recognized for support of the GOCC Service Caravan

These recognitions, including awards from other government agencies and institutions, reinforce stakeholder confidence in LANDBANK's commitment to financial inclusion, sustainability, good governance, innovation, and nation building.

Business Review
Financial Performance

Results of Operation

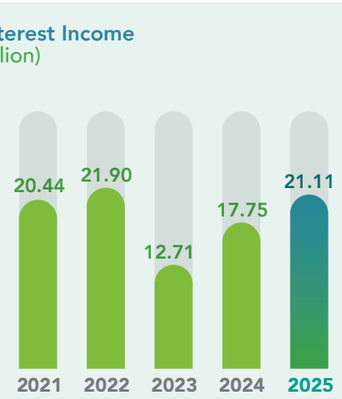
Net Income

LANDBANK Group posted a record-high net income of P51.61 billion in 2025, underscoring the Bank's sustained financial strength and resilience amid a challenging operating environment. Net income increased by P11.96 billion or 30% from P39.65 billion in 2024 and surpassed the previous record of P42.08 billion posted in 2023 by P9.53 billion or 23%. The strong performance was driven by sustained revenue growth across the Bank's core business segments, supported by continued operational discipline and prudent financial stewardship.

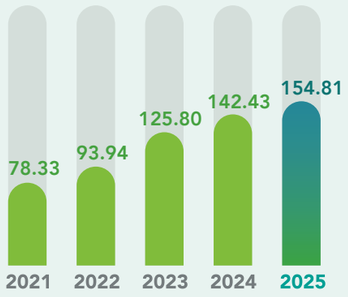
Net Income
(in P billion)



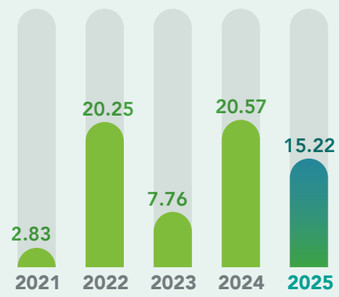
Non-Interest Income
(in P billion)



Interest Income
(in P billion)



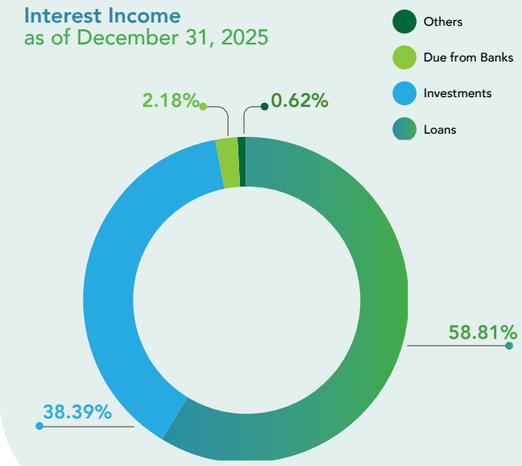
Provision for Probable Losses
(in P billion)



Interest Income

Interest income increased to P154.81 billion in 2025, up 9% from P142.43 billion in 2024. Loans remained the Bank's primary source of interest income, accounting for 58.81% of total interest income, followed by investments at 38.39%. Meanwhile, due from banks and other interest-earning assets contributed 2.18% and 0.62%, respectively. The increase was primarily driven by the continued expansion of the Bank's earning asset base, supported by sustained lending activities and a well-diversified investment portfolio.

Interest Income
as of December 31, 2025



Non-Interest Income and Provision for Probable Losses

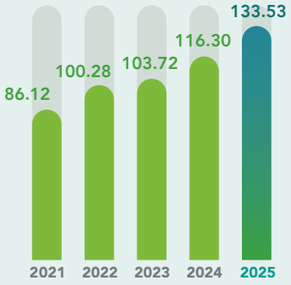
Non-interest income likewise improved to P21.11 billion in 2025, representing a 19% increase from P17.75 billion in 2024 and further strengthening the Bank's revenue base. Meanwhile, provision for probable losses declined to P15.22 billion from P20.57 billion in the previous year, reflecting a 26% decrease.

Operating Income and Operating Expenses

Operating income increased to P133.53 billion in 2025, up 15% from P116.30 billion in 2024, driven mainly by higher interest income from loans and investments.

Operating expenses likewise increased to P68.37 billion from P56.20 billion in 2024, reflecting the Bank's continued investments in its workforce, branch and operational capabilities, customer service delivery, and regulatory compliance in support of the Bank's expanding business operations.

Operating Income
(in P billion)



Operating Expense
(in P billion)



Financial Highlights

Particulars (in P million)	GROUP[1] 2025	GROUP[1] 2024 As Restated	PARENT 2025	PARENT 2024 As Restated
Profitability				
Total Net Interest Income	**112,424.35**	98,549.60	**110,860.92**	97,183.59
Total Non-Interest Income	**21,106.06**	17,750.73	**19,019.54**	16,099.85
Total Non-Interest Expenses	**68,370.57**	56,195.94	**65,430.40**	53,818.86
Pre-provision Profit	**65,159.84**	60,104.39	**64,450.06**	59,464.60
Provision for Credit/ Impairment Losses/ Income Tax	**13,553.97**	20,453.91	**13,325.37**	20,268.86
Net Income	**51,605.87**	39,650.48	**51,124.69**	39,195.74
Attributable to:				
Equity of the Parent Bank	**51,603.60**	39,648.93		
Non-Controlling Interests	**2.27**	1.55		
	51,605.87	39,650.48		
Select Balance Sheet Data				
Liquid Assets	**1,750,431.79**	1,736,829.21	**1,743,792.27**	1,730,081.42
Gross Loans	**1,697,410.98**	1,621,334.95	**1,677,870.13**	1,603,841.01
Total Assets	**3,566,025.17**	3,460,969.39	**3,538,208.62**	3,436,157.66
Deposits	**3,117,980.33**	3,013,468.59	**3,101,664.89**	2,998,889.74
Total Equity	**307,123.74**	298,793.45	**302,806.39**	294,908.58
Attributable to:				
Return on Equity (ROE)	**17.03%**	13.66%	**17.11%**	13.68%
Return on Assets (ROA)	**1.47%**	1.17%	**1.47%**	1.17%
CET 1 capital ratio	**15.91%**	15.11%	**15.75%**	15.06%
Tier 1 capital ratio	**15.91%**	15.11%	**15.75%**	15.06%
Capital Adequacy Ratio	**16.79%**	15.99%	**16.63%**	15.95%
BASEL III Leverage Ratio	**5.92%**	6.81%	**5.78%**	6.67%
Net Stable Funding Ratio	**141.82%**	140.16%	**142.09%**	140.38%
Liquidity Coverage Ratio	**190.79%**	183.37%	**191.03%**	183.65%
Others				
Cash dividends declared			**32,345.44**	33,526.19

Note: [1] Consolidated amount of Parent and Subsidiaries
[2] Parent - On without relief basis, CET1 Ratio stands at 13.08% and the CAR at 13.95% for CY 2025
Group - On without relief basis, CET1 Ratio stands at 13.29% and the CAR at 14.95% for CY 2025

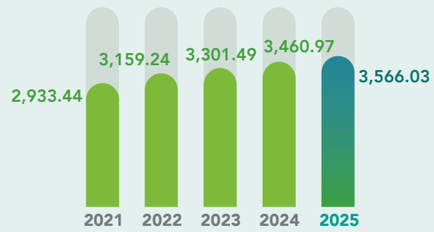
Financial Condition

Total Assets

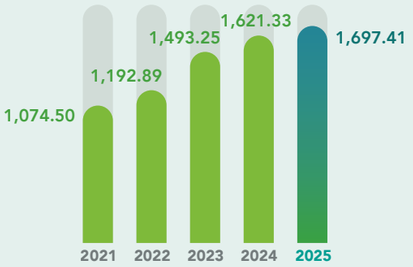
The Bank sustained its growth momentum in 2025, with total assets reaching a record P3.57 trillion, up 3% from P3.46 trillion in 2024. Asset growth was driven by continued expansion of the Bank's loan and investment portfolios, supported by sustained growth in deposits and strengthened capital position.

Gross loans increased by 5% to P1.70 trillion, while net investments grew by 12% to P1.54 trillion. Together, these portfolios accounted for 91% of total assets, underscoring the Bank's continued focus on its core intermediation business while maintaining a balanced portfolio aligned with its developmental mandate and prudent risk management.

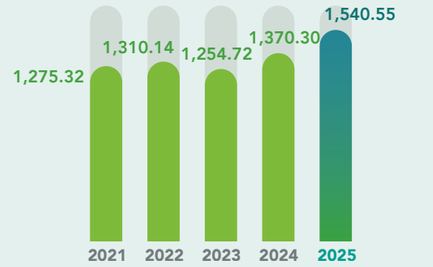
Total Assets
(in P billion)



Gross Loan Portfolio
(in P billion)



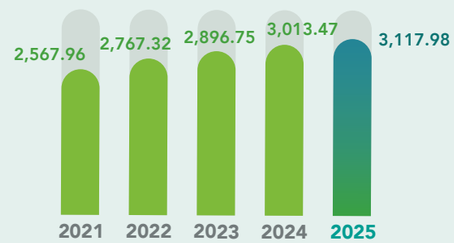
Investments - Net
(in P billion)



Deposit Liabilities

Deposit liabilities expanded to P3.12 trillion in 2025, reflecting the Bank's strong and stable funding base. As the National Government's (NG) primary depository bank, government deposits continued to account for the majority of the deposit portfolio at 59%, while private sector deposits comprised the remaining 41%.

Deposit Liabilities
(in P billion)

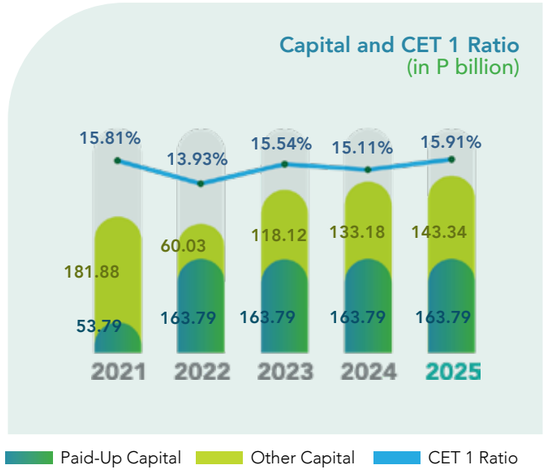


Capital and Capital Ratios

The Bank Group's capital position continued to strengthen in 2025, with total capital increasing to P307.12 billion, up 3% or P8.33 billion from the previous year. The increase was largely attributable to the P51.60 billion in undivided profits (after reconciling items) recognized during the year, reflecting the Bank's strong earnings performance.

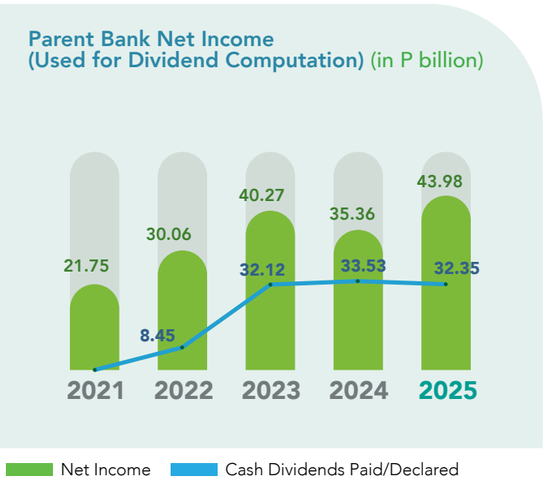
As a result, the Bank's Common Equity Tier 1 (CET1) ratio improved to 15.91% in 2025 from 15.11% in 2024, underscoring its solid capitalization, financial resilience, and capacity to support continued business growth while maintaining adequate capital buffers.

In accordance with BSP Circular No. 1024, s. 2018, the Countercyclical Capital Buffer (CCyB) rate for LANDBANK remained at 0.00% for 2025.



Dividend Policy

LANDBANK's dividend declarations and remittances to the National Government (NG) are governed by Republic Act No. 7656 (Dividend Law) and its 2016 Revised Implementing Rules and Regulations (IRR) issued by the Department of Finance (DOF).



As one of the NG's leading dividend-contributing GOCCs, LANDBANK has consistently supported the Government's fiscal priorities through sustained cash dividend remittances.

Since 2022, LANDBANK has remitted a cumulative P106.45 billion in cash dividends to the NG against cumulative net income of P149.67 billion, representing an average dividend payout ratio of 71% over the period. Based on its FY2024 net earnings, the Bank remitted P33.53 billion in cash dividends to the NG.

These sustained remittances reflect LANDBANK's continued commitment to delivering value to the NG while advancing its mandate of promoting inclusive and sustainable development.

To provide transparency and ensure alignment with Basel III and Bangko Sentral ng Pilipinas (BSP) regulations, the Bank presents a comparative summary of its CET1 capital, regulatory deductions, and total qualifying capital for 2024 and 2025.

Particulars (in P million)	GROUP[1]		PARENT	
Tier 1 Capital	**2025**	**2024**	**2025**	**2024**
Common Equity Tier (CET) 1 Capital				
- Paid-up Common Stock	**163,787.71**	163,787.71	**163,787.71**	163,787.71
- Retained Earnings	**70,293.73**	68,548.38	**70,293.73**	68,552.54
- Undivided Profits	**44,442.44**	35,767.13	**43,980.11**	35,358.25
- Other Comprehensive Income	**378.13**	8,042.96	**378.13**	8,042.96
- Minority interest in subsidiary banks which are less than wholly owned	**57.52**	55.88	-	-
Sub-Total - Tier 1 Capital	**278,959.53**	276,202.06	**278,439.68**	275,741.46
Regulatory Adjustments to CET 1 Capital				
a. Unsecured DOSRI Loans	**1.77**	5.91	**1.76**	5.18
b. Total outstanding unsecured loans, other credit accommodations and guarantees granted to subsidiaries	**0.49**	0.21	**1,704.41**	1,756.25
c. Deferred Income Tax	**4,412.48**	4,394.80	**3,465.82**	3,469.57
d. Other Intangible Assets	**1,875.09**	1,283.51	**1,830.20**	1,236.74
e. Investments in equity of unconsolidated subsidiary banks and quasi-banks, and other financial allied undertakings (excluding subsidiary securities dealers/ brokers and insurance companies), after deducting related goodwill, if any (for solo basis only and as applicable)	-	-	**5,839.41**	5,983.47
f. Investments in equity of unconsolidated subsidiary securities dealers/brokers and insurance companies after deducting related goodwill, if any (for both solo and consolidated bases and as applicable)	**1,408.29**	1,411.38	**1,722.18**	1,683.07
g. Significant minority investments (10%-50% of voting stock) in banks and quasi-banks, and other financial allied undertakings after deducting related goodwill, if any (for both solo and consolidated bases)	**117.56**	117.56	**117.56**	117.56
h. Minority investments (below 10% of voting stock) in subsidiary banks and quasi-banks, and other financial allied undertakings (excluding subsidiary securities dealers/brokers and insurance companies), afterdeducting related goodwill, if any (for both solo and consolidated bases)	**5,041.99**	3,647.16	**4,701.34**	3,238.55
i. Other equity investments in non-financial allied undertakings and non-allied undertakings	**3,663.32**	24,840.85	**3,503.08**	24,676.80
Total	**16,520.99**	35,701.38	**22,885.76**	42,167.19
Net CET 1 Capital	**262,438.54**	240,500.68	**255,553.92**	233,574.27
Additional Tier 1 Capital				
Total Tier 1 Capital	**262,438.54**	240,500.68	**255,553.92**	233,574.27
Tier 2 Capital				
- General Loan Loss Provision	**14,440.50**	13,986.68	**14,211.96**	13,764.40
Total Tier 2 Capita	**14,440.50**	13,986.68	**14,211.96**	13,764.40
Total Qualifying Capital	**276,879.04**	254,487.36	**269,765.88**	247,338.67

[1] Note: Consolidated with Subsidiaries
The Bank's Total CET1 Ratio and CAR improved from the same period last year, mainly due to higher net income and reduced regulatory deductions, which more than offset the decrease in OCI.

While the Group recognized net income of over P51 billion in 2025, the increase in total CET1 and qualifying capital was moderated by the P33.53 billion cash dividend declared based on FY2024 net earnings.

The full reconciliation of all regulatory capital elements back to the balance sheet in the audited financial statements are as follows:

Particulars (in P million)	GROUP[1]					
	2025			2024 As Restated		
	Regulatory Capital	Reconciling Items	Audited Financial Statements	Regulatory Capital	Reconciling Items	Audited Financial Statements
Paid-up common stock	163,787.71	-	163,787.71	163,787.71	-	163,787.71
Paid-in Surplus		101.10	101.10		101.10	101.10
Retained earnings	70,293.73	20,672.63	90,966.36	68,548.38	19,120.71	87,669.09
Revaluation Increment		61.20	61.20		61.20	61.20
Undivided profits	44,442.44	7,161.16	51,603.60	35,767.13	3,881.80	39,648.93
Other Comprehensive Income						
Net unrealized gains or losses on AFS securities	378.10	26.51	404.61	8,291.49	(551.52)	7,739.97
Remeasurement of retirement benefit obligation		(31.03)	(31.03)		(29.03)	(29.03)
Currency Translation Difference and Others	0.03	158.88	158.91	(248.53)	(5.92)	(254.45)
Minority Interest	57.52	13.78	71.30	55.88	13.06	68.94
Deductions	(16,520.99)	16,520.99	-	(35,701.38)	35,701.38	-
Tier I (CET 1) Capital/Total Equity	262,438.54	44,685.20	307,123.74	240,500.68	58,292.77	298,793.45
Tier 2 Capital	14,440.50	(14,440.50)	-	13,986.68	(13,986.68)	-
Total Qualifying Capital/Total Equity	276,879.04	30,244.70	307,123.74	254,487.36	44,306.09	298,793.45

[1] Note: Consolidated amount of Parent and Subsidiaries

Particulars (in P million)	PARENT					
	2025			2024 As Restated		
	Regulatory Capital	Reconciling Items	Audited Financial Statements	Regulatory Capital	Reconciling Items	Audited Financial Statements
Paid-up common stock	163,787.71	-	163,787.71	163,787.71	-	163,787.71
Paid-in Surplus		101.10	101.10		101.10	101.10
Retained earnings	70,293.73	16,969.04	87,262.77	68,552.54	15,863.86	84,416.40
Undivided profits	43,980.11	7,144.58	51,124.69	35,358.25	3,837.49	39,195.74
Other Comprehensive Income						
Net unrealized gains or losses on AFS securities	378.10	(0.00)	378.10	8,291.49	(622.91)	7,668.58
Currency Translation Difference and Others	0.03	152.00	152.03	(248.53)	(12.42)	(260.95)
Deductions	(22,885.76)	22,885.76	-	(42,167.19)	42,167.19	-
Tier I (CET 1) Capital/Total Equity	255,553.92	47,252.48	302,806.40	233,574.27	61,334.31	294,908.58
Tier 2 Capital	14,211.96	(14,211.96)	-	13,764.40	(13,764.40)	-
Total Qualifying Capital/Total Equity	269,765.88	33,040.52	302,806.40	247,338.67	45,569.91	294,908.58

Detailed breakdown of comparative 2024 and 2025 risk-weighted assets (RWA) are shown in the table below.

Particulars (in P million)	GROUP[1]		PARENT	
	2025	2024	2025	2024
Risk-Weighted Assets				
Credit Risk-Weighted Assets				
- RW On-Balance Sheet Assets	1,366,253.74	1,305,403.33	1,343,666.40	1,283,253.44
- RW Off-Balance Sheet Assets	73,796.38	91,828.72	73,529.80	91,750.35
- Counterparty RW Assets in the Banking Books	-	-	-	-
- Counterparty RW Assets in the Trading Books	4,000.11	1,436.23	4,000.11	1,436.23
	1,444,050.23	1,398,668.28	1,421,196.31	1,376,440.02
Less: *Gen. Loan Loss Provision (in excess of the amount permitted in Tier 1 Capital)*	407.62	440.32	496.90	534.59
Total Credit Risk-Weighted Assets	1,443,642.61	1,398,227.96	1,420,699.41	1,375,905.43
Market Risk-Weighted Assets				
- Interest Rate Exposure	1,865.79	2,067.67	1,835.47	1,963.30
- Equity Exposure	1,988.36	1,976.40	1,955.82	1,976.40
- Foreign Exchange Exposure	3,686.97	1,900.56	3,686.97	1,900.56
- Options	6,051.20	6,583.76	6,051.20	6,583.76
Total Market Risk-Weighted Assets	13,592.32	12,528.39	13,529.46	12,424.02
Total Operational Risk-Weighted Assets	192,011.68	180,805.07	188,070.84	162,517.73
Total Risk-Weighted Assets	1,649,246.61	1,591,561.42	1,622,299.71	1,550,847.18

The Group's RWA rose 3.62% to P1.65 trillion in 2025, largely attributable to increased credit and operational risk exposures resulting from the expansion of its lending activities and higher revenue generation.

This growth underscores the Group's continued business expansion and its ability to support higher risk-weighted assets while maintaining capital ratios well above regulatory requirements.

Particulars[2]	GROUP[1]		PARENT	
	2025	2024	2025	2024
CET 1 Ratio	15.91%	15.11%	15.75%	15.06%
Capital Conservation Buffer	9.91%	9.11%	9.75%	9.06%
Tier 1 Capital Ratio	15.91%	15.11%	15.75%	15.06%
Risk-Based Capital Adequacy Ratio (CAR)	16.79%	15.99%	16.63%	15.95%

[1] Note: Consolidated amount of Parent and Subsidiaries
[2] Additional Info:
•Parent - On without relief basis, CET1 Ratio stands at 13.08% and the CAR at 13.95% for CY 2025
•Group - On without relief basis, CET1 Ratio stands at 13.29% and the CAR at 14.95% for CY 2025

The Group's CET1 ratio remained strong at 15.91% in 2025, compared with 15.11% in 2024, despite a more moderate expansion in CET1 capital following the declaration of P33.53 billion in cash dividends.

Likewise, the CAR improved to 16.79% from 15.99% in the previous year. Notwithstanding the impact of the dividend declaration, both capital ratios remained well above BSP regulatory requirements and continued to demonstrate the Group's solid capitalization, financial resilience, and strong standing relative to industry benchmarks and peer institutions.



Sustainability Approach

(GRI 2-25 to 29)

LANDBANK defines its material topics as issues that matter most to its stakeholders and the Bank's strategic priorities. The Bank conducted a materiality assessment in 2024 where it engaged internal and external stakeholders through various channels such as online and written surveys, social media analysis, stakeholder meetings, and through existing touchpoints.

A. Sustainability Priorities

The Bank's five (5) material topics reflect the Bank's priorities and are covered extensively in the sections of the report.







Material Topic	Climate Change Adaptation and Mitigation	Employee Development
Why this matters to LANDBANK	The Philippines remains highly vulnerable to climate risks, including super typhoons, sea level rise, flooding, landslides, storm surges, heavy rains, drought, and rising temperatures. The Bank recognizes its integral role as a financial institution in managing these climate-related risks and opportunities for its stakeholders.	With over 12,000 employees nationwide, the Bank places its people at the center of its success. Beyond compliance with labor standards, it invests in continuous learning, career development, and employee well-being through programs and benefits designed to nurture, develop, and retain talent.
Where the impact occurs	Operations Downstream	Operations
In the report: The Bank's Approach in managing these topics	Sustainable Finance (p. 30) Environmental Responsibility (p. 44)	Gender and Development (p. 92) Employee Management and Development (p. 95)

The Bank plays a central role as a financial intermediary to serve more Filipinos nationwide. Its programs are focused on providing access to more Filipinos through innovative products that serve the unbanked and underserved sectors.

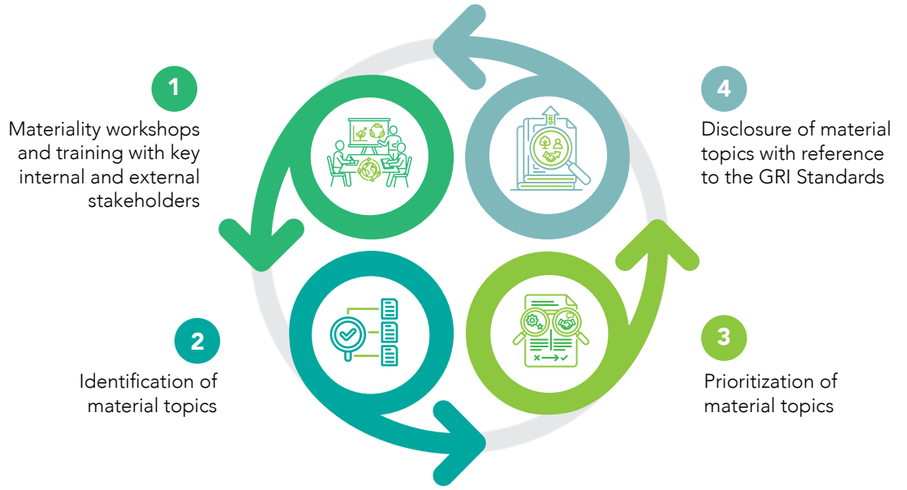






Occupational Health and Safety	Economic Impact	Financial Health and Inclusion
The Bank places the health and safety of its people at the forefront by maintaining a robust Occupational Safety and Health framework that prevents workplace risks, promotes well-being, and supports the holistic development of its employees.	The Bank recognizes its role in supporting the local economy, providing services to diverse clients including MSMEs, small farmers and fisherfolk, cooperatives, and agribusinesses.	The Bank plays a central role as a financial intermediary to serve more Filipinos nationwide. Its programs are focused on providing access to more Filipinos through innovative products that serve the unbanked and underserved sectors.
Operations Downstream	Upstream Operations Downstream	Downstream
Employee Management and Development (p. 95)	Socioeconomic Impact (p. 53)	Socioeconomic Impact (p. 53)

B. Materiality Process

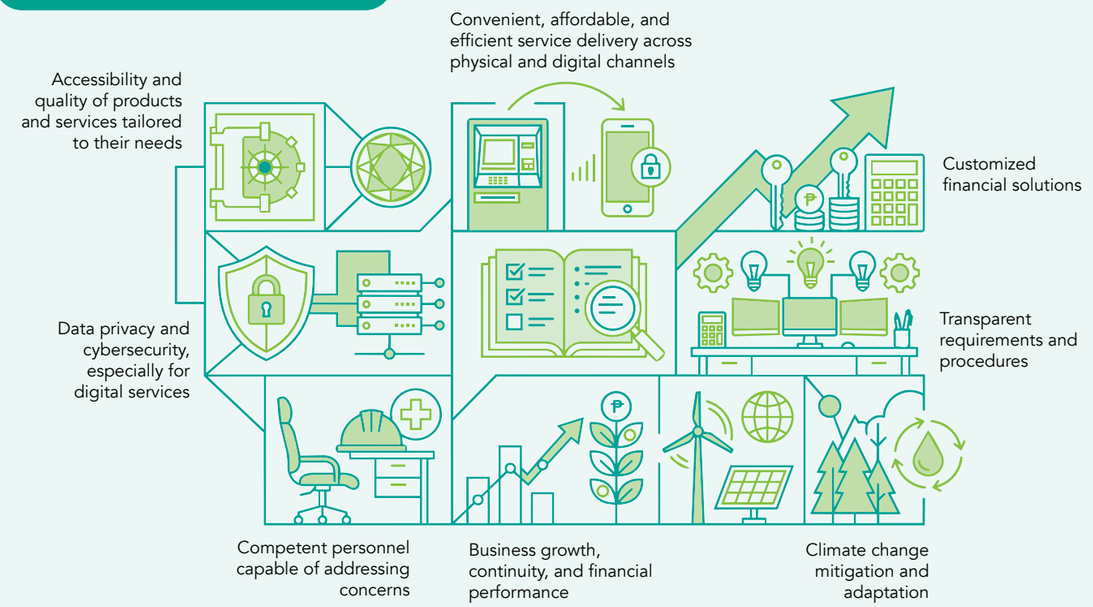


Through this materiality process, LANDBANK identified its most relevant topics. In 2025, a review of its material topics showed that while these remain the most significant issues for stakeholders, climate change emerged as a new material topic for the Bank and its stakeholders.

C. Stakeholder Engagement (GRI 2-29)

The Bank's stakeholder engagement process enabled it to learn from issues that matter most for its stakeholders such as:

KEY CONCERNS RAISED

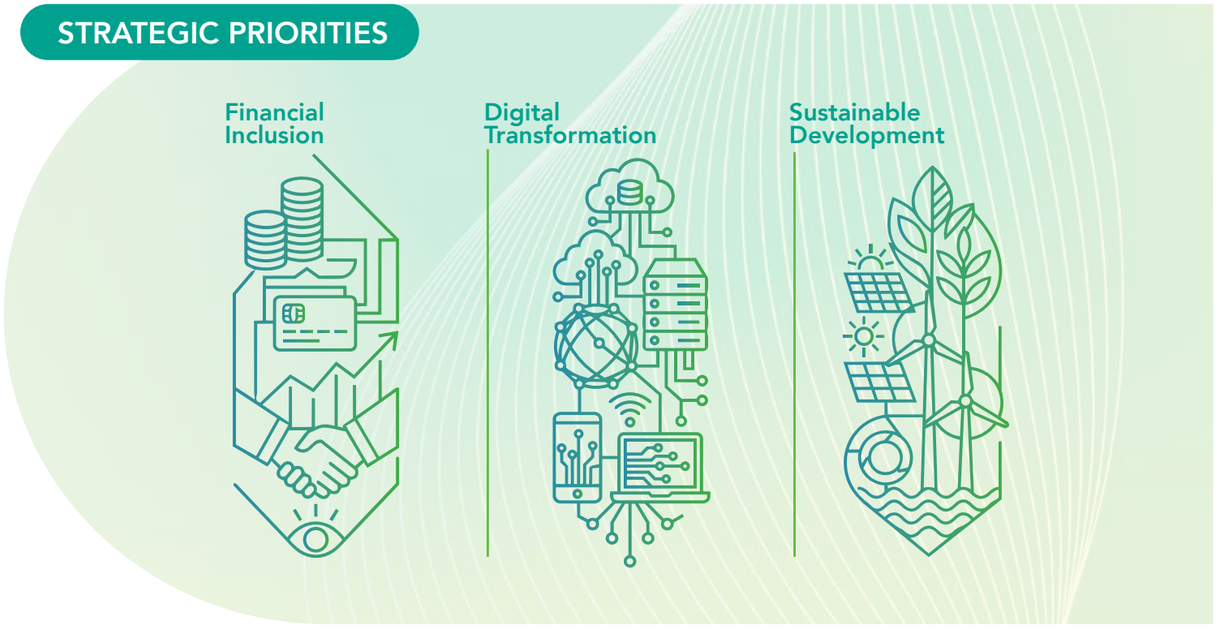


Stakeholder Expectations

Stakeholder	Channels and Frequency of Engagement	Concerns and Expectations	The Bank's Response
Employees	**Channels:** Training, surveys, consultation meetings, teleconsultations, telephone calls/SMS, email, and internal social media platforms **Frequency:** Continuous	• Health and safety • Labor management relations • Employee benefits • Employee training and education • Work-life balance	• HR policies • Grievance machinery system to note employee concerns • Training programs • Promotions • Provision of safe working conditions • Employee benefits and compensation packages • Coaching and proper succession planning
Clients	**Channels:** Customer care (including phone calls, social media engagement, and email), customer satisfaction surveys, consultation meetings, capability building, product/program launches, events with clients, and on-the-ground activations **Frequency:** Continuous	• Account opening • Efficient customer service • Products and services tailored to customer's needs • Competitive interest rates • Proper handling of complaints • Improvement of communication channels or announcements • Security and trustworthiness of the Bank • Climate change	• Product and service development • Client data protection • Ease of doing business • Customer service support • LGU focal teams engagement plans • Adherence to sound banking practices • Climate SAFE Program for climate change adaptation • Carbon Finance Support Facility for climate change mitigation or carbon financing • Direct Access Entity (DAE) to the Green Climate Fund (GCF) and GCF Financing Program or climate financing involving both climate change mitigation and adaptation
Subsidiaries	**Channels:** Consultation meetings, emails, and institutional events **Frequency:** Need-based interactions and scheduled activities	• Community engagement • Capability building, • Impact assessments • Bank support to programs	• Need-based interactions, support to subsidiaries' programs, and collaboration in select Bank activities
Regulatory Bodies	**Channels:** Consultation meetings, submission of reports, and emails **Frequency:** Continuous	• Compliance with policies, regulations, laws, and mandates, risks and impacts, opportunities and business continuity, and corporate governance	• Compliance with regulatory standards, risk management, corporate governance structure, ethical business practices, and performing mandate
Partners	**Channels:** Consultation meetings, contractual agreements, and reports/monitoring **Frequency:** Need-based interactions	• Compliance • Good corporate governance • Accomplishment of agreed-upon deliverables	• Annual reporting with financial statements and disclosures • Sustainability reporting, risk management and business continuity strategies • Ethical business practices
CSR Beneficiaries	**Channels:** Field visits and interactions **Frequency:** Need-based interactions	• Community engagement • Climate change adaptation	• Community development to include support to livelihood, education, capability building, disaster preparedness and response, and donations to relevant advocacies
Suppliers	**Channels:** Contracts, emails, phone calls, and meetings **Frequency:** Need-based interactions	• Compliance and accomplishment of agreed deliverables	• Adherence to government regulations • Ethical procurement • Delivery of the Bank's commitments

Sustainable Finance Framework

LANDBANK aims to unlock opportunities that drive national development and inclusive growth through its strategic priorities anchored on its mission of serving and empowering Filipinos. The Bank has long recognized that environmental and social considerations also present risks and opportunities for the Bank including climate-related issues. As such, its strategic priorities are anchored in its responsibility to safeguard environmental integrity and social welfare.



LANDBANK's Sustainable Finance Framework (LSFF) outlines its environmental and social risk management system (ESRMS) which manages environmental and social (E&S) risks.

LANDBANK complies with the issuances of Bangko Sentral ng Pilipinas (BSP) on Sustainable Finance:

BSP Circular No. 1085: Sustainable Finance Framework (issued on Apr. 29, 2020)

BSP Circular No. 1128: Environmental and Social Risk Management (ESRM) Framework (issued on Oct. 26, 2021)

BSP Circular No. 1149: Guidelines on the Integration of Sustainability Principles in Investment Activities of Banks (issued on Aug. 23, 2022)

BSP Memorandum No. M-2022-042: Guidance on the Implementation of the Environmental and Social Risk Management (ESRM) System (issued on Sept. 29, 2022)

The LSFF serves as the foundation of LANDBANK's sustainability agenda, providing a clear structure for aligning the Bank's financing activities with national and global development priorities. It outlines five key sustainability objectives, which are supported by targeted programs and initiatives to realize LANDBANK's sustainable finance goals:

- Creating the Bank programs/policies that promote sustainable finance;
- Managing environmental and social risks;
- Communicating the Bank's sustainability agenda;
- Ensuring adherence to sustainability standards, principles and best practices; and
- Delivering responsive sustainable finance products and services

2025 Accomplishments

The Bank continues to work towards each sustainable finance goal through its various projects and initiatives:

1. Creating the Bank programs/policies that promote sustainable finance

- **Enhanced Sustainable Financing Governance:** The Bank strengthened two key sustainability policies under its Sustainable Finance Framework: **The Negative/Exclusion List Policy (Executive Order No. 007, s. 2023) and the Transition Policy on Coal-Fired Power Plant Financing and Investment (Executive Order No. 025, s. 2024)**, to enhance alignment with the Bank's financing and investment activities with BSP sustainability regulations, the Philippine Sustainable Finance Taxonomy Guidelines, and the country's long-term development and energy transition goals.
- **Created the Sustainable Finance Checklist (SFC)** to operationalize the BSP-issued Sustainable Finance Taxonomy Guidelines (SFTG), enabling the Bank to evaluate financed projects based on their environmental and social contributions.
- **Enhanced the Environmental and Social Safeguards Policy for Credit Delivery (Executive Order No. 058, s. 2022)** to reinforce due diligence in project validation and risk assessment.
- The Bank integrated environmental, social, and governance (ESG) considerations into its Investment Policy Guidelines and assessment framework, reinforcing its commitment to sustainable investing and compliance with BSP Circular No. 1149.
- **Enhanced coverage of internal audit and compliance mechanisms** to include sustainability-related policies, ensuring consistent application of LSFF-aligned practices across the organization.



Negative/Exclusion List Policy (Executive Order No. 007, s. 2023)

The enhanced policy strengthens the screening of activities with significant environmental and social risks, ensuring that the Bank's resources continue to support sustainable and inclusive economic growth.



Transition Policy on Coal-Fired Power Plant Financing and Investment (Executive Order No. 025, s. 2024)

The enhancements to this policy establish a more structured pathway for managing coal-related exposure and support the country's energy security and green transition. Anchored on the Philippine Energy Plan 2023–2050, the refinements will promote renewable energy investments, strengthen transition requirements for borrowers, and support a gradual and responsible shift towards a low-carbon economy.

2. Managing environmental and social risks

- **Monitored P43.82 billion E&S risk exposures, representing 2.61%** of the Gross Loan Portfolio (GLP), with major exposures concentrated in the Electricity, Gas, Steam and Air Conditioning Supply; Wholesale and Retail Trade; and Financial and Insurance sectors.
- **Rated as low overall E&S risk profile,** following its **2025 Risk Control Self-Assessment (RCSA)** covering climate-related, environmental, and social risk drivers across the Bank's operations.
- **Conducted climate hazard mapping of agricultural loan exposures** by overlaying borrower locations with provinces vulnerable to climate-related hazards.
- **Reached P28.97 billion Loan Portfolio at Risk (LPAR), representing 1.73% of GLP, involving 3,233 agricultural borrowers** across high- and medium-risk provinces vulnerable to typhoons, El Niño, earthquakes, and volcanic eruptions.
- **Integrated E&S risks into the 2025 Internal Capital Adequacy Assessment Process (ICAAP)** through scenario analysis and stress testing covering climate-related physical and transition risks, as well as adverse environmental and social incidents.
- **Continued implementation of ESRMS practices aligned with BSP Circular Nos. 1085, 1128 and 1149**, including periodic monitoring, reporting, stress testing, risk assessments, and incorporation of sustainability considerations into governance, strategy, risk management, and capital planning processes.
- **Conducted 885 Environmental and Social (E&S)** project assessments in line with the Environmental and Social Safeguards Policy for Credit Delivery (Executive Order No. 58, s. 2022), utilizing a combination of remote/online assessment and on-site inspections to ensure effective implementation across various project types.
- Supported Green Public Procurement by developing and crafting a total of **200 Technical Specification Sheets** integrating green parameters for procurement of office goods and equipment.

3. Communicating the Bank's sustainability agenda

- Published the **2024 LANDBANK Integrated Annual and Sustainability Report** aligned with the Global Reporting Initiative (GRI) Standards, featuring a dedicated section on sustainable finance.
- Disseminated sustainability-related content via the Bank's official social media channels and internal communication channels.
- **Institutionalized a 5% Key Result Area (KRA)** weight across all Bank units, thereby reinforcing accountability and encouraging active employee participation in initiatives aligned with sustainability objectives.
- Conducted the Sustainable Finance Framework (LSFF) LEAP Online Course nationwide to enhance employees' understanding of sustainability and sustainable finance. The program covered three modules:

- Introduction to Sustainability and Sustainable Finance (11,326 participants)
- Regulatory and Policy Frameworks (10,663 participants)
- Sustainable Finance Instruments (10,361 participants)

4. Ensuring adherence to sustainability standards, principles and best practices

- Implemented internal projects to reduce greenhouse gas emissions and promote energy efficiency, **including the installation of low-toxicity, ozone-compliant air handling units compliant with DENR DAO 2013-25.**
- Achieved **ISO 9001:2015 Quality Management System certification** across the LANDBANK Plaza and **77 sites covering 184 Business Units**, reflecting continuous improvement in service delivery.
- Completed 67 hybrid audit engagements that involved the assessment of LSFF-related activities in compliance with LSFF-related guidelines and regulatory directives.
- Initiated procurement for additional energy efficiency upgrades (Building Management System, Phase 2 of AHU Replacement Project) aimed at further reducing the Bank's operational carbon footprint.
- Initiated installation of **80kW solar panels** at the LANDBANK Plaza and Antipolo warehouse, and 10kW peak solar panels in 33 LANDBANK branches, as part of the renewable energy program of the Bank.

5. Delivering responsive sustainable finance products and services

- **REAL Energy Plus Lending Program** – Financed clean energy projects with a total installed capacity of **5,246.034 MW**, supporting approximately **7.7 million households** serving a total of **6.72 million connections** nationwide.
- **LANDBANK Public Transport Financing Programs** such as the Special Package for Environment-Friendly and Efficiently-Driven Public Utility Vehicle (SPEED PUV Program), LANDBANK Ferry Boat Inclusive Financing Program, LANDBANK TeRrain And Naval Special Program On Reliable means of Transport (TRANSPORT) and Lending Program for Motor Vehicle Inspection Centers (MVIC) – Supported **3,747 PUVs under SPEED PUV Program**, reducing emissions by up to **29,948 tons of CO_2/year**, alongside financing of ferry boats, buses, transport cooperatives, and MVICs.
- **Water Program for Everyone (H2OPE)** – Assisted a total of 32 borrowers including 22 water districts, 5 LGU-managed water utilities, 1 coop-managed water utilities, 3 large corporations and 1 MSME, improving nationwide water access and sanitation.
- **Housing Opportunities Made Easy (HOME) Program** – Provided affordable housing to **22,828 borrowers**, helping address the national housing backlog.
- **LANDBANK CARES+ (Community Assistance and Reintegration Support Plus) Program –** Assisted **566 borrowers** affected by calamities, aiding in disaster recovery and livelihood restoration.
- **Health Plus (Progressive Lending for Upgraded Services) Program –** Extended support to **132 healthcare facilities**, improving access to quality health services.
- As the country's first accredited **Direct Access Entity (DAE) to the Green Climate Fund (GCF)**, LANDBANK managed a **USD 10 million grant** for DOST-PAGASA's early warning system project, advanced eight climate project proposals, and supported institutional capacity-building in collaboration with the Department of Finance - National Designated Authority.

Financing the Green Transition through Climate Finance

(GRI 3-3)

LANDBANK is at the forefront of financing the green transition. From being the first Bank in the country to implement Clean Development Mechanism (CDM) in a programmatic approach in order to access the international carbon markets through its Carbon Finance Support Facility (CFSF) in 2008 to being the first Direct Access Entity of the Green Climate Fund (GCF) ten years later in 2018, the Bank's climate finance programs serve to support mitigation and adaptation response of the country through green banking practices.

Carbon Finance Support Facility (CFSF)

The Bank established a Carbon Finance Support Facility (CFSF) to provide financial assistance to CDM-eligible projects, and generate carbon credits under the CDM of the UN Framework Convention on Climate Change (UNFCCC). Through the CFSF, LANDBANK was able to introduce and support projects with CDM-eligibility potential, leading to GHG emission reductions, and provide incentives through generation of additional revenue in the form of carbon credits.

LANDBANK enrolled 26 piggery farms with animal waste-to-energy projects and two proponents with landfill gas-to-energy projects, which were then the two biggest landfills serving Metro Manila.

LANDBANK, through the Environmental Program Management Department (EPMD), serves as the Coordinating and Managing Entity (CME) for the following CDM Program of Activities (PoA) which were developed and registered with the UNFCCC, with assistance from the World Bank (WB):

CDM PoA 6707 – Landfill gas recovery and combustion with renewable energy generation from sanitary landfill sites

CDM PoA 5979 – Methane recovery and combustion with renewable energy generation from anaerobic animal manure management systems.

LANDBANK develops and registers CDM Projects, monitors, and sells carbon credits earned by registered projects which serve as additional income for the proponents.

Certified Emission Reductions (CER) issued by the UNFCCC-CDM Program based in Bonn, Germany to LANDBANK's CFSF and subsequently delivered to the World Bank (WB) pursuant to the Emission Reduction Purchase Agreements between LANDBANK and WB, as of end of 2023:

	CERs Issued by UNFCCC	CERs Delivered to WB
PoA5979 (Animal Waste) - SCF*	5,968	5,849
PoA5979 (Animal Waste)	179,448	175,858
PoA6707 (Sanitary Landfill)	448,557	439,586
CDM 1258 (Pangea Standalone)	341,797	334,961
TOTAL	975,770	956,254

** SCF - Spanish Carbon Fund*

The 956,254 CERs delivered represent 82% of contracted deliverables to WB for piggery and landfill PoAs (combined). As of December 31, 2024, the Bank had disbursed approximately USD 4.4 million in payments for CERs generated by participating farms for various crediting periods. Partner countries purchased these CERs through the CDM, facilitated by LANDBANK in partnership with WB.

As of 2025, LANDBANK, in coordination with the DENR, is facilitating the transition of its CDM projects to the new Article 6.4 crediting mechanism of the Paris Agreement, which replaced the old CDM from the Kyoto Protocol.

CFSF Timeline	
2008	Start of engagement with World Bank (WB): exploratory work to identify target projects for CFSF
2010	Launch of WB's Methane Recovery from Waste Management Project (MRWMP)
2013	Launch of CFSF guidelines
2013-2015	Implementation under the Emission Reduction Purchase Agreement (ERPA) with the Spanish Carbon Fund (SCF)
2015	WB provided the Carbon Asset Development Fund (CADF) as grant to fund capacity building and technical assistance
2015	New ERPA with the WB Carbon Partnership Facility (CPF)
2015-2020	Implementation of ERPA with CPF
2020	ERPA with CPF ended to give way to the Paris Agreement Article 6.4 transition
2021-Present	Ongoing transition to Paris Agreement Article 6.4

Green Climate Fund (GCF) Financing Program

LANDBANK's Green Climate Fund (GCF) Financing Program is a climate finance program for climate change adaptation and mitigation projects. As the country's first GCF Direct Access Entity (DAE), GCF climate financing is made available as grants and loans for climate action projects in the Philippines through direct project funding and/or on-lending/ blending with the Bank's internal funds or crowd-in with other funds.

The GCF is a financial mechanism under the UNFCCC which helps fund climate finance investment in developing and implementing low-emission, climate-resilient development through mitigation and adaptation projects and programs in developing countries with a goal of keeping the temperature increase on our home planet below 1.5°C. Thus, LANDBANK serving as DAE works together with project proponents, the Department of Finance (DOF) serving as the National Designated Authority (NDA), and the GCF in developing low-emission and climate-resilient projects.

Multi-Hazard Impact-Based Forecasting and Early Warning System for the Philippines

With LANDBANK's accreditation as a Direct Access Entity (DAE) in October 2018, its first project under the Green Climate Fund (GCF) portfolio is the Multi-Hazard Impact-Based Forecasting and Early Warning System for the Philippines (MHIBFEWS), which was approved by the GCF Board in November 2019. The USD 22 million project, comprising a USD 10 million GCF grant and USD 12 million in co-financing from DOST-PAGASA, is led by DOST-PAGASA as the Lead Executing Entity in partnership with DENR-MGB, DILG, DND-OCD, UN-WFP, and four pilot LGUs.

In 2025, the MHIBFEWS Project continues to advance the Philippines' transition toward anticipatory and risk-informed disaster management by strengthening the scientific, policy, and institutional foundations of an Impact-Based Forecasting (IBF) and Early Warning System (EWS).

Key accomplishments:

I. Output Level

- Developed probabilistic hazard maps for key hazards across pilot sites, including:

  Severe wind:
  Tuguegarao City, Legazpi City, Palo, and New Bataan

  Flood:
  Tuguegarao City and Legazpi City

  Storm surge:
  Palo, Leyte

  Landslide and debris flow:
  New Bataan

- Completed barangay-level exposure datasets to support more accurate risk assessments and evidence-based decision-making across all pilot sites.

- Finalized national impact and response tables to standardize impact-based forecasting outputs.

- Localized response frameworks developed through Local Technical Working Groups (TWGs) to strengthen LGU-level operational readiness.

- Conducted capacity building for approximately 2,000 personnel from national government agencies and LGUs on IBF-based disaster risk reduction, management, and early action protocols, integrating Gender Equality, Disability, and Social Inclusion (GEDSI) principles.

- Initiated preparatory activities for the Knowledge-Decision Support System (KDSS) to enable integrated and timely risk-informed decision-making.

II. Policy level

Contributed to the ongoing development of the implementing rules and regulation (IRR) for Republic Act No. 12287 - "Declaration of State of Imminent Disaster Act", supporting the institutionalizing of anticipatory action and strengthening the legal framework for proactive disaster preparedness and response.

Sustainability and Co-Benefits

- Integrated MHIBFEWS outputs into the Pre-Disaster Risk Assessment (PDRA) process, strengthening institutional early warning and early action systems.

- Developed the National Policy Framework for MHIBFEWS, providing a formal policy basis for long-term implementation and scale-up

- Enhanced the Operations L!STO Manual to incorporate Impact-Based Forecasting (IBF) and anticipatory action into standard government procedures.

- Strengthened national-level policy and operational systems to support institutionalization and nationwide scaling of project interventions.

- Delivered strong alignment with Sustainable Development Goals (SDGs), including:



Climate resilience



Resilient cities and communities



Strengthened partnerships





Reduced vulnerability in health and poverty



Gender Equality, Disability, and Social Inclusion



Data-driven governance and innovation

- Established a strong foundation for risk-informed development planning and inclusive governance in the Philippines.

- Positioned the project for operational rollout of IBF and Anticipatory Action starting 2026 and for nationwide scaling beyond the project lifespan.

GCF Readiness and Preparatory Support Programme (RPSP) under Implementation

The Bank also accesses and implements RPSPs to enhance its capacity as DAE:

1. Climate Resilient Recovery (CRR) Project - With LANDBANK serving as the Delivery Partner (DP) and implementing the project on behalf of DOF, the Project aims to address the gap between policy and implementation of climate-related programs and projects through the development of three (3) Project Concept Notes (PCNs) covering Food Security, Green Recovery, and Green Jobs. The project received a total of USD 220,942 grant for the implementation of the CRR Project.

2. Readiness Support for the Implementation of the Integrated Results Management Framework (IRMF) - Supported by a USD 185,818 Readiness Support grant, the IRMF project will strengthen LANDBANK's capacity to develop and manage climate finance projects by improving the assessment and measurement of mitigation, adaptation, and transformational impacts in line with GCF requirements.

3. The Readiness Support to Strengthen the Philippines' Engagement and Direct Access with the GCF (RPSP 2) - This is a capacity-building initiative funded by the GCF to improve the Philippines' ability to access and effectively use climate finance for adaptation and mitigation projects. It responds to the country's high climate vulnerability and financing constraints by strengthening institutions such as the National Designated Authority (NDA) and Direct Access Entities (DAEs). As DAE, LANDBANK received support through phased activities that included baseline assessments, policy and guideline development, capacity-building programs, knowledge exchange, and stakeholder engagement initiatives. RPSP 2 also supported LANDBANK in the development of four PCNs for the Health Sector, Sustainable Transport, Water Resources and Energy Sector (through Green Lending). Under RPSP 2, the Bank received an estimated amount of USD 350,000 in-kind as a technical assistance grant.

LANDBANK's Pipeline Projects for GCF

2 Projects
under funding proposal preparation addressing climate-resilient agriculture, and integrated flood risk management through nature-based solutions.

7 Projects
under Project Concept Notes covering these sectors: health, transport, energy, fisheries, livestock, green jobs, and water sectors.

Climate SAFE (Special Adaptation Facility for the Ecosystem) Program

LANDBANK's Climate SAFE (Special Adaptation Facility for the Ecosystem) Program supports the National Government in implementing Republic Act (RA) No. 9729 or the Climate Change Act of 2009 and RA No. 10174, which established the People's Survival Fund (PSF). The Program finances climate change adaptation and resilience projects, including climate resilient agriculture and greenhouse farming systems.

To help strengthen community resilience, the Climate SAFE Program provides financing for eligible borrowers, particularly local government units (LGUs), to implement climate change adaptation projects. It also provides technical assistance and grant sourcing support to LGUs and other eligible borrowers. The Program promotes blended financing for climate change adaptation projects through funding from the Green Climate Fund (GCF) and the PSF.



As of 2025, releases amounting to
P53.38 million
were made to one LGU and one MSME.

E&S Risk Appetite

LANDBANK adopts a prudent approach to E&S risk exposure. The Bank seeks to avoid material losses arising from E&S-related risks through robust risk identification, assessment, and mitigation measures. Where such risks are inherent to its operations and financial services, LANDBANK's risk appetite for E&S risk is calibrated against its Common Equity Tier 1 (CET1) ratio, ensuring that exposures remain within acceptable thresholds relative to the Bank's capital adequacy.

The Bank defines its risk appetite as the level of risk it is willing to accept in pursuit of its strategic goals, balancing development impact with sound risk management. This appetite reflects LANDBANK's capacity to absorb potential losses without compromising its financial stability, reputation, or long-term sustainability.

E&S Risk Management

The Bank embeds E&S risk management within its enterprise-wide risk management framework to systematically address E&S risks in all levels of operations.

E&S Risks are integrated in key areas such as:

Credit Risk Management The Bank considers E&S risk factors in credit evaluation and portfolio monitoring.	**Business Continuity Management** The Bank incorporates climate-related disruptions as part of its business continuity planning.
Environmental and Social Safeguards The Bank adheres to responsible financing by applying E&S safeguards to credit delivery.	**Environmental Management System** The Bank complies with environmental regulations and internal sustainability goals.
Procurement Management The Bank engages suppliers through sustainable sourcing activities and upholding supplier accountability.	**Digitalization of Banking Services** The Bank continues to enhance service accessibility and environmental responsibility through digitalization of its services.
Employee Health and Safety The Bank adheres to occupational health and safety standards and promotes workplace well-being for its employees.	**Other Risk Management Policies** E&S risk is embedded in operational, reputational, and strategic risk frameworks.

LANDBANK continues to strengthen its ESRMS aligned with BSP Circular No. 1128, s. 2021, and Circular No. 1149, s. 2022, integrating the Bank's sustainability principles into governance, strategy, and risk processes. E&S risks cover potential financial, legal, and reputational impacts arising from environmental and social issues, including pollution, climate-related hazards, threats to human health and safety, and risks to biodiversity and cultural heritage.

The Bank categorizes E&S risks into two categories: physical risks and transition risks.

Physical Risks: Risks arising from typhoons, rising sea levels, floods, and other climate-related physical risks.

Transition Risks: Policy, technological, and market shifts related to climate change mitigation, adaptation, and the green transition.

The Bank's Internal Capital Adequacy Assessment Process (ICAAP) continues to incorporate scenario analysis and stress testing to quantify potential losses arising from E&S risks and to assess their impact on the Bank's capital adequacy.

2025 Progress

The ICAAP submission to the BSP on March 31, 2025, captured the potential effects of climate-related physical and transition risks, as well as adverse environmental and social incidents, particularly their transmission to credit risk through reduced borrower repayment capacity, increased probability of default, and deterioration in collateral values. These were assessed across vulnerable sectors and under stress scenarios to estimate potential portfolio losses and the corresponding impact on capital buffers.

LANDBANK has institutionalized the integration of Environmental, Social, and Governance (ESG) considerations into its due diligence processes, embedding these criteria within its investment and credit decision-making frameworks.

E&S Risk Exposure of the Bank Per Industry or Sector

Breakdown of E&S risk exposure of the Bank per Industry or Sector as of Dec. 31, 2025:

Amount (in P Million)

Major Industry Classification per PSIC	2024	2025	% to GLP (2025)
Electricity, Gas, Steam, and Air Conditioning Supply	9,170.02	10,322.79	0.62%
Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles	8,144.34	9,898.10	0.59%
Financial and Insurance Activities	10,132.03	8,921.87	0.53%
Construction	5,352.58	4,543.31	0.27%
Agriculture, Forestry, and Fishing	4,439.18	3,354.92	0.20%
Transportation and Storage	2,543.56	2,264.20	0.14%
Administrative and Support Service Activities	1,473.33	1,447.48	0.09%
Manufacturing	1,158.50	1,056.93	0.06%
Other Service Activities	792.56	571.68	0.03%
Real Estate Activities	865.28	493.33	0.03%
Professional, Scientific, and Technical Activities	219.60	387.94	0.02%
Education	1,146.17	320.44	0.02%
Accommodation and Food Service Activities	243.21	114.27	0.01%
Human Health and Social Work Activities	8.35	93.43	0.01%
Water Supply; Sewerage, Waste Management and Remediation Activities	25.62	23.45	0.00%
Arts, Entertainment, and Recreation	2.16	3.22	0.00%
Mining and Quarrying	4.76	1.71	0.00%
Information and Communication	1.13	1.08	0.00%
Total	**45,722.38**	**43,820.16**	
Gross Loan Portfolio (GLP)	**1,603,841.01**	**1,677,870.13**	
% to GLP	**2.85%**	**2.61%**	

Industries with impact to the Environment composition:

- **Loan Portfolio at Risk Vulnerable to Climate Hazards** - LANDBANK loan exposures and borrowers' location were mapped based on geographic locations vulnerable to identified major disaster (i.e., Typhoon, El Niño, Earthquake, Volcanic Eruption).
- **Adverse impact to environment and society –** Industries that include certain activities/projects that bring the following:
  - environmentally harmful/risky
  - socially undesirable activities/impacts
  - not aligned with public interests or do not benefit common good or public services

The common E&S risks associated with the Bank's customers' business activities are the following:

- **Environmental Risks** include pollution, climate change, resource depletion, biodiversity loss and land contamination.
- **Social Risks** include labor practices, community relations, supply chain ethics, product safety and human rights violations.

E&S risks may impact the Bank's client operations, regulatory compliance, and public perception. As such, the Bank takes proactive measures to manage potential impacts arising from these risks.

Risk Measures

Risks	Measures to Manage Risks
Financial Impact	
Force Majeure Environmental disturbances and natural hazards such as earthquakes, floods, typhoons, and fire may result in physical loss or damages to the clients' priorities, affecting their operations and ability to repay their obligations with the Bank.	• Require insurance coverage for disasters from natural hazards • Encourage business continuity planning • Include force majeure clauses in loan agreements
Biodiversity Loss It has an indirect impact by affecting economic performance, asset values, and sustainability of operations.	• Promote sustainable practices among clients • Conduct environmental impact assessments • Monitor biodiversity-related risks in project areas
Environmental Requirements Client's failure to secure necessary environmental permits such as Environmental Compliance Certificates (ECC) from the Department of Environment and Natural Resources (DENR) result in non-availment of approved loans.	• Provide guidance on securing ECC and other permits • Monitor compliance timelines • Include environmental due diligence in credit evaluation
Non-Compliance with the Environmental and Social Practices Non-compliance may affect the client's cash flow, ability to operate, and the ability to grow their business.	• Conduct regular E&S audits • Provide technical assistance for compliance • Include E&S covenants in loan agreements
Financial Pressure E&S issues can create financial pressures on a client, which may reduce the value of the business or ability to service a loan, resulting in the loan being restructured or written off (in the case of a borrowing client).	• Monitor financial health and E&S risk exposure • Offer restructuring options with E&S compliance support • Encourage ESG integration in business strategy



Risks	Measures to Manage Risks
Legal Impact	
Fines and Penalties The client's failure to abide by various environmental regulations can result in fines and penalties from regulatory bodies.	• Regular compliance checks • Legal advisory support for clients • Include regulatory compliance clauses in contracts
Halt of Operations This refers to suspension of operations by regulators or due to an accident or fire.	• Require emergency response and safety plans • Monitor regulatory developments • Encourage operational risk assessments
Damages This may arise from legal liability for damage to the environment, human health, or property (e.g., compensation claims).	• Promote liability insurance • Conduct legal risk assessments • Encourage stakeholder engagement and grievance mechanisms
Reputational Impact	
Adverse News Intangible and tangible outcomes from adverse news against the Bank borrower's company or its products may affect the Bank's reputation (i.e., shipping illegal products, company suspension, and violations).	• Monitor media and public sentiment • Develop crisis communication plans • Encourage transparency and ethical practice
Attracting Talent The Bank may face challenges in quality recruitment if it does not provide attractive compensation and benefits for its personnel.	• Promote fair labor practices • Encourage employee welfare programs • Monitor HR policies and practices
Succession Planning No sustainable succession plan and mid-term outlook for the business may disable the overall growth and further affect the reputation of the organization.	• Support strategic planning and succession planning • Encourage long-term sustainability goals • Provide advisory services for business continuity
Data Privacy and Security: Cyber Threats The risk of fraud may cause the Bank to lose capital and customers' trust. Damage to the bank's reputation can make it more difficult to attract deposits or business in the future.	• Require cybersecurity protocols • Conduct regular IT audits • Promote data protection awareness
Involvement in E&S Incidents The Bank's borrower may face negative media and stakeholder attention, which may cause the loss of retail and/or business customers and even impact its market value.	• Monitor E&S performance and stakeholder feedback • Encourage proactive issue resolution • Support ESG reporting and disclosure

Environmental and Social Due Diligence

Implementation of the Environment and Social Safeguards Policy Relative to Credit Delivery

LANDBANK is a pioneer in integrating Environmental and Social Safeguards in its Due Diligence. Since 2004 through Credit Policy Issuances (CPI) Nos. 2004-02 and 2009-002, it has been integrating environmental and social considerations to credit delivery. Its policy directives institutionalized the implementation and improvement of Environmental and Social Assessment (ESA) and Environmental Due Diligence (EDD) in the Bank's credit process.

In 2022, the Bank further improved and expanded the implementation of its ESA through the issuance of Executive Order No. 058, s. 2022, entitled "Enhanced Environmental and Social Safeguards Policy Relative to Credit Delivery", superseding Executive Order No. 098, s. 2020.

LANDBANK's Enhanced Environmental and Social Safeguards Policy Relative to Credit Delivery is an internal lending operations policy covering all Bank-financed projects to be environmentally sound and compliant with applicable environmental and social laws and regulations.

This reflects the Bank's continued commitment to its corporate mission of promoting sustainable development anchored on good governance.

With the emerging local and global developments on sustainability and the BSP's directives to adopt a system in response to evolving climate and E&S risks, the policy highlights the following:

- More emphasis on the project site's sensitivity and vulnerability to climate change
- Focus on physical and climate hazards, noting that these are the primary risks that pose impact and threat to the global economy based on the global risk analysis
- Updated systems and methods for reporting in terms of identification, assessment, mitigation, monitoring of environmental, climate change, and social risks

2025 Progress

E&S Project Assessments

The Bank has been conducting Environmental and Social (E&S) Due Diligence since 2004. This long-standing effort has contributed to improving its clients' compliance with E&S requirements and serves as an important part of the Bank's overall credit risk mitigation measures.

E&S Project Assessments since 2004	
As of 2025	2025 Progress
9106	885 E&S Project Assessments

LANDBANK's Environmental Programs Management Department (EPMD) conducts and monitors E&S project assessments through a rationalized method of ESA, utilizing both online and remote assessments and site visits.

BSP Circular No. 1128: Environmental and Social Risk Management (ESRM) Framework issued on Oct. 26, 2021

Through this Circular, banks are required to implement a Sustainable Finance Framework by integrating environmental, social and governance principles into the Bank's financial products, services and business decisions to provide lasting benefit for both clients and society while reducing pressures on the environment.



627 out of 631 projects
that are required to secure ECC complied with basic environmental laws, rules, and regulations

90–95% of projects
implemented at least one environmental or social initiative

17% of projects
Utilize or generate their own renewable energy

Note: The percentage figures cited here are based on 631 projects assessed and not the entire Bank loan portfolio.

Notably, a rising number of bank-assisted clients received environmental awards. Occupational health, safety measures, and Pollution Control Officer assignments have also shown marked improvement. Compliance with ECCs and implementation of safety programs remain strong.

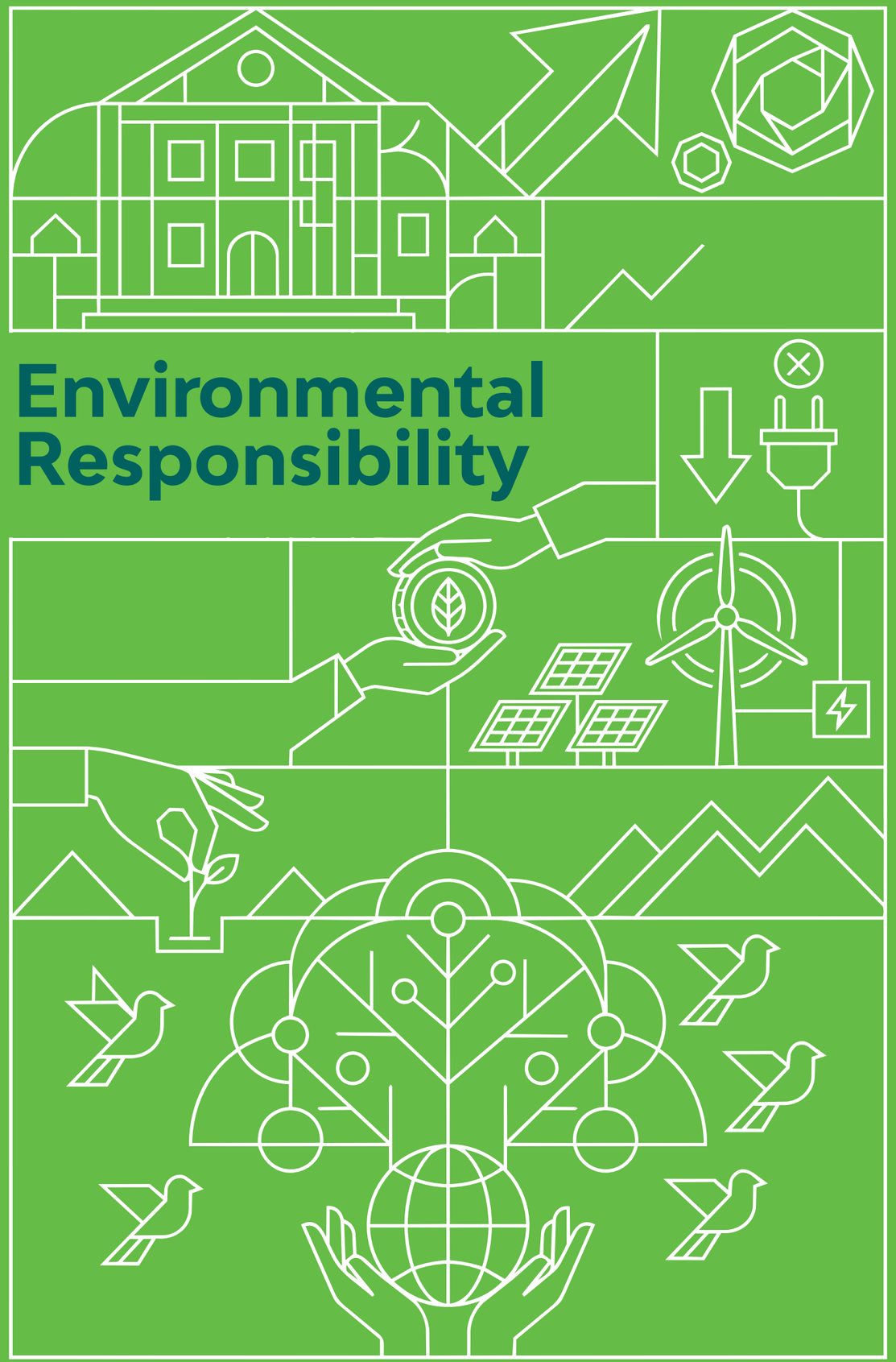
These figures reflect the Bank's growing ability to ensure environmental compliance through ESDD implementation.

Sustainable Finance Taxonomy Guidelines (SFTG)

Since 2024, the Bank has been applying the Philippine Sustainable Finance Taxonomy Guidelines in accordance with the BSP Circular No. 1187 on Feb. 21, 2024.

	2024	2025
Projects Evaluated (Category A & B as per DENR project categorization).	**620**	**631**
Classified as GREEN	**298** (48%)	**235** (37%)

These affirm the impact of EPMD's targeted ESA. Moving forward, the Bank will continue to use the SFTG decision and systematically apply this in assessing financed projects to ensure consistent evaluation.



Environmental Responsibility

Greening the Bank's Operations

(GRI 3-3)

LANDBANK strives to improve its environmental performance within its facilities. Through the leadership of its Facilities and Engineering Services Group (FESG), the Bank has implemented several environmental initiatives that helped improve its facilities' efficiency and reduce operational costs, contributing to the Bank's long-term greening strategy.

Sourcing Renewable Energy

As part of LANDBANK's continuing efforts to reduce dependence on conventional energy sources, FESG successfully implemented solar energy projects across key facilities and field units nationwide.

Solar Panels with a peak capacity of 80kW installed at LANDBANK Plaza and Antipolo Warehouse





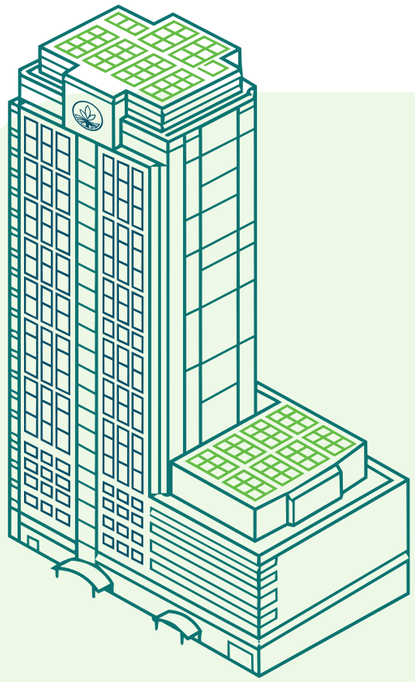


P183,684.00
Estimated savings from solar installation in facilities, based on an average electricity rate of P12.00 per kWh.

P4.36 million
Estimated savings from solar energy systems deployed in 33 LANDBANK Field Units in provincial and remote locations with a peak capacity of 10 kW.







Solar Panel Systems installed

10	23	33
2024	2025	To date

Implementing LANDBANK's New Building Management System (NBMS)

The successful implementation of the New Building Management System (NBMS) at LANDBANK Plaza in 2024 integrates the monitoring and control of critical building operations including heating, ventilation, air conditioning, lighting, power, and security systems into a centralized digital platform.

The system provides several operational and sustainability benefits, including:

- Real-time energy monitoring and analytics
- Enhanced operational control and system reliability
- Predictive maintenance capabilities
- Improved building efficiency and sustainability





Upgrading Air Handling and Air Conditioning Systems

The Bank also continued to replace aging Air Handling Units (AHUs) and Air Conditioning Units (ACUs) across several facilities. This ensures that energy use is optimized in all its operations, with 49 additional AHUs installed between January to August 2025 and interconnected to the NBMS.

The combined impact of these AHU upgrades has resulted in substantial reductions in LANDBANK's carbon footprint:

Year	Carbon Footprint Reduction	Trees Impact Equivalent
2024	**49.78** metric tons CO_2	**2,263** trees
2025	**209.87** metric tons CO_2	**9,540** trees

Notes:
[1] Tree impact equivalent is based on the average absorption rate of one mature tree at approximately 22 kilograms (0.022 tons) of CO_2 per year.
[2] The computation of carbon dioxide reduction utilized the estimated Philippine emission factor of 0.56 kilograms of CO_2 per kilowatt-hour (kWh).
[3] The solar PV systems at the LANDBANK Head Office and Antipolo Warehouse were completed and commissioned only in August 2024. As a result, the carbon footprint reduction data recorded for 2024 reflects only a few months of operation and is therefore minimal. In contrast, the 2025 data represents a full year of system utilization, resulting in significantly higher energy savings and corresponding carbon emission reductions.

Upcycling Employee Uniforms

As part of its environmental stewardship efforts, LANDBANK partnered with Kaunlaran para sa Kultura+Kalikasan, Inc. and the Payatas Training and Livelihood Center, with support from the LBP Employees Association, to upcycle decommissioned employee uniforms into useful products.

The initiative reduces textile waste, supports community livelihoods, and promotes responsible resource use by extending the life cycle of retired materials. Through this effort, the Bank advances its circular resource management objectives, contributes to waste reduction, and reinforces its commitment to sustainability.





3,315
pieces of clothing collected for upcycling in 2025

Upholding Environmental Compliance

(GRI 2-27; 3-3)

LANDBANK's environmental governance includes its consistent compliance with the standards set by the Department of Environment and Natural Resources-Environmental Management Bureau (DENR-EMB) and environmental laws including the following and their implementing rules and regulations (IRRs):

- **Presidential Decree 1586** (The Philippine Environmental Impact Statement System)
- **Republic Act 6969** (Toxic Substances and Hazardous Wastes Act)
- **Republic Act 8749** (Clean Air Act)
- **Republic Act 9003** (Ecological Solid Waste Management Act)
- **Republic Act 9275** (Clean Water Act)

The Bank ensures timely submission of permitting applications, proper hazardous and solid wastes disposal, timely submission of regulatory reports, and the implementation of robust environmental management systems across its operations.

As mandated by the DENR-EMB, the Bank maintains 49 DENR-accredited Pollution Control Officers (PCO) nationwide, under the Property Valuation and Field Operations Group (PVFOG) pursuant to Special Order No. 089, s. 2024. The PVFOG Head supervises the Head Office-based Pollution Control Officers (PCOs), while field unit-based PCOs are overseen by Field Support Services Center (FSSC) Heads.

PCOs perform the following duties:

1. Ensure compliance of field units with applicable laws, rules and regulations, and covenants that the Bank subscribes to;
2. Review environmental aspects and impacts of field units operations and activities, and recommend possible mitigating measures in the preparation or review of the Environmental Management Plan, objectives, targets, programs, and contingency plans;
3. Attend to all permit and registration requirements, and subsequent renewal of the same for field units concerned prior to construction, installation or operation of pollution sources and control facilities;
4. Conduct regular inspection of covered field units to ensure proper performance, operation, and maintenance of environmental management facilities or systems, such as air pollution control devices, facilities, and hazardous waste management storage areas, solid waste segregation and management facilities, and environmental monitoring devices;
5. Monitor compliance of covered field units to the requirements of environmental laws and other applicable requirements;
6. Monitor activities of covered field units pertaining to the operation and maintenance of pollution control facilities to ensure compliance with regulatory standards;
7. Attend technical conferences, hearings, and meetings especially on matters pertaining to pollution cases of covered field units
8. Act as Liaison Officer of covered field units to the respective DENR-EMB, keeping themselves abreast with the environmental requirements of the DENR;
9. Coordinate regulatory programs and activities with the city, provincial, and municipal governments, if applicable;
10. Consolidate and submit required reports related to environment to the Head Office;
11. Overall in-charge of overseeing the implementation of environmental-related measures/requirements of workplace from potential sources of land, water, or air pollution in concerned areas of responsibility;
12. Sign off all pertinent reportorial requirements of DENR;
13. Reiterate trainings and orientation on environmental-related matters and issues, seminars, drills, simulations, and emergency preparedness activities to covered field units in coordination with regulatory and government agencies, as well as the concerned units of the Bank, as needed.

Greening the Bank's Supply Chain through Green Public Procurement

(GRI 2-27; 3-3)

LANDBANK continues to advance its sustainability agenda through the integration of Green Public Procurement (GPP) practices across its operations.

GPP entails making purchasing decisions that balance cost, quality, and functionality with environmental responsibility and long-term sustainability outcomes. Through GPP, the Bank incorporates environmental considerations into procurement activities by acquiring energy-efficient equipment and appliances, purchasing environmentally preferable office supplies and materials, prioritizing products with reduced life-cycle impacts, encouraging sustainable supplier practices, and incorporating sustainability criteria in procurement specifications and supplier evaluations.

Through these measures, LANDBANK promotes resource efficiency, reduces waste and emissions, and supports responsible consumption across its operations.



Green procurement integrates environmental considerations through the Bank's procurement cycle:





Specifically, the Bank promotes green procurement by:

- Avoiding toxic substances
- Reducing energy and water consumption
- Prioritizing alternative or environmentally preferable materials
- Promoting recycling and responsible end-of-life management
- Considering life-cycle costs beyond acquisition price, including operation, maintenance, energy use, and disposal costs
- Encouraging suppliers and service providers to adopt practices that support sustainability, resource efficiency, and reduced environmental impact

Policy and Regulatory Alignment

The Bank's adoption of GPP is firmly aligned with the Bangko Sentral ng Pilipinas' Sustainable Finance Framework (SFF) and Section 153 of the Manual of Regulations for Banks (MORB)

The initiative also supports the Philippine Green Public Procurement Roadmap and the Government Procurement Policy Board's policy direction on promoting sustainable consumption and production.

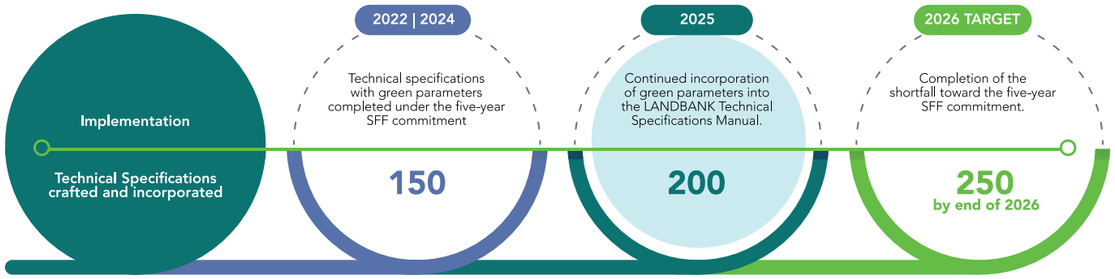
GPPB Resolution No. 22-2016 approved the GPP list of prioritized Common-use Supplies and Equipment (CSE) and Non-Common-use Supplies and Equipment (Non-CSE) products, while GPPB Resolution No. 25-2017 recognized the GPP Roadmap and adopted technical specifications for CSE and Non-CSE products.

LANDBANK also continues to monitor developments relating to the GPPB Guidelines on Sustainable Public Procurement and GPP Strategy under the New Government Procurement Act, pursuant to Annex B of GPPB Resolution No. 02-2025.

Implementation Status of Technical Specifications with Green Parameters

The Corporate Services Sector (CSS), through the Procurement Department (ProcD) leads the continuous enhancement of the LANDBANK Technical Specifications Manual and incorporation of green parameters in the Manual. In line with the Bank's five-year SFF commitment, LANDBANK targets the development of 250 technical specifications with green parameters by the end of 2026.

Five-Year Sustainable Finance Framework Commitment



Updated Policy Statement on Green Public Procurement

LANDBANK adopts Green Public Procurement as an integral component of its Sustainable Finance Framework by incorporating environmental and sustainability considerations into procurement planning, technical specifications, supplier engagement, bid evaluation, contract implementation, and asset lifecycle management. Through the procurement of environmentally preferable goods, services, and infrastructure, the Bank promotes responsible resource utilization, reduces environmental impacts, supports climate resilience objectives, and contributes to the achievement of national sustainability goals in accordance with BSP Sustainable Finance Framework requirements and GPPB Green Public Procurement policies.

Economic and Social Responsibility

Socioeconomic Impact

A. Agriculture, Fisheries, and Rural Development (AFRD) Loan Portfolio

LANDBANK further strengthened its role in advancing inclusive and sustainable countryside development, consistent with Republic Act No. 11901, the Agriculture, Fisheries and Rural Development Financing Enhancement Act of 2022. As the government's primary development financial institution, the Bank expanded its Agriculture, Fisheries, and Rural Development (AFRD) loan portfolio to P896.61 billion in 2025, underscoring its continued commitment to transforming rural economies and supporting long-term national resilience.

This sustained growth (+9%) from 2024 to 2025 reflects a strategic shift toward financing interventions that deliver both economic value and sustainability outcomes. By prioritizing sectors that raise productivity, strengthen climate resilience, and broaden financial inclusion, LANDBANK continues to align its lending strategy with national priorities on food security, environmental sustainability, and equitable development. Through accessible financing, capacity-building initiatives, and inclusive financial solutions, the Bank has expanded support for farmers, fisherfolk, agrarian reform beneficiaries (ARBs), and rural enterprises, helping stimulate rural economic activity and strengthen the foundations of resilient communities.

In 2025, the Bank directed substantial funding to key AFRD sectors:

- Agricultural value chain financing: **P224.55 billion**
- Public rural infrastructure: **P208.35 billion**
- Construction and infrastructure loans: **P192.12 billion**
- Sustainable and climate-responsive initiatives: **P178.16 billion**

Significant financing support was likewise channeled to sustainable and climate-responsive initiatives, alongside agri-based production, rural enterprises, and rediscounting facilities, ensuring that financing reaches both core and emerging drivers of rural growth.

LANDBANK's AFRD Loan Portfolio Reaches P896.61 billion, Reinforcing Its Commitment to Inclusive and Sustainable Rural Development.

Complementing these efforts, targeted financing also supported initiatives that strengthen the broader rural ecosystem, including:

- Capacity-building and financial literacy programs
- Logistics and supply chain improvements
- Health and wellness interventions for rural communities
- Agricultural modernization

Together, these interventions reinforce not only productivity, but also the long-term viability and sustainability of rural sectors.

From its 2024 AFRD loan portfolio of P822.26 billion, the increase to P896.61 billion in 2025 reflects LANDBANK's intensified focus on advancing its lending efforts that deliver both development impact and future readiness. By embedding sustainability considerations such as climate resilience, sustainable finance, and inclusive growth into its lending approach, the Bank ensures that its expanding portfolio supports not only current economic needs but also the long-term transformation of the countryside.

Through these efforts, LANDBANK continues to anchor its growth on a development model that integrates financial strength with sustainability, reinforcing its role in driving inclusive progress and enabling a more resilient Philippine economy.



B. Assistance to the Agricultural Sector

Agriculture remains at the heart of LANDBANK's development mandate. As the sector continues to face persistent challenges, the Bank sustains its commitment to responsive support and innovative financing.

In 2025, LANDBANK rolled out specialized programs empowering farmers, fisherfolk, agrarian reform beneficiaries (ARBs), and local government units (LGUs) to improve productivity, enhance resilience, and secure sustainable livelihoods. The Bank's flagship agricultural lending program, the Agriculture Growth and Resource Integration through Strategic and Enhanced Delivery of Support and Opportunities (AGRISENSO) PLUS Lending Program, provides accessible financing to farmers, fisherfolk, cooperatives, and other players across the agricultural value chain, complemented by targeted lending programs and support facilities addressing the sector's evolving needs.



These programs are designed to provide financial resources and to strengthen adaptation, resilience, and capability-building in agricultural communities. Key lending programs and their 2025 performance are summarized below:

Agricultural Lending Programs

Internally Funded Programs

Purpose	Borrowers / Beneficiaries	Loans Released (P million)
Agriculture Growth and Resource Integration through Strategic and Enhanced Delivery of Support and Opportunities (AGRISENSO) PLUS Lending Program		
Offers accessible, adequate, affordable, and timely credit for small farmers, fisherfolk, ARBs, MSMEs, and agricultural value chain players.	**14,509 Borrowers** Individual ARBs/SFFs, and Farmers/ Fisherfolk Cooperatives and Associations (FFCAs), Agrarian Reform Beneficiary Organizations (ARBOs), BMBEs, SMEs, Agri-Fishery Graduates, and Farmers and Fisherfolk Enterprises under *Sagip Saka*, and Large Enterprises/Anchor Firms.	**3,032.51**
High Value Crops and Value Chain (HVC-VC) Lending Program		
Enhances credit support across the value chain of high value crops and the coconut industry to strengthen food security, increase agricultural productivity through modern farming technologies and farm mechanization, generate employment and promote inclusive growth in the countryside, and expand the Bank's agricultural loan portfolio, particularly among young farmers.	**2,323 Borrowers** Borrowers from sub-programs *Sulong Saka* Lending Program, Agri-Mechanization Lending Program, Coconut Lending Program, and Sugarcane Financing Program.	**105,466.30**
Poultry and Livestock Value Chain (PLVC) Lending Program		
Provides financing to support the entire poultry and livestock value chain, from farm-level production and acquisition of quality breeding stocks to processing, value-adding, and marketing of agricultural products. It aims to provide accessible financing for various stages of the value chain and help borrowers improve their production, operations, logistics, and market access.	**626 Borrowers** Borrowers from sub-programs Poultry Lending Program, MILK Lending Program, and SWINE Lending Program.	**69,538.32**
Aquatic Resources Acceleration (AQUA) Lending Program		
Increases the contribution of the fishery sector to food self-sufficiency by providing credit assistance to existing and prospective fishing operators for the acquisition of fishing vessels, supporting the modernization of commercial fishing fleets, encouraging the participation of institutional buyers, fish processors, canning companies, and fish growers in the development of the fishing and aquaculture industry, providing accessible credit facilities to target beneficiaries, and expanding the Bank's portfolio in the fishery sector.	**89 Borrowers** Borrowers from sub-programs SALP Lending Program and Commercial Fishing Vessel-Lending Program.	**7,688.32**
Partner Financial Initiative Linkage to Financial Inclusion Networks (PFI-LINKS) Financing Program		
Consolidates and harmonizes the features, terms, and conditions of all lending programs for Participating Financial Institutions (PFIs) under a single Program, revives the lending model of the Microfinance Program for MFI Retailers and consolidates the Department of Agrarian Reform Production Assistance for High Value Crops Program (DAR PAHP) and Expanded Production Assistance for High Value Crops Program (EPAHP), and expands LANDBANK's digitalization credit facility to all PFIs.	**289 Borrowers** Borrowers from PFI-LINKS, Socialized Credit, EPAHP, DIGI-CFI, MFI-Retailers, and PFI-ACCORD.	**200,751.10**
Empowering Barangays in Remote Areas through Credit and Enterprises (EMBRACE) Lending Program		
Expands access to financial services in unbanked and underserved areas by supporting small farmers and fishers (SFF), including micro and small enterprises, in line with the National Government's financial inclusion agenda and LANDBANK's mandate. Launched on May 17, 2016, the Program extends financial support to sectors and communities with limited access to banking services.	**91 MSME Borrowers**	**65.13**

Externally Funded Programs

Purpose	Borrowers / Beneficiaries	Loans Released (P million)
Agricultural Competitiveness Enhancement Fund (ACEF)		
Increases the productivity of farmers and fisherfolk and their cooperatives and associations, and micro and small enterprises by providing financial assistance for the acquisition and establishment of agricultural production and processing facilities, farm inputs, and farm improvement.	**107,983 Accounts** Of which: **105,832** - small farmers and fisherfolk **1,491** - micro and small enterprises **660** - associations and cooperatives	**16,405.76**
Expanded Rice Credit Assistance under the Rice Competitiveness Enhancement Fund (ERCA-RCEF)		
Improves the productivity, efficiency, and profitability of rice farmers, rice farmworkers, and their cooperatives, while encouraging sustainable investments in the rice industry, particularly in support infrastructure and post harvest facilities.	**17,779 Individual Farmers** **333 Cooperatives** (with 61,873 beneficiaries)	**3,039.57**
LBP-SRA Socialized Credit Program under the Sugarcane Industry Development Act (SCP-SIDA)		
Promotes productivity enhancement initiatives that boost sugarcane production and improve the incomes of sugarcane farmers, planters, and farm workers.	**4,763 Borrowers** Borrowers consisting of individual farmers, consolidated or block farms, and common service centers.	**1,559.12**
Coconut Farmers and Industry Development (CFID) Lending Program		
Provides credit assistance to coconut farmers and their organizations, particularly poor and marginalized beneficiaries, to increase incomes, reduce poverty, and promote social equity in support of Republic Act No. 11524 or the Coconut Farmers and Industry Trust Fund (CFITF) Act.	**101 Coconut Farmers** **68 Cooperatives** (with 38,427 beneficiaries)	**727.52**





Purpose	Borrowers / Beneficiaries	Loans Released (P million)
Accelerated Loans for Empowered, Resilient and Transformed Agrarian Reform Beneficiary Organizations (ALERT ARBOs) Program		
Provides accessible, adequate, timely, and affordable financing to eligible Agrarian Reform Beneficiaries Organizations (ARBOs) and their member Agrarian Reform Beneficiaries (ARBs) for agricultural and fisheries activities, agri and fishery based enterprises, and other agriculture related projects.	**169 ARBOs, with 15,385 ARB member-beneficiaries/sub-borrowers**	**813.55**
LBP-DAR Enhanced Assistance to Restore and Install Sustainable Enterprises for Agrarian Reform Beneficiaries and Small Farm Holders (Enhanced ARISE) Program		
A program tie-up with the Department of Agrarian Reform (DAR) to provide continuous credit support to ARBOs and their ARBs/SFHs members whose sources of income and livelihood have been adversely affected by natural calamities and human induced disasters, pests and diseases, and viral infections/outbreaks.		

Official Development Assistance Programs (ODA) – 2nd Generation Fund

Harnessing Agribusiness Opportunities Through Robust and Vibrant Entrepreneurship Supportive of Peaceful Transformation (HARVEST)		
Provides credit and technical assistance to cooperatives, large agribusiness enterprises, Countryside Financial Institutions (CFIs), and SMEs in conflict-affected areas in Mindanao, specifically BARMM and other areas with economic or commercial linkage to the region.	**38 Borrowers** Borrowers consisting of cooperatives, MSMEs, and PFIs	**5,588.29**
Agricultural Credit Support Project (ACSP)		
Increases investments, creates new job opportunities, and improves agricultural productivity in rural areas.	**468 Cooperatives and SMEs**	**8,494.48**

FEATURE

Gawad TANYAG 2025

Ulirang Magsasaka, Alfonso C. Namujhe, Jr.

Sometimes all it takes is one man and a dream. Alfonso Namujhe, Jr., a citrus farmer from Malabing Valley, showed that with passion and determination, the seeds you sow can be reaped by many.

Recognized as Nueva Vizcaya's Father of Citrus, Mr. Namujhe introduced citrus to the valley when he saw the potential of the crop to yield more opportunities for access and livelihood in the area. As an Agriculture graduate, he returned to his hometown with the goal to uplift the community through citrus farming. This then led to the establishment of the Namujhe Integrated Farm and the Malabing Valley Multi-Purpose Cooperative, which provided knowledge-sharing and livelihood opportunities for other farmers.





The *Gawad TANYAG (Tanging Yaman at Galing)* Awards recognized individual farmers, fisherfolk, cooperatives, micro, small and medium enterprises (MSMEs), corporations, and financial institutions who lead community development and excellence nationwide. LANDBANK held its inaugural *Gawad TANYAG* Awards on Aug. 8, 2025, also marking the institution's 62nd anniversary.

"If there's a marketable farm product in the area, the government will take notice. Roads, electricity, infrastructure — they will follow."

Alfonso C. Namujhe, Jr.,
Citrus Farmer

LANDBANK was a crucial player in supporting Mr. Namujhe's dream, providing financial support to the farmers in investing in inputs and expanding their operations. This built a new foundation for success for many farmers in the area by opening up access to innovative citrus production techniques and essential farm supplies.

Mr. Namujhe was awarded the *Gawad TANYAG Ulirang Magsasaka* Award for the impact of his leadership, determination, and innovation, building an entire community up from the fruits of his labor.

C. Assistance to Small Farmers and Fisherfolk

In support of small farmers and fisherfolk nationwide, LANDBANK allocates at least 5% of its regular loan portfolio to help them access the credit they need to grow. In 2025, the Bank's regular loan portfolio reached P1,296.24 billion.

Socialized Credit Facility to Qualified Agrarian Reform Beneficiaries (ARBs) and Small Farmers and Fishers (SFFs) through Qualified Partner Financial Institutions (PFIs)

On June 25, 2020, the Monetary Board approved the Internal Rules and Regulations (IRR) of RA No. 10878, which mandates the development of direct credit support to ARBs and SFFs. Under the IRR, LANDBANK shall allocate at least 5% of its regular loan portfolio for socialized credit to qualified SFFs and ARBs through qualified conduits. Loans under the program shall carry an interest rate of not more than 75% of the Bank's prevailing rates to cooperatives, while conduits shall not charge SFF and ARB borrowers an interest rate exceeding 5% per annum over the rate charged by LANDBANK, excluding reasonable fees and charges such as, but not limited to, crop insurance premiums and guarantee fees.

LANDBANK established the Socialized Credit Facility (SCF) program to provide socialized credit to qualified SFFs and ARBs through qualified conduits or PFIs pursuant to RA No. 10878. As of Dec. 31, 2025, LANDBANK's regular loan portfolio stood at P1,296.24 billion, 5% of which is equal to P64.81 billion.

Cumulative SCF program loan releases reached P701.79 million as of Dec. 31, 2025, while approved loans amounted to P292.40 million and outstanding amounts totaling P155.98 million. This financing was extended to 30 cooperative/ conduit borrowers, representing 13,061 beneficiaries.

Legislated Lending Programs

1. Agricultural Competitiveness Enhancement Fund (ACEF) Lending Program

A credit window established, pursuant to Republic Act No. 10848, or the ACEF Extension Law, aims to increase the productivity of farmers, fisherfolk, and their cooperatives, associations, and micro and small enterprises (MSEs). The program provides credit assistance for farm inputs, the acquisition of machineries, equipment and facilities for agri-based production and postproduction and processing activities, and working capital for the operation of facilities and equipment, with minimal documentary and collateral requirements and concessional interest rates.

From 2018 to 2025, LANDBANK, in partnership with the Department of Agriculture (DA), released loans totaling P16,405.76 million through 107,983 accounts:

Small farmers and fisherfolk	**105,832**
Micro and small enterprises	**1,491**
Associations and cooperatives	**660**
Total accounts	**107,983**

This is consistent with the mandate that funded projects should benefit the majority rather than selected firms or groups.

98% borrowers are small farmers and fisherfolk

P16,405.76 million in loans

In **17** regions and **80** provinces

2. Coconut Farmers and Industry Development (CFID) Lending Program

In compliance with Republic Act No. 11524 or the Coconut Farmers and Industry Trust Fund (CFITF) Act, which established the Coconut Farmers and Industry Trust Fund, the program provides coconut farmers and their organizations with accessible and affordable credit to support productive investments and economic activities, particularly in coconut-producing communities.

As of Dec. 31, 2025, the Bank extended loans amounting to a cumulative P727.52 million to 169 borrowers:

101 individual coconut farmers	**38,427** farmers-beneficiaries	**P727.52 million** in loans

3. Expanded Rice Credit Assistance under Rice Competitiveness Enhancement Fund (ERCA-RCEF) Program

Pursuant to Republic Act No. 11203, or the Rice Tariffication Law, as amended by Republic Act No. 12078, or the RCEF Extension Law, ERCA-RCEF provides credit assistance to rice farmers and their cooperatives for rice-related projects, including rice production, the acquisition and establishment of agricultural production and processing equipment and facilities, and farm improvement in rice-producing provinces.

From 2019 to 2025, the Bank has extended credit assistance of P3,039.57 million to 17,779 accounts of rice farmers and 333 accounts of cooperatives in 16 regions and 50 provinces.

17,779 rice farmers	**333** cooperatives	**P3,039.57 million** in loans	in **16** regions and **50** provinces

4. Socialized Credit Program under the Sugarcane Industry Development Act (SCP-SIDA)

A lending program was implemented, pursuant to Republic Act No. 10659 or the Sugarcane Industry Development Act (SIDA) of 2015, to promote the competitiveness of the local sugarcane industry and increase the incomes of sugarcane farmers/planters and farm workers through improved productivity and production efficiency.

As of 2025, LANDBANK had assisted 4,763 borrowers, comprising individual farmers, consolidated or block farms, and common service centers, with total loan releases of P1,559.12 million.

4,763 borrowers	**P1,559.12 million** in loans

5. Agriculture Growth and Resource Integration Through Strategic and Enhanced Delivery of Support and Opportunities (AGRISENSO) Plus Lending Program

AGRISENSO Plus consolidates the Accessible Funds for Delivery to Agrarian Reform Beneficiaries (AFFORD-ARBs) and *Sikat Saka* Program (SSP) and was enhanced pursuant to Republic Act No. 11901, or the Agriculture, Fisheries, and Rural Development Financing Enhancement Act of 2022, which promotes a more inclusive, accessible, and sustainable rural financing framework. The program offers simplified loan processes, reduced documentary requirements, and integrated support services, including free credit life and life insurance and capacity-building training under the ASCEND component.

The program also incorporates operational advisories to address implementation challenges and remain responsive to stakeholder needs, while ensuring compliance with relevant laws, including Republic Act No. 11321, or the *Sagip Saka* Act, which facilitates direct market access and support services for farmers and fisherfolk enterprises, and Republic Act No. 9178, or the Barangay Micro Business Enterprises (BMBE) Act of 2002, which promotes the growth of micro-enterprises in rural communities.

As of 2025, the program had generated P3,032.51 million in cumulative loan releases, benefiting 14,509 borrowers nationwide.

14,398 small farmers and fisherfolk	**P2,434.56 million**
111 other borrowers	**P597.95 million**
Cumulative loan releases	**P3,032.51 million**

The Agri-Fishery Support thru Capability Enhancement for Nationwide Development (ASCEND)

ASCEND is a nationwide initiative delivering timely, need-based training to strengthen the capabilities of key agri-fishery stakeholders, including farmers, fisherfolk, agrarian reform beneficiaries (ARBs), cooperatives, and other agricultural workers. By enhancing entrepreneurial competencies and operational skills, the Program helps participants build productive, market-oriented enterprises that drive profitability, business resilience, and improved livelihoods.

Digital Financial Literacy (DxFINLIT)

DxFINLIT is the Program's key intervention that builds financial knowledge and digital capability, covering financial management, savings mobilization, responsible borrowing, digital banking, cybersecurity awareness, enterprise development, and digital financial platforms.

Delivery Methods	Target Groups
• Classroom training • Community engagement • Strategic partnerships with LGUs, government agencies, cooperatives, and academic institutions	• Small farmers, fisherfolk, and agrarian reform beneficiaries (ARBs) • Cooperatives and rural MSMEs • Women and youth with limited access to formal financial services and digital technologies

Key Accomplishments for 2025

Activities conducted	**48 batches** of DxFINLIT grounding, including 6 launching activities
Beneficiaries reached	**30,689** Small Farmers and Fishers (SFFs)
Amount disbursed	**P17,215,264.13**

By collaborating with key stakeholders to deliver targeted training, these interventions enhanced beneficiaries' financial and digital literacy, increased awareness of responsible financial management, and promoted understanding of LANDBANK's financing programs and support available. ASCEND also improved beneficiaries' readiness to access formal financial services, including opening bank accounts, adopting digital platforms, and participating in sustainable livelihood and enterprise opportunities.

LANDBANK plans to expand ASCEND's reach by strengthening partnerships and enhancing training delivery, while improving monitoring and evaluation to ensure interventions remain responsive to the evolving needs of farmers, fisherfolk, ARBs, and other target sectors.



FEATURE

Gawad TANYAG 2025

Ulirang Mangingisda, Agrifina A. Gabres



"Nung dumating po at nakilala ko ang LANDBANK sa programa ng ACEF, napakalaki ng tulong po saakin, na nabibigay mo ang pangangailangan ng fish pen mo, nakakabili ka ng fertilizer, lahat ng kailangan mo sa land preparation is makukumpleto mo.

Hindi ako babae lang, isa akong ina, isa akong kaibigan, isa akong community leader, at isang ulirang mangingisda."

Agrifina A. Gabres,
Tilapia Fisher

P239,000
income, to
P558,000
from one harvest cycle of tilapia

Another champion of nation-building celebrated through the inaugural *Gawad TANYAG* Awards was Agrifina A. Gabres —a fisherwoman, a mother, a teacher, and also, a community leader.

From engaging in other livelihoods, Agrifina ventured into tilapia farming in Aurora Province, Central Luzon. In 2021, she partnered with LANDBANK through the ACEF Program, which helped her boost her yield and income. Her operations grew from a single fishpond to seven, spanning 1.8 hectares, while also expanding into other farming ventures such as poultry and cow farming. Beyond her own business success, Agrifina leads and mentors fellow fisherfolk through various associations, serving as a driving force in her industry and community.



Through *Gawad TANYAG*, LANDBANK honors the contributions of their clients who move the nation forward. The Bank celebrates leaders like Agrifina, through partnerships that are rooted in trust and the pursuit of meaningful change. LANDBANK will continue to drive growth in the agri-fisheries sector, so community leaders like Agrifina can have access to transformative financial services.

Non-Agricultural Lending Programs

In 2025, LANDBANK continued to provide financing through its non-agricultural lending programs to support local development, essential services, infrastructure, businesses, and communities. These Programs supported a broad range of borrowers and beneficiaries, including local government, MSMEs, cooperatives, contractors, individual borrowers, and other institutions across key development sectors.

Program	Borrowers/Beneficiaries	Loan Releases (P million)
Enhanced Lending Program for LGUs	**788** LGUs	P189,926.44
Enhanced H2OPE (Water Program for Everyone)	**32** borrowers, including water districts, LGU-operated water utilities, corporation-managed sanitation and water treatment businesses, and cooperative-managed water utilities	P5,111.38
BUILDERS Program	**191** contractors with awarded government projects	P23,408.42
LANDBANK CARES+ Lending Program	**566** borrowers, including cooperatives, corporations, MSMEs, small farmers, electric cooperatives, large enterprises, and microfinance institutions (MFIs)	P26,739.86
REAL ENERGY+ Lending Program	**123** borrowers, including cooperatives, corporations, LGUs, and SMEs	P64,022.77
TOURISM PLUS Lending Program	**10** MSMEs	P695.66
HOME Loan Program	**22,828** individuals	P56,599.83
ARAL Lending Program	**124** borrowers supported through bridge financing, individual borrower programs, rediscounting, working capital loans, and other specialized lending arrangements, including support to State Universities and Colleges (SUCs)	P1,971.95
Public Transport Financing Program	**205** borrowers, including cooperatives, corporations, and SMEs	P8,601.26
ECOZONE Developers Lending Program	**One** corporation	P788.12
OFW Reintegration Program	**353** individual borrowers	P375.96
I-TECH Lending Program	**Five** individual borrowers	P32.25
Health PLUS Program	**132** borrowers, including hospitals, pharmacies, infirmaries, ambulatory surgical clinics, dialysis clinics, and general clinical laboratories	P21,759.74
LIFTING MSMEs Lending Program	**62** MSMEs	P102.70
Emerging FILIPINA Lending Program	**18** MSMEs and cooperatives	P2,125.58
SMART City Development Lending Program	**One** SME	P70.00
Climate SAFE Program	**One** LGU and **One** MSME	P53.38

For more details on Non-Agricultural Lending Programs, please refer to page 189 under Business Summary.

FEATURE

Launch of LIFTING MSMEs Lending Program



"MSMEs are the backbone of the Philippine economy, making up 99.6% of total business establishments and employing 65% of the total workforce. Every loan extended to an MSME creates a ripple effect — sustaining jobs, uplifting families, and strengthening communities. Through the LIFTING MSMEs Lending Program, LANDBANK is fueling this multiplier effect to accelerate inclusive and sustainable growth across the nation."

Lynette V. Ortiz,
LANDBANK President and CEO

Recognizing the role of micro, small, and medium enterprises (MSMEs) in the Philippine economy and the persistent challenges they face, LANDBANK launched its lending program designed to support businesses across the different stages of growth.

The LIFTING MSMEs Lending Program, or LANDBANK's Innovative Financing Thrust Towards Inclusive National Growth thru Micro, Small, and Medium Enterprises, was formally launched on Dec. 9, 2025, at LANDBANK Plaza in Manila. The launch was attended by over 200 MSMEs from Metro Manila and CALABARZON, together with key partners from the government and the private sector. The event also featured business insights from Go Negosyo Founder Joey Concepcion and BSP's Golda Cainglet.

The LIFTING MSMEs Lending Program offers tailored financing solutions from starting to major expansions, with loans of up to P50 million, reduced interest rates, and even access to digital tools to help MSMEs strengthen their operations and scale sustainably. The program provides not only the capital that MSMEs need, but also the tools to build more resilient businesses. As these enterprises grow, LANDBANK will continue to support them as they create more job opportunities, strengthen communities, and drive economic growth across the country.

During the event, longtime LANDBANK clients also shared how the Bank has supported their growth:

"Still a client of LANDBANK, *suki na!* I know LANDBANK is really there to help, especially small, medium businesses."

Esperanza Naval Prim
Owner, St. Therese of the Child Jesus Academy

"*Nung tumulong samin si* LANDBANK, on a national level na yung nadeliver namen. *Yung* financial growth *namen*, I could say *talaga na, malaking bagay dito si* LANDBANK."

Kate Carol Ivoy,
CEO, TWD Trading Corp.

"When the COVID hit us, even [at] that time, LANDBANK was very, very supportive. They understand the problems of small businesses. It's not that hard when people like LANDBANK [are] there to support you."

Jai Kishan Chhattani,
Director, Sadguru Traders Inc.

Disbursement and Collection for the National Government

LANDBANK, through the Government Programs Support Department (GPSD), continues to be at the forefront of supporting the National Government's social welfare and special programs, working closely with agencies such as the Department of Social Welfare and Development (DSWD), Land Transportation Franchising and Regulatory Board (LTFRB), the Department of Transportation (DOTr), Bangsamoro Autonomous Region in Muslim Mindanao (BARMM) Land Transportation Franchising and Regulatory Board (LTFRB) and National Commission of Senior Citizens (NCSC). These partnerships enabled the effective implementation of key government initiatives in 2025 targeting the marginalized sectors, particularly poor households, Public Utility Vehicle (PUV) operators and drivers, and senior citizens.



1. CONDITIONAL CASH TRANSFER (CCT) PROGRAM

CCT Program is a national poverty reduction strategy and a human capital investment program that provides conditional cash transfer to poor households to improve their health, nutrition and education with the end goal of breaking the intergenerational cycle of poverty by keeping children in school and in good health.

The Cash Cards allow beneficiaries to receive their subsidies in a timely, secure, and convenient way accessible through the Bank's various channels.

In partnership with DSWD:

P82.41 billion
in cash grants
released in 2025 to
4.4 million
CCT beneficiaries through
LANDBANK's Cash Cards
**poor households with children aged 18 years old and below*

2. SERVICE CONTRACTING PROGRAM (SCP)

Implemented under the *Bayanihan* to Recover as One Act, the SCP aims to support the public sector by providing performance-based subsidies to PUV operators and drivers based on vehicle kilometers traveled and compliance with agreed performance parameters.

The program provides cash assistance to PUV operators for them to offer free rides to frontline healthcare workers and the commuting public.

Following the success of the SCP – Phase I under the Republic Act No. 11494 (*Bayanihan* to Recover as One Act) and SCP – Phase II (under the 2021 General Appropriations Act or Republic Act No. 11518), the SCP – Phase III (under the 2022 General Appropriations Act or Republic Act No. 11639) was implemented in March 2022 to September 2022 to PUBs and UV Express. The SCP – Phase III was extended starting October 2022 with an additional P1.4 billion program funds.

P19.30 million
disbursed to
50
operators
in 2025

3. FUEL SUBSIDY PROGRAM (FSP)

The FSP provides financial assistance to public transport stakeholders, particularly legitimate Public Utility Jeepneys (PUJs) and Filcabs franchise holders pursuant to Tax Reform for Acceleration and Inclusion (TRAIN) Law or RA 10963. The Program aims to cushion the impact of rising fuel prices.

In partnership with the DOTr and LTFRB, the Bank ensures prompt delivery of fuel subsidies. The eligible beneficiaries include PUJs, Filcabs, Utility Vehicle (UV) Express units, minibuses, buses, shuttle services, taxis, Transport Network Vehicle Service (TNVS), delivery services, tricycles, tourist transport services, and school transport services.

In view of the success of the FSP – Phase I, FSP – Phase II and FSP – Phase III under Republic Act No. 11639 (General Appropriations Act (GAA 2022) and Republic Act No. 11936 (GAA 2023), the FSP – Phase IV (under the Republic Act No. 11975 (GAA 2024) was implemented starting September 2024.

Total program disbursements for 2025



4. RESETTLEMENT ACTION PLAN (RAP) ENTITLEMENT DISTRIBUTION MECHANISM

The initiative involves the distribution of cash entitlements to individuals affected by the North-South Commuter Railway Extension (NSCR-Ex) Project which requires the acquisition of Right-of-Way (ROW) by the DOTr and the Philippine National Railways (PNR). This is in compliance with the requirements under the ADB Safeguard Policy Statement and the JICA Guidelines for Environmental and Social Considerations (collectively, International Social Safeguards).

The RAP Entitlement Distribution Mechanism was established to facilitate the timely, orderly and transparent distribution of the Cash Entitlements to all eligible Project-Affected Persons (PAPs) through LANDBANK as the designated distribution agent.

P3 billion
cash released to
1,699
Project-Affected Persons in 2025

5. NATIONAL COMMISSION OF SENIOR CITIZENS (NCSC) – EXPANDED CENTENARIAN ACT (ECA) PROGRAM

Expanded Centenarian Act Program expands the benefits granted to Filipino centenarians to include octogenarians, and nonagenarians, providing cash gifts and recognition to senior citizens upon reaching milestone ages of 80, 85, 90, 95 and 100 years old. It aims to honor the elderly for their contributions to the nation while ensuring their well-being. The Inaugural Cash Gift distribution was conducted in Malacañang Palace with the presence of President Ferdinand Marcos, Jr. on Feb. 26, 2025.



P2,287.91 million
cash to
209,496
senior citizens in 2025

6. PUBLIC UTILITY VEHICLE SERVICE CONTRACTING PROGRAM (PUVSC)

The PUVSC Program is one of the salient initiatives implemented by the DOTr in coordination with LTFRB, as part of the COVID-19 response and recovery interventions under section 4 of Republic Act (RA) No. 11494 otherwise known as the "*Bayanihan* to Recover As One Act".

The program aims to institutionalize sustainability in the delivery of high-quality, road-based public transportation in LGUs to ensure efficient, safe, and financially viable operations of public transportation.

1,193.94 million
cash subsidy released to
3,847
operators/drivers in 2025

7. PUVSC – LOVE BUS PROGRAM

The *Libreng Sakay* initiative, branded under the "Love Bus" of the Service Contracting Program, is a flagship intervention mandated by the Office of the President and implemented by the Department of Transportation (DOTr) through the Land Transportation Franchising and Regulatory Board (LTFRB). It is designed to provide free public transportation services during peak hours as part of a broader strategy to support Filipino commuters and revitalize the transportation sector through a Gross Service Contracting arrangement. Metro Cebu and Metro Davao have been selected as pilot areas due to their high potential for impact and demonstrated stakeholder readiness. Moreover, this initiative also supports consolidated PUV operators, stabilizing their income while delivering reliable commuter services.

P92.65 million
cash subsidy released to
208
operators/drivers in 2025

8. BARMM–PANTAWID PASADA PROGRAM (PPP)

The PPP intends to address the effects of rising fuel costs by providing fuel subsidies to identified eligible beneficiaries in public transportation, ensuring their financial viability while limiting the potential fare rate hikes that would otherwise be shouldered by the commuters in BARMM.

In coordination with BLTFRB released
P1.78 million
cash subsidy to
238
operators/drivers in 2025

E. Corporate Social Responsibility Initiatives

Advancing Communities Through Shared Purpose

LANDBANK's corporate social responsibility (CSR) programs are embedded in the Bank's culture, driven by its employees committed to creating meaningful impact in its partner communities nationwide. Anchored on the CSR Pillars of S.E.R.V.E, the Bank focuses on initiatives that support growth and inclusive development for underserved Filipinos.

LANDBANK's CSR Pillars

- S Sustainability
- E Education
- R Resilience
- V Volunteerism
- E Environment



LANDBANK Volunteerific Program Empowering Landbankers to Serve

Through the LANDBANK Volunteerific Program, employees can volunteer in several community development initiatives. Through the Public Communications Department (PCD) and the Employee Relations Department (ERD), employees actively participated in feeding programs, medical missions, blood donation drives, relief operations, and other community-based activities.

Apart from participating in volunteering initiatives, employees also participate in the Hour-Time to Share Fund Campaign, where Landbankers voluntarily contribute the monetary equivalent of a portion of their work hours through payroll deductions, creating a fund that supports outreach and humanitarian programs nationwide.



Adopt-A-School Program

Strengthening Learning Environments in Last-Mile Schools

LANDBANK reinforced its commitment to quality and inclusive education through the Department of Education's (DepEd) Adopt-A-School Program. In partnership with LANDBANK subsidiaries, LBRDC and LLFC, the Bank supported the rehabilitation of 12 last-mile schools across the country, helping improve school facilities and create safer, more conducive learning environments for students in underserved communities.

12 last-mile schools rehabilitated nationwide:

- Linuan Elementary School, La Union
- San Francisco Elementary School, Isabela
- Arew Elementary School, Zambales
- Piña Elementary School, Quezon
- Sta. Teresa Elementary School, Occidental Mindoro
- Mampurog Elementary School, Camarines Norte
- Osman Elementary School, Aklan
- Sal-ing Elementary School, Bohol
- Himyangan Elementary School, Samar
- Tudela Central School, Misamis Occidental
- Benhaan Elementary School, Camiguin
- New Alimodian Elementary School, Cotabato

Through the renewed partnership with W4W, LANDBANK continues to support efforts that promote water security, public health, and community resilience, particularly in areas facing limited access to clean water and heightened vulnerability to disasters.



Landbankers from branches and field units nearest the beneficiary schools personally delivered the hygiene kits during the National Volunteer Month in December, adding to the Christmas cheer for both the students and the employees.

Building Resilient Communities

Recognizing the importance of access to clean water in building resilient communities, LANDBANK renewed its long-standing partnership with Waves for Water (W4W) in 2025, further strengthening its commitment to sustainable development and disaster resilience.

W4W is a global humanitarian organization that provides sustainable water access solutions in underserved and disaster-affected areas. This collaboration builds on the success of LANDBANK's *Gawad Katubigan* Program, which was implemented from 2015 to 2019 and facilitated the distribution of 1,575 water filtration systems across 27 provinces. The initiative benefited 7,875 households, or an estimated 39,375 individuals, by improving access to safe drinking water and enhancing the resilience of vulnerable communities. Through the renewed partnership with W4W, LANDBANK continues to support efforts that promote water security, public health, and community resilience, particularly in areas facing limited access to clean water and heightened vulnerability to disasters.

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EcoHuwebest

Advancing Environmental Stewardship

The Bank likewise continued to promote environmental awareness through EcoHuwebest, its flagship social media sustainability campaign. By dedicating every Thursday to sharing environmental best practices, sustainability tips, and content aligned with the United Nations Sustainable Development Goals (UN SDGs), the campaign has become an effective platform for raising awareness and encouraging environmentally responsible behaviors among the Bank's stakeholders.

1.45 million
unique users

2.38 million
organic views over a six-month period in 2025

Iskolar ng LANDBANK Program (ILP) Investing in Future Nation-Builders



167
supported scholars across three cohorts in 2025

Education remains a key pillar of LANDBANK's social investments. Through the *Iskolar* ng LANDBANK Program (ILP), the Bank continued to provide scholarship opportunities to academically deserving but economically disadvantaged students from agriculture-based provinces and children from geographically isolated and disadvantaged areas (GIDAs).

The program supports scholars pursuing degree programs aligned with the Bank's developmental mandate, including agriculture, engineering, information technology, and data science.

Beyond financial assistance, scholars also benefit from on-the-job training opportunities and are prioritized for consideration for employment within LANDBANK and its subsidiaries and foundation upon graduation, subject to organizational requirements.

Under the theme, "600@60: Developing Scholars and Nurturing Talents Towards Serving the Nation," the program provides scholarship opportunities to 60 students annually from 2023 to 2028, with the goal of producing 600 graduates.

Expanding Educational Opportunities

Complementing these efforts, LANDBANK entered into a strategic partnership with the University of the Philippines (UP) in August 2025 to expand educational opportunities and promote digital innovation in higher education. Funded entirely through voluntary contributions from over 12,000 LANDBANK employees nationwide, the partnership supports scholarships for students from GIDAs through the UP *Lingap-Iskolar* Program and provides assistance for faculty development initiatives.

The collaboration also advances financial inclusion within the UP community through the implementation of cashless payment solutions and digital banking services under LANDBANK's Cash-Lite Campus initiative.

LANDBANK also supports aspiring students as well as graduates of the University of the Philippines. The Bank provided free transportation for examinees who took the UP-College Admission Test (UPCAT) through the **LANDBANK *Libreng Hatid* Initiative.**

For current and graduating students, LANDBANK provides internship and employment pathways to its subsidiaries and foundation, further strengthening its support for education, employment, and national development.

By empowering communities, widening access to opportunities, and fostering collective action among employees and stakeholders, LANDBANK continues to contribute to its mission of serving as a catalyst for inclusive and sustainable national development.

Around **90,000** UPCAT examinees reached through information campaigns

971 beneficiaries received direct assistance with

671 transported to testing centers using LANDBANK vehicles

Generating **3,900** pre-registrations

300 received transportation and meal assistance from volunteer Landbankers

177 LANDBANK branches and branch-lite units mobilized

F. Treasury

Through the Treasury and Investment Banking Sector, LANDBANK continues to manage market investment in the public and private sectors. In 2025, the Treasury and Investment Banking Sector (TIBS) undertook the following major initiatives:

Highlight Investment Banking Transactions

Bureau of the Treasury's (BTr) Retail Treasury Bonds Tranche 31

LANDBANK acted as one of the Joint Lead Issue Managers for the Republic of the Philippines' Retail Treasury Bonds Tranche 31 (RTB-31, with Exchange Offer). Of the P507.16 billion total issue size, LANDBANK generated P80.66 billion, equivalent to 15.9%, underscoring the Bank's strong distribution capability and continued support for the National Government's domestic funding program.

BTr's Fixed Rate Treasury Notes (FXTN) Issuance

LANDBANK also acted as one of the Joint Lead Issue Managers for the Republic of the Philippines' P300 billion 10-year benchmark Fixed Rate Treasury Notes Issuance. LANDBANK contributed P68.096 billion, or 22.7% of the total issue size, reaffirming its significant participation in sovereign fundraising activities.

Power Sector Assets and Liabilities Management (PSALM) Corporation

LANDBANK participated as one of the Joint Lead Arrangers and majority lenders in PSALM's P100 billion Syndicated Term Loan Facility in support of its liability management program. The facility refinanced PSALM's foreign and domestic obligations arising from debt and independent power producer contracts and partially settled domestic contractual obligations related to remaining unsold assets.

The facility also helped PSALM achieve its objectives of strengthening liquidity management, mitigating refinancing risk, and advancing orderly power sector reform and privatization.

DoubleDragon Corporation

LANDBANK participated as Joint Issue Manager, Joint Lead Underwriter, and Bookrunner for DoubleDragon Corporation's P9.1 billion bond issuance, with proceeds earmarked for general corporate purposes and working capital requirements across its retail, office, industrial, and hospitality businesses.

LANDBANK likewise acted as Selling Agent for DoubleDragon's subsequent P10.9 billion bond issuance in September 2025.

Petron Corporation Bonds Series G, H, and I

LANDBANK served as Joint Lead Underwriter and Joint Bookrunner for Petron Corporation's P32 billion fixed-rate bond issuance under its P50 billion Shelf-Registered Bonds Program. The proceeds supported refinancing and general corporate purposes, further strengthening Petron's position as a key player in the Philippine oil industry. The transaction reflects LANDBANK's commitment to enabling large-scale corporate fundraising and supporting industries critical to national economic activity.

Filinvest Development Corporation

LANDBANK acted as Joint Lead Underwriter and Bookrunner for Filinvest Development Corporation's (FDC) P6 billion preferred shares offering, with a P2 billion oversubscription option. Proceeds were used for refinancing, capital expenditures, and general corporate requirements across its real estate, infrastructure, financial services, hospitality, and utilities businesses.

Olympia Violago Water and Power, Inc. (OVWPI)

LANDBANK acted as Co-Arranger and Lender in the P63.75 billion Project Finance Syndicated Term Loan Facility for the development of OVWPI's 600-MW Wawa Pump Storage Hydroelectric Power Project. The facility is intended to partially finance project development, construction and commissioning, initial working capital, transaction costs and contingencies, among others. Classified by the Department of Energy (DOE) as a green loan and an Energy Project of National Significance, the project is expected to enhance grid flexibility and reliability by enabling greater integration of renewable energy sources. Together with the Ahunan Power, Inc. facility, it strengthens the resilience of the Philippine power system and advances the country's clean energy transition.

Ahunan Power, Inc. (API)

LANDBANK served as Co-Arranger and Lender in the P151.12 billion Syndicated Project Finance Term Loan Facility for the development of API's 1,400-MW net pumped-storage hydroelectric power plant in Pakil, Laguna. The facility is intended to partially finance project development, construction and commissioning, initial working capital, transaction costs and contingencies, among others. Classified as a green loan under the DOE's third Green Energy Auction Program and recognized as an Energy Project of National Significance, the Project is designed to enhance grid stability and support higher penetration of intermittent renewable energy sources such as solar and wind. It contributes to the achievement of the Philippines' renewable energy targets of 35% by 2030 and 50% by 2040, and helps enhance long-term energy security and system resilience. Together with the OVWPI transaction, the API facility accelerates critical energy infrastructure investment and reinforces the reliability of the national power system—key foundations of the country's sustained economic growth.

Labrador Green Energy Corp. (LGEC)

LANDBANK served as Mandated Sole Arranger and Lender for the P3.5 billion project finance facility for LGEC's 160-MW solar power project. The loan finances land development, civil works, transmission and interconnection facilities, procurement and installation of solar modules, and commissioning activities, among others. The project adds substantial renewable capacity to the national grid, reduces dependence on imported fuel, lowers carbon emissions, and generates employment—supporting both environmental sustainability and inclusive economic growth.

Other Notable Investment Banking Transactions

National Home Mortgage Finance Corp. (NHMFC) Bonds 2024

LANDBANK served as Sole Arranger and Underwriter for the P1.3 billion NHMFC Bonds 2024, the seventh securitization issuance of NHMFC which was completed in September 2025. This transaction builds on a partnership that began in 2009, when LANDBANK participated in NHMFC's inaugural bond issuance, and reflects the Bank's sustained support for housing finance. Proceeds were used to purchase new housing loan receivables and to help address the housing backlog in the Philippines.

Therma Visayas, Inc. (TVI)

LANDBANK acted as Co-Lead Arranger for TVI's P15.98 billion, 15-year Syndicated Term Loan Facility, which funded the construction and development of Unit 3 of its circulating fluidized bed coal-fired power plant in Toledo, Cebu. The expansion added 150 MW of firm baseload capacity, increasing the plant's total output to 450 MW and helping address supply constraints in the Visayas grid. It also enhanced operational efficiency, strengthened revenue stability, and strengthened regional energy security.

San Miguel Corporation (SMC)

LANDBANK served as Joint Lead Underwriter and Bookrunner for SMC's P30 billion preferred shares issuance with an exchange offer. Proceeds were allocated for the refinancing of short-term obligations related to the redemption of Series 2-F Preferred Shares, the partial redemption of Series 2-J and the Series 2-K Preferred Shares, and investments in airport and airport-related projects.

Filinvest Land, Inc. (FLI)

LANDBANK participated as Joint Lead Underwriter and Bookrunner for FLI's P9 billion bond issuance, which carried an oversubscription option of P3 billion. Proceeds were used to fully redeem the Company's P8.93 billion fixed-rate bonds due on June 23, 2025 and to partially fund capital expenditures.

Asialink Group of Companies

LANDBANK served as Initial Noteholder and Mandated Lead Arranger and Bookrunner in the P5 billion Corporate Notes offering of the Asialink Group of Companies. Proceeds from the facility were used to support the group's general funding requirements and the continued expansion of its micro, small, and medium enterprise (MSME) loan portfolio, reinforcing access to financing for the MSME sector.

SM Prime Holdings (SMPH) Bonds Series YZAA

LANDBANK participated as one of the Joint Lead Underwriters and Bookrunners in SMPH's P25 billion bond issuance. Net proceeds were used to refinance existing debt, including the Series I Bonds due on March 1, 2025 and the Series K Bonds due on March 25, 2025, and to fund capital expenditures for the expansion of the Issuer's portfolio.

Aboitiz Power Corporation

LANDBANK participated as one of the Joint Lead Underwriters and Bookrunners for Aboitiz Power's P30 billion bond issuance. Proceeds were used to refinance debt obligations, support the early redemption of maturing bonds and partially refinance the short-term loans related to its power projects.

Metro Pacific Tollways Corporation (MPTC)

LANDBANK participated as Selling Agent for MPTC's P20 billion fixed rate bonds issued last December 2025. Proceeds from the issuance will help fund vital projects in the country and benefit more Filipinos through its tollways and expressways.

Management of Bank Investments

In 2025, LANDBANK maintained disciplined investment management amid evolving market conditions, effectively balancing income generation, liquidity support, and capital preservation.

	2024	2025	
Investment Portfolio	P1.32 trillion	P1.54 trillion	P218 billion ▲ (17%)
Investment Income	P53.41 billion	P61.23 billion	P7.82 billion ▲ (15%)

The investment portfolio expanded to P1.54 trillion, an increase of P218 billion or 17% from P1.32 trillion in 2024, driven by the strategic deployment of excess liquidity and proactive positioning across the yield curve.

This expansion translated into stronger investment income, which rose to P61.23 billion, up by P7.82 billion or 15% from P53.41 billion in 2024, reflecting improved returns from optimized asset allocation. The investment portfolio thus remained a key contributor to earnings, liquidity, and overall balance sheet stability. The Bank integrated environmental, social, and governance (ESG) considerations into its Investment Policy Guidelines and assessment framework, reinforcing its commitment to sustainable investing and compliance with BSP Circular No. 1149, s. 2022 (Guidelines on the Integration of Sustainability Principles in Investment Activities of Banks).

Further, supported by these strategies and improving market conditions, the Bank's net unrealized position on debt securities posted a significant turnaround, shifting from a net loss to a net gain. This represented an overall improvement of P9.52 billion, from a loss of P8.74 billion at end-2024 to a gain of P776 million at end-2025. This recovery translated into additional loanable funds, further enhancing the Bank's lending capacity.

In 2026, the Bank will continue to strengthen income generation while maintaining a prudent approach to market risk through active portfolio management and strategic balance sheet positioning.

The Bank will:

- Enhance asset allocation and actively manage the portfolio to capitalize on market opportunities.
- Improve funding efficiency and liquidity through diversified funding sources and stronger deposit mobilization.
- Strengthen balance sheet resilience through integrated asset-liability management.
- Expand investments in corporate bonds, sovereign instruments, and ESG assets to enhance returns and diversify income streams.

The Bank will also address structural gaps in the banking book to reduce sensitivity to interest rate movements and safeguard both earnings and capital.

Overall, the Bank's investment strategy in 2025 supported sustained portfolio growth, improved income generation, and effective management of interest rate risks. Moving into 2026, TIBS will build on these gains through a more dynamic, diversified, and risk-aligned approach to portfolio and balance sheet management, ensuring continued support for profitability, liquidity, and capital strength.

Trading and Dealership

LANDBANK sustained its position as one of the Bureau of the Treasury's (BTr) top Government Securities Eligible Dealers in 2025. As a major supporter of BTr's fund-raising initiatives, the Bank maintained a strong presence in both the primary and secondary markets, establishing itself as the market maker of choice among market participants and retail investors alike.

In terms of trading performance, the Bank's trading income in 2025 increased by 12% to P1.41 billion from P1.26 billion in the previous year. This strong performance was driven by the Bank's ability to capitalize on market volatility while consistently delivering excellent client service.

Financial Education

LANDBANK continues to strengthen financial education through nationwide in-person and digital programs. These initiatives expand retail participation, raise public awareness, and support the distribution of both government and corporate securities. Targeted learning sessions provide government agencies, institutions, OFWs, and individual investors with practical knowledge for prudent investment decisions - reinforcing capital market development and fostering a culture of savings.

Digital Retail Investor Onboarding

Through its Mobile Banking Application (MBA), LANDBANK offers a seamless and accessible digital platform for retail investor participation in government securities. Planned enhancements will extend access to both government and corporate investment securities, broaden investor reach, and further solidify the Bank's role in promoting inclusive and sustainable capital market growth.

G. Trust

TRUST BANKING GROUP

Through its Trust Banking Group (TBG), LANDBANK ended 2025 with stellar operational performance and accelerated digital milestones. The Group's Assets Under Management (AUM) reached a historic P1.08 trillion, securing LANDBANK's position as the third-largest trust entity in the Philippines based on AUM.

Central to its 2025 roadmap is the continued development and rollout of the Unit Investment Trust

P1.08 trillion
Assets Under Management

Fund (UITF) modules within both the LANDBANK Mobile Banking Application (MBA) and the OFBank MBA. While navigating minor timeline adjustments to ensure system optimization, TBG remains actively focused on deploying these features. These initiatives directly advance Bangko Sentral ng Pilipinas' (BSP) digitalization agenda by allowing clients to seamlessly complete end-to-end UITF account openings and execute investment transactions straight from their mobile devices. This digital push reflects LANDBANK's ongoing commitment to making wealth-building tools accessible and inclusive for Filipinos globally.

Furthermore, as a vital contributor to nationwide financial inclusion, the Bank has actively driven its participation in the Open Finance for the Personal Equity and Retirement Account (PERA) Pilot. This joint initiative—collaborating with the BSP and select BSP-Supervised Financial Institutions (BSFIs) under the BSP Open Finance Framework (BSP Circular No. 1122) and the PERA Act of 2008 (RA 9505)—addresses challenges in retirement program adoption. By leveraging secure, consent-driven data-sharing architecture across banks, investment platforms, and fintech companies, LANDBANK helps enable a seamless PERA account setup, real-time contribution tracking, and automated portfolio management to improve retirement readiness for Filipinos and OFWs.

Parallel to these digital developments, the Bank widened its market presence in 2025 by deploying targeted financial literacy initiatives and strategic product presentations to both internal stakeholders and external audiences. Simultaneously, LANDBANK strengthened collaboration among its diverse business units to establish a unified ecosystem of interconnected products that effectively enhance and complement the Bank's core financial services.

Delivery Channels

With its nationwide presence covering all 82 provinces, every Filipino has a LANDBANK to go to. In 2025, the Bank focused on expanding both its physical and digital touchpoints, providing more ways for Filipinos to avail its banking services.

Physical Touchpoints

- Branch and Branch-lite Units (BLUs)
- Automated Teller Machines
- Cash Deposit Machines
- LANDBANK Easy Access Facility
- Mobile Branch, Tellering Booth, FX Booth
- Agri-hubs



Branch and Branch-lite Units (BLUs)

LANDBANK caters to every Filipino through its branches and branch-lite units, providing various financial services to anywhere in the country.

The Bank's growth highlights its continued efforts to expand its reach, improve operational efficiency, and preserve comprehensive coverage. Of the total network, 383 (62%) branches are located in Luzon, 107 (18%) in Visayas, and 125 (20%) in Mindanao.

Branches

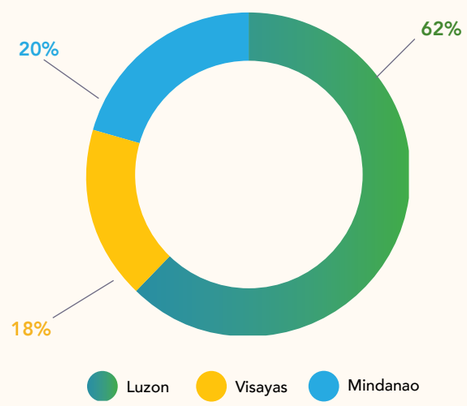
The Bank opened three new branches in Luzon (Santa Cruz, Marinduque; Trece Martires City, Cavite; and Bayombong, Nueva Vizcaya), two in Visayas (Carmen, Bohol and Cordova, Cebu), and two in Mindanao (Initao, Misamis Oriental and Glan, Sarangani).

The Bank also upgraded its existing agri-hubs in Santa Maria-Ilocos Sur and Barotac Viejo-Iloilo into full-service branches, now operating as Santa Maria (Ilocos Sur) Branch and Barotac Viejo Branch. These upgrades enable the Bank to provide a wider range of financial products and services, supporting more inclusive and responsive banking in underserved areas and deepening its presence in agricultural communities.

No. of LANDBANK branches

2024	2025
607	615

Branch Network in 2025







The Bank also advanced its network optimization initiatives to improve operational efficiency and client service experience, including the consolidation of its C.M. Recto Avenue branch in Davao City with the Davao-R. Magsaysay Branch.

Branch-lite Units (BLU)

The Bank's Branch-lite Units are leaner facilities offering key deposit and government disbursement services to cater to underserved areas. The Bank also expanded its BLU network, reflecting continued efforts to reach more clients.

73 Branch-lite units as of 2025

In 2025, three branch-lite locations were established in Sogod, Cebu; Tanjay City, Negros Oriental; and Pagudpud, Ilocos Norte, while two LANDBANK Easy Access Facilities (LEAFs) were upgraded to branch-lites, namely Barotac Nuevo Branch-lite and Pilar Branch-lite. A branch-lite in NAIA Terminal 3 was also closed to accommodate the ongoing renovation in NAIA Terminal 3.

Automatic Teller Machines (ATM) and Cash Deposit Machines (CDM)



LANDBANK-owned ATMs

3,229 2024 | **3,268** 2025

39 new ATMs

ATMs provide easy and convenient access to basic banking services 24/7. The Bank increased its ATM footprint in 2025, with 1,828 units in Luzon, 769 in Mindanao, and 671 in Visayas. Apart from LANDBANK-owned ATMs, account holders can also transact through 3,882 ATMs at 7-Eleven stores nationwide.

Apart from ATMs, LANDBANK also provides Cash Deposit Machines (CDM), allowing real-time deposits and transactions beyond regular banking hours. In 2025, 236 CDMs were available in key locations nationwide.

LANDBANK Easy Access Facility (LEAF)

LEAF complements its existing branch network, providing key banking services such as ATM deposit and withdrawal, opening of accounts, and loan applications to areas with limited coverage. With the upgrading of two LEAFs in Barotac Nuevo, Iloilo and Pilar, Sorsogon to BLUs, the LEAFs nationwide decreased from 41 in 2024 to 39 in 2025.

Mobile Branch, Tellering Booth, FX Booth

The Bank operates two mobile branches stationed in Legazpi and Bajada (Davao) Branches, providing vital banking services to communities with limited access. The Bank also maintains two tellering booths and one foreign exchange booth to meet the financial needs of clients in strategic locations.

Agri-hubs

Agri-hubs provide a one-stop-shop facility where clients can avail services under one roof–branch banking, lending, agrarian services, and other requirements of customers in the agricultural sector.

The Agri-hubs in Santa Maria, Ilocos Sur and Barotac Viejo, Iloilo were upgraded to full-fledged branches in October and December 2025, respectively.

As of 2025, the Bank has a total of 13 Agri-hubs across the country.







Digital Banking Platforms

Mobile Banking for Customers

Customers can access LANDBANK's services through its mobile banking application and iAccess, allowing them to access its features anytime, anywhere.

Mobile Banking Application (MBA)

MBA gives users easy access to a diverse range of monetary and non-monetary services such as:

- viewing quick balance
- fund transfer via QR code to any LANDBANK account and PESONet or InstaPay to other bank
- view Unit Investment Trust Fund (UITF) portfolio and place subscription orders to LANDBANK UITF
- bills payment to enrolled biller
- payment to merchant via QR code
- investing in Retail Treasury Bonds (RTB).

Create an account without going to a bank

445,912

accounts created through the Bank's STAO online feature since 2024

Through the MBA's Straight Through Account Opening (STAO) feature, customers can create their account with LANDBANK online without needing to go to a branch. Customers only need to submit an application online through the MBA, provide an email address, and submit a valid Philippine ID.

MBA transactions
(monetary and non-monetary)

2024	2025	
569.23 million	714.39 million	26% ▲

Transaction value

2024	2025	
P450.59 billion	P618.82 billion	37% ▲

iAccess

LANDBANK iAccess is an internet banking facility designed for retail clients that offers a convenient way to perform their financial and non-financial transactions such as electronic fund transfer, bills payment, checkbook requisition, view account balances, and account statements.

3.52 million iAccess transactions in 2025

765,872 new users in 2025

2,817,295 iAccess Users to date



FEATURE

Cash-lite lands in Batanes

In the breathtaking province of Batanes, honesty is a way of life. From the iconic Honesty Store, where customers leave payments without a cashier, to the Ivatan community's deeply rooted trust, integrity is a culture known and respected by locals and tourists alike. Now, with LANDBANK's Cash-lite Batanes initiative, that same experience with honesty is going digital.

LANDBANK, in cooperation with the Provincial Government of Batanes, launched the initiative in 2025, providing digital payment options to support Ivatan businesses and provide more ways for customers to pay. Ivatans and tourists can now enjoy safe, efficient, and hassle-free transactions across the province, while relying less on physical cash. Going to Batanes used to mean bringing enough cash in your wallet. With this initiative, more payment options are now available, and everyone benefits.

The Bank is actively onboarding merchants, business establishments, and cardholders onto digital channels, enabling local enterprises—from small vendors to large retailers—to accept QR payments. This enhances business efficiency and customer service, supporting Batanes as a leader in digital adoption.

Through the Provincial Government and collaborating with local units and agencies, the move towards a cash-lite community also included the deployment of 72 new Wi-Fi modems from the Department of Information and Communications Technology (DICT), addressing internet connectivity in the province. As LANDBANK advances digital transformation, more Filipinos can benefit from better connectivity and access to financial services, wherever they are in the country.

"The Cash-Lite Batanes initiative advances our efforts to bring financial services closer to underserved communities. This initiative proves that digital transformation is possible with strong local government support and proactive community engagement, making modern banking accessible even in remote areas."

Lynette V. Ortiz
LANDBANK President and CEO



623
Businesses onboarded in 2025 across Batanes islands and municipalities Municipalities covered: Basco, Itbayat, Ivana, Sabtang, Uyugan, and Mahatao



Electronic Salary Loan (eSL)

Through eSL, LANDBANK also makes it easy for eligible employees of government agencies and private institutions to apply for a salary loan, inquire about loan details, view payment history, and make loan payments through the LANDBANK MBA.

	Transactions	Value
New Loans	102,208	P23.18 billion
Loan renewal	78,317	P10.84 billion



Digital Solutions through POS and LANDBANKasama

Point-Of-Sale (POS)

LANDBANK continues to provide a convenient and secure payment channel for cashless transactions through its POS terminals with hundreds of new merchants onboarded and new terminals installed every year.

691 terminals as of Dec. 2025

354 merchants as of Dec. 2025

2.06 million POS transactions in 2025

P15.21 billion Transaction value

LANDBANKasama

Through LANDBANKasama, the Bank partners with agents to provide financial services in areas without direct bank access. This enables customers to perform essential banking transactions through authorized cash agents.

LANDBANKasama Partners are capable of processing cash-in, cash-out, fund transfer, bills payment and balance inquiry transactions. The Bank also expanded its partnership with Traxion Cash Teller Machine (CTM) network (Agent Aggregator), providing more channels for customers to perform their transactions. As the Bank continues to expand its reach, more clients, including residents of Unserved and Underserved Communities (UUCs), can access its services.

New Traxion Cash Teller Machine Network

4 2024 | **17** 2025

21 to date



1,001 LANDBANKasama Partners as of 2025

1,660 deployed POS terminals

3.10 million transactions

P16 billion Transaction value

Banking Solutions for Institutions

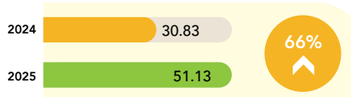
WeAccess

Through weAccess, the Bank provides private companies and government entities with an internet banking facility tailored to their needs. weAccess transaction volume continued to grow in 2025, with 28,495 new institutions onboarded.

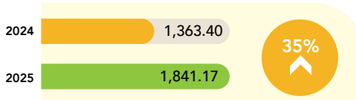


Key features:
View, print, and download bank statements
Fund transfer
Bills payment
Auto debit and auto credit
ATM payroll
Fund sweeping
Advice of Checks Issued and Cancelled (ACIC) File Upload
EC NOW access
Loan profile

weAccess transactions (in million)



Transaction value (in P billion)



LANDBANK Link.BizPortal

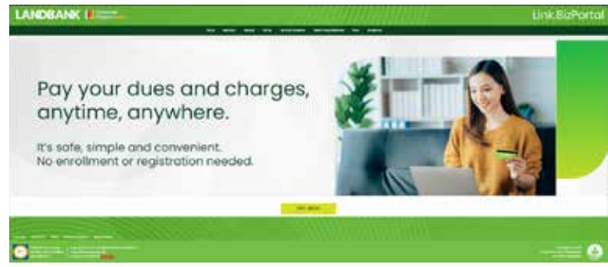
LANDBANK also provides an electronic payment system through its Link.BizPortal, allowing users to make small- and large-value payments to merchants anytime and anywhere. The payment gateway offers access to government-affiliated merchants, private institutions such as hospitals, schools, businesses, associations, and electric cooperatives.

Various payment methods are available in this facility such as eWallets, participating banks for BancNet Online, LANDBANK and OFBank accounts, PCHC Paygate, and over-the-counter (OTC) cash payments, credit, debit, prepaid cards bearing the Visa, MasterCard, and JCB brands.

No. of merchants

1,967 2024 | **2,187** 2025

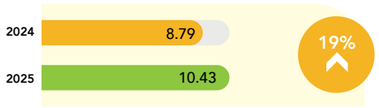
11%



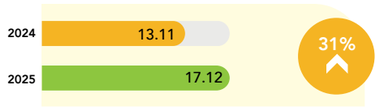
This initiative supports the government push towards digitalization through **Executive Order No. 170, s. 2022, "Adoption of Digital Payments for Government Disbursement and Collections"**, promoting the efficient delivery of government services, speeding up transactions, increasing revenue, and lowering the risk of graft and corruption.

Link.BizPortal registered increases in 2025 transactions and merchants, with its top merchants comprising government organizations.

Link.BizPortal transactions (in million)



Transaction Value (in P Billion)

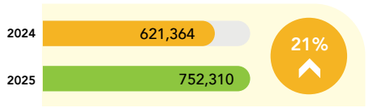


Top 10 Merchants by transaction volume
Philippine National Police
Bureau of Internal Revenue
Department of Foreign Affairs
Philippine Charity Sweepstakes Office
Food and Drug Administration
Commission on Higher Education
Social Security System
Polytechnic University of the Philippines
Land Registration Authority - Personal Property Security Registry (PPSR)
University of the Philippines Los Banos

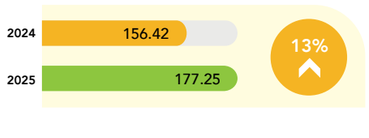
E-Tax Payment System (eTPS)

The e-Tax Payment System (eTPS) supports the Bureau of Internal Revenue's Electronic Filing and Payment System (eFPS), allowing enrolled taxpayers to file and pay their taxes electronically. At the end of 2025, transaction value rose by 13% from P156.42 billion in 2024 to P177.25 billion with transaction volume of 621,364 and 752,310 respectively.

eTPS transactions



Transaction Value (in P billion)



Value Added Tax (VAT) on Digital Services

LANDBANK, in partnership with the Bureau of Internal Revenue (BIR), developed and implemented the VAT on Digital Services (VDS) Portal, a digital platform that enables taxpayers to create accounts, file tax returns, and conveniently process tax payments online. This initiative supports the implementation of Republic Act No. 12023, which mandates simplified tax registration, filing, and payment procedures for non-resident Digital Service Providers (DSPs) operating in the Philippines. From July to December 2025, the portal facilitated a total of 279 transactions, with payment collections amounting to P6.44 billion.



P6.44 billion
VAT payments processed through VDS Portal with

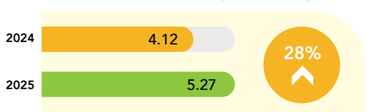
279
transactions in 2025

Electronic Modified Disbursement System (eMDS)

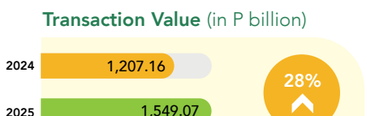
LANDBANK Electronic Modified Disbursement System (eMDS) provides a straight-through processing of the Modified Disbursement Scheme transactions where the National Government Agencies initiate and process their own transactions without the intervention of the branch.

Through eMDS, the agencies can perform a wide range of MDS transactions, such as real time viewing of available account balance and details of each of their own enrolled LANDBANK MOS sub account;

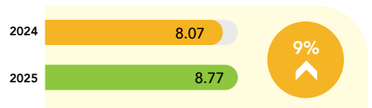
eMDS transactions (in million)



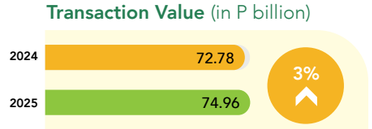
Transaction Value (in P billion)



LBCS transactions (in million)



Transaction Value (in P billion)





P80.34 billion
LBRS processed with

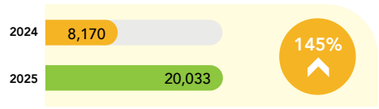
0.82 million
transactions in 2025



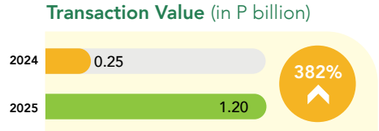
P5.08 billion
CheckWriter.biz processed with

43,761
transactions in 2025

PDC.biz transactions



Transaction Value (in P billion)



fund transfer from an MOS sub account to an enrolled MOS sub account; create, load, maintain, inquire, and re-process advice of checks issued and cancelled; and settle obligations to internal creditors among others.

LANDBANK Bulk Credit System (LBCS)

LANDBANK Bulk Credit System is a web-based application for institutional clients where they can easily and conveniently perform electronic batch crediting or fund transfer to LANDBANK and Non-LANDBANK destination accounts including the e-Money Issuers of their intended recipients.

LANDBANK Remittance System (LBRS)

The Bank's remittance service, i-Easy Padala, runs on a web-based remittance application platform, LBRS. This facilitates a fast and secure way of sending remittances for Overseas Filipinos (OF) to their beneficiaries on a near-real time basis, wherever they may be. Through the Bank's foreign remittance company partners who have access to the LBRS, remittances of OFs are credited to LANDBANK and other bank accounts, can be picked up at any LANDBANK branch, or can be delivered right at the doorstep of OF beneficiaries.

CheckWriter.biz

The LANDBANK CheckWriter.biz is an online check disbursement service offered to government and private institutions. This facilitates the automatic printing of check details and payment details, invoice or voucher information, eliminating the manual process of check preparation and signing through the use of digital signatures of authorized signatories.

PDC.biz

Through the online platform PDC.biz, enrolled clients can assign LANDBANK the task of holding their Post-Dated Checks (PDCs) for deposit to accounts specified by the client when the value date of the check falls due. Online clients can also browse, download, or print the PDC status.

Financial Consumer Protection

LANDBANK, as a BSP-Supervised Financial Institution (BSFI), adheres to the laws and regulations on Financial Consumer Protection (FCP) that protect consumers in the financial marketplace. BSP Circular No. 1160, or Financial Consumer Protection to Implement Republic Act No. 11765, otherwise known as the "Financial Products and Services Consumer Protection Act," s. 2022, provides the enabling policy ensuring mechanisms are in place to protect financial consumers' interests under conditions of transparency, fair market conduct, and effective dispute handling aligned with global best practices.

In compliance with this Circular, LANDBANK has institutionalized consumer protection, giving financial consumers access to information for decision-making, protection from unfair or deceptive practices, and recourse mechanisms for complaint handling and dispute resolution. The support and cooperation of all LANDBANK personnel, helped maintain efficient delivery of products and services to its clients.

A. Oversight Function/Roles and Responsibilities

The LANDBANK Board

The LANDBANK Board is primarily responsible for approving, monitoring, and updating the Bank's FCP policies, programs, processes, systems, and practices, including the Consumer Protection Risk Management System (CPRMS) and the Consumer Assistance Management System (CAMS). The Board's responsibilities include the following:

Approve the CPRMS and CAMS that take into consideration the BSFI's business model, market, product lines, and relationships with third parties that may give rise to risks to financial consumers;

Promote a culture of ethical behavior and ensure adherence to the standards and all relevant laws and regulations;

Provide adequate resources and adopt policies to effectively implement training and competency requirements for officers and personnel, authorized representatives or any other parties acting on behalf of the BSFI;

Approve a policy on remuneration and compensation packages structured to encourage responsible business conduct, fair treatment and avoidance/ mitigation of conflicts of interest and performance review which includes provisions for incentives on positive reviews/assessment that could also serve as basis for renewal of contract of third-party service providers;

Approve product oversight and governance mechanisms designed to ensure that financial products or services meet the needs of Financial Consumers in target markets or market segments, as well as universal products which are simple to access so as not to exclude vulnerable groups;

Adopt a policy on the imposition of any fees and/ or charges of the BSFI's financial product or service which shall include among others, the basis and quantitative support for the setting of the fees/ charges and rationalization of the fee structure or amount;

Approve and periodically review a Code of Conduct applicable to all BSFI directors, officers, staff and third-party agents. The Board shall define the BSFI's corporate culture and values; and

Review periodically the implementation and effectiveness of the CPRMS, including how findings are reported and whether the audit mechanisms are in place to enable adequate oversight; and put in place a regular mechanism to review the relevance of the CPRMS in case of changes in the BSI's business model and/or operating environment.

The Senior Management

Senior Management aligns Board-approved FCP policies, programs, systems, and risk management practices across all Bank operations. Senior Management:

Ensures that approved CPRMS and CAM policies and procedures are clearly documented, properly understood, and appropriately implemented across all levels and business units;

Establishes an effective monitoring and management information system to regularly measure, aggregate, and analyze consumer-related issues to determine the level of consumer protection risk;

Ascertains weaknesses in consumer protection practices or consumer protection emerging risks are addressed, and corrective actions are taken in a timely manner;

Ensures observance of expectations and requirements prescribed under relevant regulations on compliance and internal audit; and

Ensures that adequate information and actions taken are reported to the Board on a regular basis in terms of the measurement of FCP related risks, reports from the CAMS, compliance with the Standards and requirements, as well as other material FCP-related developments that will impact the BSI's Financial Consumers.

B. Consumer Protection Risk Management System (CPRMS)

BSP Circular No. 1160, s. 2022, requires integrating the CPRMS into the Bank's enterprise-wide risk management and governance framework. The CPRMS identifies, assesses, monitors, and mitigates consumer protection risks across LANDBANK's operations, processes, products, programs, services, electronic banking channels, systems, and outsourced activities.

On Jan. 15, 2025, the revised CPRMS was presented to and approved by the Risk Oversight Committee (ROC) under Resolution No. 2025(01)006, aligning the framework with the BSP's most recent issuances.

Consumer Protection Training Program

The Bank strengthens its consumer protection framework by integrating Financial Consumer Protection (FCP) principles into its key capability-building programs, including the Lead to Serve Customer Service Excellence Program, Management Training Program (MTP), and Accelerated Branch Officers Program (ABOP). To enhance customer responsiveness, the Complaints Management Training Program was also conducted. These initiatives trained 1,434 personnel, reinforcing the Bank's commitment to consumer protection and customer-focused service delivery.

Ease of Doing Business

In 2025, LANDBANK, through its Committee on Anti-Red Tape (CART), continued to support Republic Act No. 11032, the Ease of Doing Business and Efficient Government Service Delivery Act, promoting efficient, transparent, and client-centered service delivery across the organization.

The Bank remained compliant with directives, policies, and reportorial requirements of the Anti-Red Tape Authority (ARTA), including the submission of mandatory reports and implementation of measures to make public service delivery more efficient, while supporting government initiatives that promote accountability and responsiveness across the public sector.

The Bank keeps its Citizen's Charter updated to keep service standards, processing times, documentary requirements, and client-facing procedures accurate, relevant, and aligned with prevailing regulations, using customer feedback to evaluate service performance and identify opportunities for improvement.

Client Satisfaction Measurement (CSM)

Committing to service excellence, LANDBANK consistently evaluates its products and services to ensure they meet clients' evolving needs. In 2025, the Bank conducted an in-house CSM Survey across key customer segments, including depositors and clients availing of lending, trust, treasury, investment banking, and agrarian services, reflecting LANDBANK's client-centric orientation and effort to engage stakeholders meaningfully.

The survey gathered feedback from 2,442,140 clients through the Satisfaction Measurement Instrument for LANDBANK Experience Survey (SMILES), the Bank's proprietary web-based platform. Unique QR codes were assigned to branches and customer-facing units for convenient survey access, supplemented by pen-and-paper and telephone surveys to promote broader participation.

The 2025 CSM results reflected outstanding ratings:

Metric	2025	Change from 2024
Overall Satisfaction (SQD: "I am satisfied with the service that I availed")	**99.64%**	+0.3 pts
Overall Score (across 8 Service Quality Dimensions)	**99.51%**	+0.4 pts

These results were presented to the Management Committee, reaffirming the Bank's commitment to transparency, accountability, and ongoing improvement. Furthermore, the survey outcomes support compliance with the performance agreement requirements of the Governance Commission for Government-Owned and Controlled Corporations (GCG), as well as the client satisfaction measurement standards prescribed by the Anti-Red Tape Authority (ARTA).

Customer Care

In line with the Bangko Sentral ng Pilipinas (BSP) Financial Consumer Protection Circular, LANDBANK maintains a 24/7 Consumer Assistance Management System (CAMS) through its Customer Care Department (CuCD) to ensure timely resolution of customer inquiries, requests, and concerns.

Customer Assistance Management System (CAMS)

CAMS is the Bank's centralized platform for managing and monitoring customer concerns, inquiries, requests, and complaints. It's a key component of LANDBANK's customer protection and service excellence framework, ensuring a fair, timely, and effective resolution of customer concerns. Through CAMS, the Bank strengthens customer trust with accessible channels for feedback and assistance, including its Customer Care Hotline, official email accounts, social media platforms, and referrals from oversight and government agencies.

The system enables efficient capture, tracking, and resolution of customer concerns. It also supports the Bank's continuous improvement efforts by consolidating and analyzing complaint data from branches, lending centers, digital platforms, and other customer-facing units. Insights from customer feedback and complaints are regularly reported to Management for improvements on processes and the overall customer experience.

95.16
Net Promoter Score
(World Class rating)
Despite a 10% rise in
customer interactions

1.09 million
Customer Interactions
Up 10% from
986,047 in 2024

In 2025, the Department handled 1,089,712 customer interactions, a 10% increase from 986,047 in 2024. Despite the higher volume, LANDBANK sustained strong service quality (see CSM results in the previous section) and achieved a Net Promoter Score (NPS) of 95.16, rated World Class.

Breakdown by Channel

Year	Calls	Email	Social Media	Total
2023	399,896	472,782	173,519	1,046,197
2024	365,640	437,744	182,663	986,047
2025	**285,509**	**640,230**	**163,973**	**1,089,712**

Breakdown by Type

In 2025, inquiries accounted for the majority of customer interactions. This distribution shows that the Customer Care Department's role is not only to address concerns, but also to help customers access and use LANDBANK's services.

Year	Inquiries	Requests	Complaints	Total
2023	904,613	63,676	77,908	1,046,197
2024	840,438	61,414	84,195	986,047
2025	949,678	59,896	80,138	1,089,712

Customer Complaints Management

In 2025, LANDBANK recorded 80,138 complaints, most channeled internally, with undispensed ATM withdrawals as the top category.

Total complaints for 2025	80,138
Coursed through internal channels (CuCD, branches, field units)	**78,904 (98.46%)**
Received through regulatory or external channels	**1,234 (1.54%)**
Via BSP	**876**
Via 8888 Citizens' Complaint Hotline	**308**
Top complaint category: undispensed ATM withdrawals	**35,693 cases (0.01% of ATM transaction volume)**
Total complaints vs. overall transaction volume	**<0.01%**
Overall complaint resolution rate	**96%**

As of Dec. 31, 2025, total complaints accounted for less than 0.01% of LANDBANK's overall transaction volume, and the Bank achieved an overall complaint resolution rate of 96%, reflecting its commitment to prompt resolution, customer protection, and continuous service enhancement.

Customer Privacy and Data Security

LANDBANK continues to protect customer privacy and secure personal data across its operations, in compliance with Republic Act No. 10173, the Data Privacy Act of 2012, its Implementing Rules and Regulations, and applicable issuances of the National Privacy Commission (NPC).

In 2025, the Bank continued annual registration of its Data Protection Officer and data processing systems. The Legal Services Group, through the Office of the Data Protection Officer, rendered legal advice and clearances on privacy matters, reviewed contracts for appropriate data protection provisions, and assessed templates and forms for consistency with applicable privacy standards.

To strengthen privacy awareness, lectures on Data Privacy and Bank Secrecy were regularly conducted throughout 2025 as part of the LANDBANK in Perspective (LIP) orientation program for new personnel. A Data Privacy and Bank Secrecy module is also set to launch in 2026 on LANDBANK's LinkedIn Learning platform. Internally, the Bank disseminated privacy advisories and information materials; externally, customer-facing advisories and posters promoted awareness and reinforced the shared responsibility of safeguarding everyone's personal information.



507
New personnel trained on Data Privacy and Bank Secrecy through the LIP orientation program in 2025.

Internal Process

A. Information and Technology Support and Bank Process Automation

In 2025, LANDBANK strengthened its digital transformation initiatives through strategic investments in information technology, cybersecurity, infrastructure modernization, and process automation, reinforcing operational resilience, accessibility, digital governance, and the security and efficiency of financial services nationwide.

1. IT Projects Supportive of Customer Protection

Enhanced sanction screening and fraud management

LANDBANK enhanced its compliance screening and fraud detection through the Sanction Screening Tool – Web User Interface for LC and other Head Office Transactions, and the second phase of its Anti-Money Laundering and Enterprise Fraud Management System upgrade, adding a new batch of fraud scenarios to strengthen transaction security.

Strengthened compliance and payment messaging

To support regulatory compliance and secure digital payment services, the Bank implemented the Comprehensive Credit and Equity Exposures Reporting Package System (CRPS) v2.0, along with several initiatives aligning LANDBANK's payment messaging with the ISO 20022 SWIFT MX standard, reinforcing interoperability and regulatory reporting across its digital financial transactions.

Modernized cybersecurity and infrastructure

The Bank strengthened its cybersecurity posture through the deployment of Anti-BOT Security, endpoint protection for field unit backroom PCs, and a pilot Remote Browser Isolation solution, alongside the renewal of its 2-Year Shared Cyber Defense Solution. Core banking infrastructure was also modernized, most notably the mainframe hardware upgrade from IBM z15 to IBM z16, strengthening reliability of the Bank's systems. Physical and operational security initiatives, including new Building Management System phases and CCTV integration, also supported these efforts.

2. Service Delivery Improvement

Customer engagement and service resolution

LANDBANK enhanced customer engagement through its Omni-Channel Digital Marketing Platform, adding in-app and push notification capabilities, alongside upgrades to the Contact Center System's case management functions, improving how customer concerns are tracked and resolved across the Bank units.

Streamlined branch servicing

The Bank completed the deployment of the LANDBANK Tellering System (LBTS) across all branches and rolled out its Queueing Management System (QMS) to 105 pilot branches, improving efficiency at the point of customer transaction.

Expanded digital lending, connectivity, and accessibility

LANDBANK expanded digital lending through its Digital Loan System's online application and Smart View features, alongside enhancements to the Consumer Loan Origination System, including new Small Business Loan modules. Nationwide connectivity was strengthened through the rollout of Software-Defined Wide Area Network (SD-WAN) technology across branches, offsite ATMs, and LEAF sites, complemented by upgrades to field unit connectivity and bandwidth infrastructure. The Bank also invested in operational resiliency, including a new enterprise observability solution and upgraded midrange servers, and extended customer accessibility through continued enhancements to the new LANDBANK website and the launch of the LANDBANK Mastercard prepaid card.

3. Process Improvement

Streamlined procurement and resource management

The Bank enhanced procurement, budgeting, and resource management through multiple releases of the Enterprise Procurement Management System (EPMS), covering planning, budgeting, requisitioning, procurement, inventory, contract, and performance management, supporting more streamlined and digitally enabled operations.

Strengthened records and lending management

To strengthen lending, accounting, and records management, LANDBANK implemented the New Subsidiary Ledger, a core upgrade to its Reports and Documents Management System (RDMS), the Electronic Congenerics Management Information System (eConMIS), and a Document QR Management Tool in the LWRT, improving records management, reporting, and data accessibility.

Enhanced monitoring and regulatory oversight

The Bank also enhanced monitoring, reporting, and governance through the Branch Sales Monitoring System (BSMS) Phase 1A: Technical Assistant Reports and initiatives under the Regulatory Compliance Document Management Platform, supporting improved operational oversight and regulatory compliance.

Automated recruitment and talent acquisition

Additional process automation included the full implementation of the Applicant Tracking System (ATS), improving recruitment and supporting more efficient, digitally enabled human resource operations.

These initiatives collectively strengthened LANDBANK's digital capabilities, operational resilience, cybersecurity, customer service delivery, and enterprise-wide governance in 2025, reinforcing the Bank's compliance with Bangko Sentral ng Pilipinas (BSP) regulations on information security, operational resilience, risk management, and financial consumer protection.

B. Integrated Management System

Public service is continuously improved through LANDBANK's Integrated Management System (IMS), which supports quality, efficiency, accountability, and aligning operations with internationally recognized standards to ensure banking products and services are delivered reliably and consistently.

Institutionalized in 2019, the IMS manages performance and compliance across key areas, bringing together the Quality Management System (ISO 9001), Environmental Management System (ISO 14001), Information Security Management System (ISO 27001), and Occupational Safety and Health Management System (ISO 45001). Through this integration, LANDBANK standardizes services, strengthens risk management, protects information, supports workplace safety, and promotes environmentally responsible operations while ensuring policy consistency across bank units.

On Dec. 21, 2023, Certification International Philippines, Inc. (CIP) confirmed that LANDBANK's management system complies with ISO 9001:2015 for banking products and services covering branch banking, lending, agrarian services, trust banking, treasury, digital banking, and support operations. The certification is valid until Dec. 20, 2026, subject to the agreed audit program and continued compliance.

Following a successful second surveillance audit in 2025, the certifying body found that LANDBANK continues to show a high level of conformity with ISO 9001:2015, recognizing the Bank's processes for identifying issues, reviewing performance, and taking appropriate actions to support the continued validity of its Quality Management System certification.

LANDBANK carried out key initiatives during the year to raise employee awareness and support the long-term effectiveness of its management systems:

Internal IMS Assessments (field units)	**64** units across **24** field unit sites
Internal IMS Assessments (head office)	**24** key areas across **41** head office units
IMS Refresh Online Training	**9,249** employees completed

The internal assessments validated compliance with ISO 9001:2015 and ISO 14001:2015, giving management a clear picture of implementation and areas for improvement. The training strengthened awareness of management system requirements and audit readiness, reflecting employee participation in sustaining quality and discipline. In preparation for the Bank's 2026 QMS recertification, LANDBANK has procured a Third-Party Certifying Body for the next recertification cycle to ensure continuity. Through these initiatives, LANDBANK demonstrates its commitment to operational excellence and customer focused public service, with its 2026

recertification audit expected to reaffirm compliance with internationally recognized standards and its dedication to delivering quality banking services to the Filipino people.

C. Audit

In 2025, the Internal Audit Group (IAG) completed a total of 575 audit engagements or 108% accomplishment of its target of 533 engagements, composed of the following:

- 504 engagements composed of business units, application and outsourced systems, processes including the independent validation of the ICAAP document and Recovery Plan, review of risk measurement models, system development advisories, post implementation reviews, end-to-end process audits, and Technology Service Providers;

- 16 engagements related to the audit of non-System Development Life Cycle project, Business Continuity Management Plan, Related Party Transaction, assessment of the Bank's compliance with the mandatory and advisory controls of the Society for Worldwide Interbank Financial Telecommunication Customer Security Controls Framework, and various Drills (i.e., Emergency Drills, IT Drills, Table Top Exercises, and Backup Site Testing), and witnessing the opening of safety deposit boxes; and

- 55 special audit engagements

The IAG conducted the annual confirmation of balances of private deposit accounts, salary loans, and regular loans to ensure the accuracy and completeness of recorded balances, as required by the Bangko Sentral ng Pilipinas (BSP), and processed audit inputs and clearances for promotion, separation, graduate studies, and other personnel actions.

IAG personnel attended training programs on internal auditing standards, best practices, cybersecurity, and emerging trends conducted by recognized professional organizations, strengthening auditors' knowledge and capabilities.

In collaboration with the Technology Systems and Applications Management Group, IAG initiated the development of an Audit Management System (AuMS) to automate audit processes across the end-to-end lifecycle, from planning to monitoring, including the issuance of audit input requests, enhancing efficiency and standardization.

The IAG also served as Secretariat to the Board level Audit and Compliance Committee (AC Com) and the management level Accountability Assessment Committee.

Structure, Roles, and Reporting Processes of the Internal Audit and Compliance Functions

The IAG serves as the Bank's independent and objective assurance and advisory function, providing risk-based evaluation and assessment and structured reporting to the LANDBANK Board, through the AC Com, and Senior Management to strengthen governance, risk management, and internal controls, and to promote accountability and the timely resolution of audit issues.

In support of the LANDBANK Board, through the AC Com, the IAG assists in the discharge of corporate governance responsibilities by conducting independent and risk-based assessments of governance, risk management, and control processes, including technology risk management and IT controls. It evaluates compliance with applicable laws, regulations, internal policies, ethical standards, and contractual obligations, and reviews organizational structures, systems, and processes to recommend improvements that enhance control effectiveness and operational efficiency.

Consistent with its Charter, the IAG is granted unrestricted access to relevant records, personnel, and systems necessary to perform its engagements, with strict adherence to confidentiality and information security. It is authorized to require explanations and engage with concerned personnel during reasonable working hours to ensure effective audit execution.

Through assurance, consulting, and special and fraud audits, the IAG identifies control weaknesses, significant issues, and emerging risks, enabling timely corrective actions, process enhancements, and strengthened controls over financial and operational activities.

The IAG provides periodic, structured reports to Senior Management and the AC Com covering:

- Performance against the approved audit plan, including significant variances;

- Key risk exposures, control deficiencies, fraud risks, and governance issues; and

- Other matters requiring the attention of Senior Management and the LANDBANK Board.

It also implements a Quality Assurance and Improvement Program, including external assessments. Moreover, the IAG systematically monitors, reports, and escalates the status of corrective actions on unresolved audit findings to ensure their timely closure, sustained remediation, and accountability across units.

Review Process Adopted by the Board for the Internal Control System

The AC Com assists the LANDBANK Board in discharging its oversight responsibilities over financial reporting, internal control systems, internal audit, and compliance functions, for adequacy and effectiveness of governance, risk management, and control processes.

The IAG reports directly to the AC Com, providing independent and objective results of its assurance, consulting, and special and fraud audits, including key control deficiencies, noncompliance, and related recommendations. The Committee ensures prompt and appropriate corrective actions by Senior Management.

The AC Com meets at least monthly, and as needed, to assess governance, risk management, internal control, and compliance processes. It reviews reports from the IAG and CMG, deliberates on significant issues and emerging risks, and recommends enhancements to strengthen policies, systems, and control frameworks.

The AC Com supports the IAG and CMG by reviewing and approving their plans, programs, and key outputs, maintaining direct communication with their respective heads, and promoting coordination with external auditors.

To reinforce accountability, the AC Com requires concerned business units with failed audit ratings to report on actions taken to address audit recommendations, internal control deficiencies, and agreed action plans. It also monitors and validates corrective actions, enforces the timely resolution of identified weaknesses, and mandates the escalation of long outstanding findings to ensure prompt and sustained management intervention. The minutes of AC Com meetings are confirmed by the LANDBANK Board.

The AC Com held 12 meetings in 2025. The Committee is composed of the following:

Chairperson	Director Atty. David D. Erro
Vice Chairperson	Director Gaudencio S. Hernandez Jr.
Member	• Director Virginia N. Orogo • Director Omar Byron T. Mier • DAR Secretary Conrado M. Estrella III **-Primary Alternate:** Usec. Napoleon U. Galit **-Secondary Alternate:** Asec. Atty. Facundo O. Palafox V

Gender and Development

LANDBANK reaffirmed its commitment to gender equality and women empowerment through its Gender and Development (GAD) initiatives. These programs integrated gender perspectives into the Bank's operations and services, ensuring activities promote inclusivity and equal opportunity.

Gender Mainstreaming

In 2025, LANDBANK continues gender mainstreaming through its GAD Focal Point System (GFPS) reconstituted in 2024. This structure established two technical working groups: one for organizational GAD programs, activities, and projects (PAPs), and another on client-centered PAPs. Regional GFPSs continue to strengthen coordination across all levels of the Bank.

This resulted in a full year of training, with 763 personnel participating across five programs, including:

741 Gender Sensitivity Training participant completions

From **362** in 2024; **104.7%** increase in participation

22 participants in GAD Executive Briefing

Raising Awareness and Advocacy







All About Eve and Her Steve

Now on its fourth run and in celebration of National Women's Month, LANDBANK held its annual "All About Eve and Her Steve", the Bank's take on *"Serbisyo Para Kay Juana"*. This offered employees a range of wellness services, including skin and body care, fitness sessions, healthy food options, and on-site health checks.

The Spotlight Series

Also on its fourth run is the Spotlight Series, showcasing the inspiring women leaders in the Bank, highlighting their dynamic roles, both within the organization and in their personal lives, reinforcing the value of women leadership and resilience.

Campaign to End Violence Against Women (VAW)

Supporting the 18-Day Campaign to End Violence Against Women (VAW), held from Nov. 25 to Dec. 12, 2025, LANDBANK ran the "Orange Your Icon" Advocacy, established an AntiVAW Commitment Board, conducted "Voices Against Violence: 2025 Anti-VAW Jingle-Making Contest", and observed Orange Wednesdays throughout the campaign.

The Bank also facilitated a two-hour session on Republic Act (RA) No. 11313, or the Safe Spaces Act of 2019, led by Atty. Judie Rose Tugado Dimayuga, Founder and Owner of JRTD Law Office and a member of the Philippine Commission on Women's National Gender and Development Resource Pool (PCW-NGRP). The session provided valuable insights on workplace safety, prevention of gender-based harassment, and the legal protections afforded to individuals under the law.

Promoting Diversity, Equality, and Inclusion

LANDBANK promotes Diversity, Equity, and Inclusion (DEI) across its programs and policies, integrating DEI principles into its core operations with GAD as a key pillar. The Bank aligned with Malacañang Executive Order No. 100, s. 2019, which institutionalizes diversity and inclusion across government agencies, and Executive Order No. 51, s. 2023, which further strengthens the National Government's Diversity and Inclusion Program.



Pride Month

Amplifying its support for the LGBTQIA++ community, LANDBANK launched a series of activities during the 2025 Pride Month Celebration in June:

Visual Advocacy - Social media cards were posted on the Bank's official channels every Monday in June. The LANDBANK Plaza driveway was painted in rainbow colors, and a Pride Photobooth was set up in the main lobby for employees and clients to express solidarity.

"Wear Your Color" Campaign - On Jun. 25, 2025, employees and service partners were encouraged to wear vibrant, rainbow-themed attire. A photo contest awarded cash prizes to the most colorful and creative entries uploaded on the Bank's communication channels.

The "POI: Power of One" Fest - On Jun. 26, 2025, a festive mini concert celebrating DEI in the workplace was held, featuring a live band and a dining experience where employees enjoyed finger foods and skewers.

Protecting Employees against Gender-Based Sexual Harassment

LANDBANK upholds Administrative Disciplinary Rules on Sexual Harassment Cases, integrating RA No. 11313 and relevant civil service laws, rules, and regulations. A supplementary framework addresses third-party sexual harassment, holding external partners to the same standard of accountability, while a Committee on Decorum and Investigation (CODI) investigates complaints and enforces disciplinary measures.

Following the policy's promulgation in 2024, the Bank conducted awareness sessions beginning February 2025 for employees and third-party service providers, covering sexual harassment, workplace bullying, grievance handling, and employee rights, and privileges.

Empowering Women in the Workforce

Administration of Leave Benefits under the Magna Carta of Women, Maternity and Paternity Leave, and 10-day Leave under RA No. 9292 (GRI 401-3)

LANDBANK provides several leave benefits under national gender-responsive legislation, supporting employees through medical and parental circumstances. Under the Magna Carta of Women, female employees who have undergone gynecological procedures are entitled to up to two months of special leave with full pay, based on gross monthly compensation. In support of RA No. 9262, the Anti-VAWC Act of 2004, employees affected by gender-based violence are entitled to leaves to address related personal circumstances. LANDBANK also implemented

the 105-Day Expanded Maternity Leave, allowing female employees full pay during their leave period, along with paternity leave for male employees inclusive of the maternity leave allocation.

These leave programs reflect the Bank's proactive approach to gender-responsive policies and supporting an inclusive workplace.

Leave Program Utilization	Employees Benefited	Days	Value
Special leave for gynecological procedures	76	1,638	P8.20 million
Leave for victims of gender-based violence	1	7	-
105-Day Expanded Maternity Leave	515	26,547	P80.65 million
Paternity Leave (inclusive of maternity allocation)	151	1,040	P3.84 million

Lactation Station

In alignment with RA No. 7600, the Rooming-In and Breastfeeding Act of 1992, the LANDBANK Lactation Station continues to support women employees with a dedicated facility for expressing breast milk.

Through the generosity of employee-donors, LANDBANK also contributed 193 packs, equivalent to 722.5 ounces of breast milk, to the Philippine General Hospital (PGH) Human Milk Bank, directly benefiting premature and medically vulnerable infants.

To further strengthen breastfeeding advocacy and awareness, the Bank conducted an online session, "The Working Mom's Guide to Breastfeeding", on Aug. 12, 2025, attended by 30 participants.

28 female employees benefitted from the lactation station

30 participants in breastfeeding advocacy and awareness training

193 packs equivalent to **722.5** ounces of breastmilk donated to the Philippine General Hospital (PGH)

LANDBANK Day Care Center (LBDCC)

LANDBANK continued operating the LANDBANK Day Care Center (LBDCC) in compliance with the Malacañang Executive Order No. 340, s. 1997, which mandates national government agencies and government-owned and controlled corporations (GOCCs) to provide day care services for employees.

The LBDCC also accommodated walk-in pupils on a limited basis, serving an average of three children per day.

The Center completed its renovation in June 2025, improving the learning environment and safety measures that support children's holistic development. The Manila Early Childhood Care and Development (ECCD) Office also granted the Center a permit to operate for all of 2025. As accreditation of day care centers is now devolved to Local Government Units (LGUs) under recently issued guidelines, the Bank continues the LBDCC as part of its commitment to a family-friendly workplace that supports employees' work-life integration.



25 pupils for School Year 2025-2026, benefiting

30 LANDBANK employee-parents

Employee Management and Development



12,866 Total number of employees

A. Workforce Data (GRI 2-7, 2-8)

Number of Employees

Regular Employees	12,199
Co-terminous	69
Permanent	11,955
Temporary	14
Direct Hire	161
Office Support Staff (contractual)	667
Grand Total	12,866

Distribution of Regular Employees by Age Group

Age Group	Female	Male	Total
25 and below	323	131	454
26 to 35	4418	2036	6454
36 to 45	1503	834	2337
46 to 49	565	261	826
50 to 55	850	411	1261
56 to 59	469	242	711
60 and above	92	64	156
Grand Total	8,220	3,979	12,199

Average Age: **37 years old**

Distribution of Regular Employees by Geographical Location

Region	Female	Male	Total
NCR	3160	1811	4971
CAR	127	52	179
Ilocos Region	338	157	495
Cagayan Valley	297	146	443
Central Luzon	657	220	877
CALABARZON	708	271	979
MIMAROPA	169	72	241
Bicol Region	327	130	457
Western Visayas	472	180	652
Central Visayas	417	162	579
Eastern Visayas	236	97	333
Zamboanga Peninsula	190	102	292
Northern Mindanao	340	183	523
Davao Region	290	141	431
SOCCSKSARGEN	279	151	430
BARMM	71	43	114
Caraga	142	61	203
Total	8,220	3,979	12,199



B. Talent Acquisition (GRI 401-1)

LANDBANK intensified its Talent Acquisition (TA) through proactive sourcing, process optimization, and a more agile recruitment framework, supported by an Applicant Tracking System (ATS) that improved application intake, real-time monitoring, transparency, and turnaround time.

The Bank's recruitment funnel for the year reflected strong market reach and a rigorous, merit-based selection process:

Stage	Count
Applications screened	8,835
Candidates who advanced and completed the Pre-Employment Examination	3,548
Candidates who qualified	1,531
Employees hired (including mid-managerial roles and a Senior Manager position)	927

LANDBANK also sustained the deployment of Office Support Staff (OSS) under its enhanced recruitment, selection, and placement (eRSP) framework, enabling rapid mobilization of qualified talent to fill non-General Banking Law positions. Of the 430 OSS personnel deployed in 2025, 402 were appointed to permanent positions, reflecting the program's effectivity as a talent pipeline for regular hiring. The Bank's technology-enabled TA strategies ensured a steady flow of qualified candidates and faster hiring cycles in 2025, positioning the Bank to meet staffing demands with greater agility.

New Employee Hires by Age Group

Age Group	Female	Male	Total
25 and below	213	87	300
26 to 35	318	230	548
36 to 45	24	38	62
46 to 49	3	4	7
50 to 55	2	3	5
56 to 59		1	1
60 and above	2	2	4
Grand Total	562	365	927

C. Talent Development

Amidst a changing business landscape, LANDBANK remains steadfast in empowering its workforce through inclusive and strategic learning and development initiatives. Spearheaded by the Organization Development Department (ODD), these efforts promote a culture of continuous learning and professional excellence.

The Bank nurtures high-performing, values-driven employees equipped to contribute meaningfully. By expanding access to learning through diverse platforms and channels, LANDBANK creates opportunities for its people to advance their careers and grow professionally.

9.88% turnover rate in 2024 › **4.94%** turnover rate in 2025

Average Tenure: 10 years

Employee Turnover by Region

Region	Female	Male	Total
NCR	130	70	200
CAR	9	7	16
Ilocos Region	22	7	29
Cagayan Valley	11	14	25
Central Luzon	38	19	57
CALABARZON	32	17	49
MIMAROPA	10	3	13
Bicol Region	23	13	36
Western Visayas	22	17	39
Central Visayas	15	7	22
Eastern Visayas	8	8	16
Zamboanga Peninsula	10	3	13
Northern Mindanao	10	15	25
Davao Region	17	12	29
SOCCSKSARGEN	6	7	13
BARMM	1	4	5
Caraga	4	2	6
Total	368	225	593

Learning and Development (GRI 404-2)

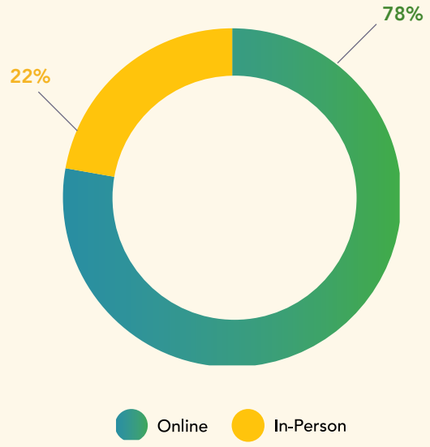
LANDBANK's learning and development (L&D) initiatives achieved strong employee engagement this year. They not only strengthened employee capabilities but also provided inclusive and equitable access to learning opportunities across the Bank.

Demographics

Out of a total population of 12,199 regular employees, 12,057 participated in at least one training program, achieving a 98.84% participation rate.

12,057 Employees Trained Out of 12,199 regular employees	**98.84%** Participation Rate
8,146 Female Employees	**3,911** Male Employees

Modes of Training



Competency Framework Implementation



LANDBANK continues to put prime on its human capital by equipping its people with the right competencies for them to perform effectively in the face of an evolving and dynamic industry landscape. The Bank's Competency Framework continues to serve as a foundational pillar in building a future-ready, high-performing workforce aligned with its strategic and sustainability priorities.

As part of its continuous improvement efforts, new competencies were introduced while existing ones were refined and rationalized to ensure alignment with the Bank's thrust for digital transformation and its upskilling and reskilling initiatives.

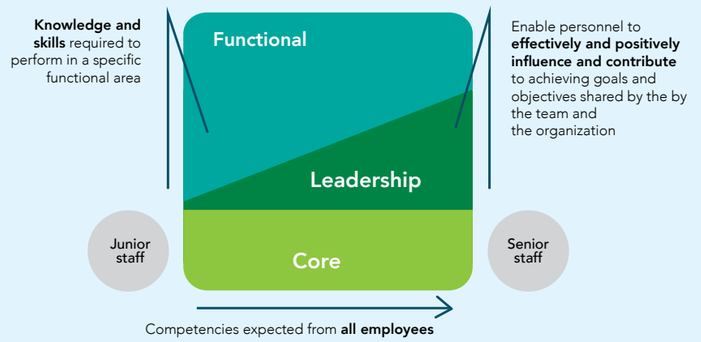
The framework defines the knowledge, skills, and attitudes (KSA) required across all roles, integrating the core, leadership, and functional competencies that will ensure employees are empowered to deliver superior performance and uphold the institution's standards of excellence.

In 2025, LANDBANK conducted its annual Online Competency Assessment for eligible employees using the refreshed Position Competency Profiles aligned with current organizational and industry standards. Following this recalibration, the Bank achieved an overall competency level of 104.65%, establishing a strong baseline under the enhanced competency framework and reaffirming the capability of its workforce.

In 2025, LANDBANK conducted its annual Online Competency Assessment for eligible employees using the refreshed Position Competency Profiles aligned with current organizational and industry standards. Following this recalibration, the Bank achieved an overall **competency level of 104.65%,** establishing a strong baseline under the enhanced competency framework and reaffirming the capability of its workforce.

The assessment results demonstrate that 98.84% of employees attained at least 80% of the required competency standards, underscoring the strength, readiness, and overall proficiency of LANDBANK's human capital. This reflects a workforce that is well-positioned to support the Bank's strategic priorities and evolving business requirements.

Type of Competencies



Functional Competencies - Skills

Acumen	Competencies
Communication	1. Oral Communication 2. Visual Communication 3. Written Communication
Critical Thinking	4. Analytical Thinking 5. Problem Solving/ Decision Making
Data and Information Management	6. Data Analytics and Management 7. Data Literacy 8. Records and Data Management
Digital and Information Technology	9. Database Administration 10. Digital Literacy 11. Online Systems Administration 12. Programming 13. Software Testing
Employee Health and Well-Being	14. Occupational Health and Safety Assessment 15. Patient Care 16. Psychological Support Delivery
Finance and Investment	17. Accounting 18. Financial Management 19. Liquidity Management 20. Portfolio Management 21. Trading/Investment
Operational Excellence	22. Change Management 23. Innovation 24. Process Improvement 25. Project Management
Risk Management	26. Cybersecurity 27. Fraud Detection 28. Risk Assessment and Management
Sales and Marketing	29. Marketing 30. Sales

Functional Competencies Knowledge

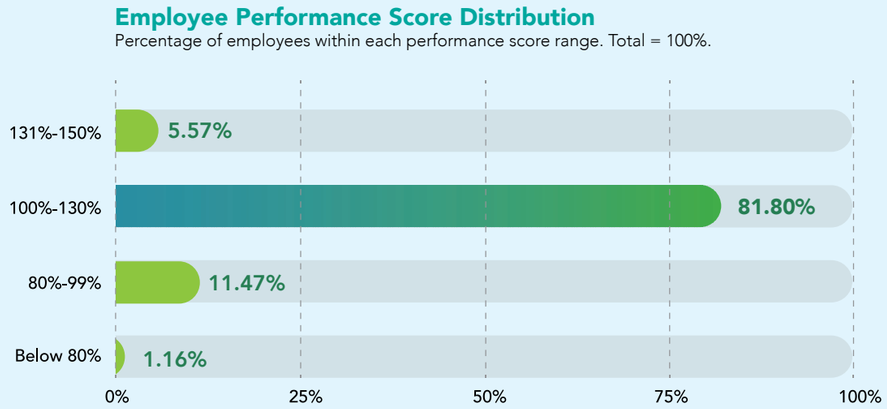
1. Knowledge in specific policies and guidelines
2. Market/Customer-related Knowledge
3. Knowledge of Tools and Other Resources

Leadership Competencies

1. Strategic Focus
2. People Development
3. Team Cohesiveness
4. Change Agility

Core Competencies

Core Values Statements	Competencies
Love for Country	Social Responsibility
Embody Excellence and Ethical Standards	Integrity Professionalism
Adopt Disruptive Innovations	Innovative Mindset Collaboration
Delight Customers	Proactive Service Citizen-centricity



A significant 81.80% of employees scored within the 100% to 130% range, indicating that the majority not only meet but exceed the competency expectations of their roles. In addition, 5.57% achieved scores between 131% and 150%, highlighting a strong pool of highly proficient and high-potential talent that can be leveraged for leadership development, succession planning, and critical organizational initiatives.

Further supporting this positive outlook, 11.47% of employees scored within the 80% to 99% range, demonstrating competency levels that are close to or substantially aligned with role requirements. With targeted learning interventions, coaching, and development opportunities, these employees are well-positioned to further strengthen their proficiency and maximize their contribution to the organization.

Meanwhile, only 1.16% of employees scored below 80%, representing a very small segment of the workforce. This provides the Bank with a clear opportunity to implement focused development and performance support interventions to ensure that all employees continue to progress toward the desired competency standards.

Overall, the results affirm the effectiveness of LANDBANK's talent development and capability-building initiatives, with the overwhelming majority of employees demonstrating the competencies required to perform successfully in their roles.

Building on its decade-long competency development journey, LANDBANK remains committed to continuously enhancing workforce capabilities through targeted interventions, focused learning programs, and regular assessment cycles. These initiatives ensure that the Bank continues to build a future-ready, high-performing, and sustainable workforce that drives inclusive growth and delivers lasting value to the communities it serves.

Learning and Development Programs

Center for Organization Excellence (COrE)

LANDBANK drives organizational capacity-building through structured L&D programs from onboarding through offboarding. These initiatives are aligned with the Bank's commitment to service excellence, professionalism, inclusivity, and sustainability.

Onboarding

COrE's enhanced onboarding framework introduced centralized training delivery, standardized onboarding kits, structured Day One activities, and a blended in-person and online learning approach, creating a consistent and engaging experience for new hires.

New Employee Orientation (NEO) is COrE's main onboarding program, integrating new hires into LANDBANK's culture and processes for productivity, engagement, and retention. New hires attend mandatory trainings on LANDBANK orientation, customer experience excellence, and professional presence to strengthen their competencies and organizational alignment.



In 2025, COrE conducted the following L&D programs:

Program	Batches/ Interventions	Participants
Onboarding	9 batches	870
LANDBANK Learning Experience (LLE)	76 interventions	2,591
Offboarding	2 batches	155







LANDBANK Learning Experience (LLE)

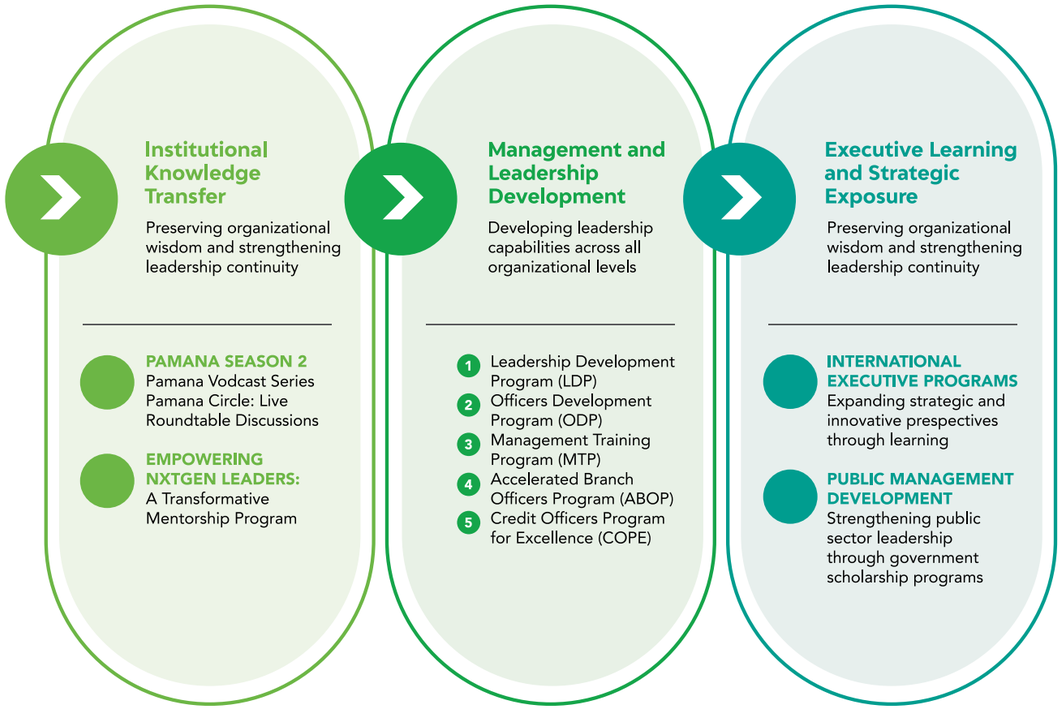
LLE strengthens core competencies, service delivery, culture building, and integrated management, and sustainability.

Offboarding Program

The program equips employees nearing retirement with financial readiness, decision-making, and transition-planning knowledge to support informed choices about their future.

Leadership Development Programs

LANDBANK strengthens its leadership pipeline through a comprehensive suite of development initiatives, equipping employees at all levels with competencies for current roles and future responsibilities. This sustained investment builds a robust talent pool, supports succession planning, and reinforces the Bank's vision of a resilient organization dedicated to public service.



1. Institutional Knowledge Transfer:

Pamana Season 2 - LANDBANK preserves institutional knowledge from retiring senior leaders through the Pamana Vodcast Series and Pamana Circle: Live Roundtable Discussions. The Vodcast Series premiered in February 2025 featuring a retiring Sector Head, while roundtable discussions engaged four retiring Sector Heads in April and four retiring Group Heads in October, offering employees deep insights into leadership, governance, and strategic direction.

The Empowering NxtGen Leaders:
A Transformative Mentorship Program - promotes leadership development and knowledge transfer, the program paired 20 mentees with 20 mid- to senior-level mentors, beginning with pre-mentorship training for both groups. This was followed by the first Synergy Session and Formal Meet-and-Greet in November 2025, and a second Synergy Session in December, fostering cross-functional collaboration and a culture of shared learning.

2. Management and Leadership Development:

The Bank continued to strengthen its leadership pipeline through its long-running leadership programs in 2025:

Program	Completed	Participants	Outcome
Officers Development Program (ODP)	Jun. 2025	25 officer-level participants	Supported succession planning for critical roles
Management Training Program (MTP)	Nov. 2025	28 first-line supervisors	Expanded leadership responsibilities
Leadership Development Program (LDP)	Aug. 2025	28 department heads	Culminated in group business process improvement presentations
Accelerated Branch Officers Program, Batch 4 & 5	May 2025 Oct. 2025	88 branch officers	Upskilled officers in branch management, operations, and leadership
Credit Officers Program for Excellence (COPE), Batch 2	Mar. 2025	39 account officers	Strengthened lending expertise and leadership

3. Executive Learning and Strategic Exposure

Strategic Human Resource Management Program	Apr. 2025	Human Resource Management Group Head	Executive education in strategic HR management
Driving Strategic Innovation, National University of Singapore	Nov. 2025	Technology Systems and Applications Management Group Head	Insights into innovation, emerging technologies, and strategic transformation

LANDBANK also sustained participation in the Public Management Development Program (PMDP) of the Development Academy of the Philippines:

Public Management Development Program (PMDP), Middle Managers Class (MMC) Batch 34	1 scholar
Public Management Development Program (PMDP), Senior Executives Class (SEC) Batch 14	2 scholars

Digital Transformation Skills Program

Bank employees strengthened their digital capabilities through AI-powered, self-paced learning platforms, driving nationwide participation in courses on digital transformation, fintech, data analytics, and dashboard design.

The Bank advanced AI readiness through the following:





Digital Transformation, Innovation, and Strategy

- 33RD BAIPHIL Convention
- Data Artificial Intelligence Governance (DAIG) Essentials
- Digital Literacy Webinar: KINDLE
- Digitalisation Passport: Agile Fundamentals
- Digitalisation Passport: Data Driven Decision Making
- Retooling on Digital Banking Solutions
- Retooling on Digital Banking Solutions for Branch Groups
- Retooling for NDLS and FSSC on Digital Banking Solutions
- Digital Products Retooling for HO Units
- GenAI for Executives
- ASEAN Blue Innovation Expo and Business Matching
- Design Thinking
- Qorus Reinvent Forum Bangkok 2025
- FinTech Revolution Summit
- Shaping Tomorrow: Advancing Innovation with ITIL. DevOps, and PRINCE2
- Microsoft Copilot Technical Fundamentals
- Business Issues Forum
- Developing Business Case
- DX Through EA

Programming, Software Development, and Technical Training

- API Training for APEX of Oracle
- Systems Development Life Cycle (SDLC)
- Oracle WebLogic 14c: Administration Workshop
- Oracle GoldenGate 19c: Fundamentals for Oracle
- Oracle Database 19c: Administration Workshop

Data, Analytic, and Business Intelligence

- Data Management, RPA & Dashboard Reports Crash Course
- Mastering Power BI for Data-Driven Decisions
- QlikSense: Data Visualization & Analytics
- Business Data Analytics for Digital Banking Professionals
- Qlik Auto ML
- Qlik Sense
- Oracle Financial Services Data Foundation (FSDF)

IT Infrastructure, Cybersecurity, and Compliance

- Mastering ISO 42001 for Responsible AI Management System
- Microsoft Purview Training
- IBM Security Guardium Data Protection Foundations
- Incident Response Fundamentals
- IT and Network Fundamentals
- Microsoft Defender for Office Plan 2
- Cybersecurity Essentials
- Comptia Network*
- Comptia Security+
- ITIL V4 Foundation
- ITIL
- VMware Administration Training
- Active Workshop Protection and Forest Recovery Workshop

Business Operations, Management, and Productivity Tools

- Project Management Standards and Procedures
- IFAD Inclusive Financial Ecosystem
- Workshop on Viva Engage Administration
- Briefing on Upgraded LOS & OLAS
- Manage Service Desk Plus Users Training
- Utilization of FIAS and Policy Discussions
- LANDBANK Tellering System Retooling
- Project Management Professional (PMP)
- EPMS Project: Planning, Budgeting, Procurement Updates
- Agile Project Management
- Systematic and DOBS Branch Retooling

2025 Digital Learning Platform Deployment and Engagement

Future-Focused Through Udemy
100% License Utilization

Focus Areas: Digital Transformation, Fintech, Data Analytics, Dashboard Design

LANDBANK U Powered by LinkedIn Learning
For all permanent employees

Launched:
Nov. 20, 2025
Strategic shift to expand access

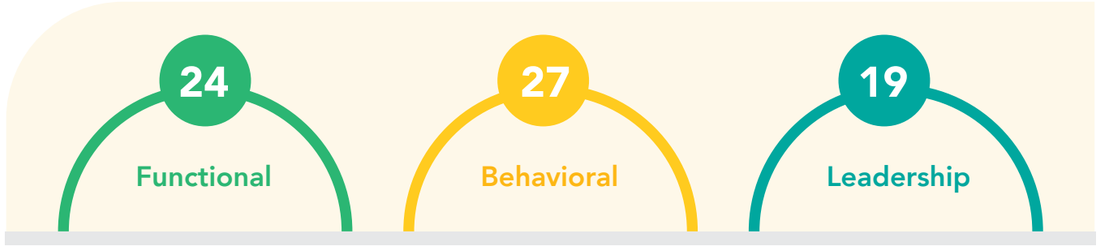
95% increase in License coverage
Empowered Learning

Supports long-term employee development
Runs Through 2028

Publishing Content and Knowledge Resources

In 2025, ODD published 70 infographics and videographics on functional, behavioral, and leadership topics, curated from reputable sources including L&D materials, publications, and webinars.

These materials achieved an average viewership of 5,438, supporting balanced development of employees' technical, interpersonal, and leadership competencies.



Strengthening the ONE LANDBANK Culture

LANDBANK's President and CEO called the organization to unite under ONE LANDBANK, breaking down silos and strengthening integration across digital and branch operations to deliver more personalized, customer-centric service. In support of this direction, the Organization Development Department (ODD) developed programs promoting collaboration and synergy across all levels, aligning employees with LANDBANK's vision and shared commitment to high-quality service.

Coffee and Convo with LVO (CCL) Program

In 2025, the CCL Program gave 25 Officers' Development Program participants the opportunity to engage directly with the President and CEO, reinforcing transparency and inclusivity. The program bridges communication gaps by enabling employees to share ideas and concerns directly with top management. This strengthens trust and collaboration between leadership and employees, contributing to a workplace where organizational goals are clearly communicated and collectively pursued.

















Succeeding through the Synergy Program and Team Building Activities

LANDBANK implemented the Success through Synergy Program to strengthen the ONE LANDBANK Culture, anchored on the Five Steps to Team Synergy: Trust, Constructive Challenge, Commitment, Accountability, and Results. Through interactive discussions and experiential learning, the program encouraged communication and shared accountability among employees. The Bank continued facilitating Team Building Activities (TBAs) upon request from Bank units, strengthening teamwork and reinforcing the ONE LANDBANK Culture.

The LANDBANK Countryside Development Foundation, Inc. also invited ODD to facilitate a team-building activity during the *Iskolar ng* LANDBANK Annual Gathering at LANDBANK Plaza, leading to stronger connections among participants. Together, these initiatives create a more engaged workplace and strengthen synergy across the Bank.

Initiative	Participants
Success through Synergy Program	324 Unit, Department, and Group Heads
Team Building Activities	683 participants across 7 Bank units
***Iskolar ng* LANDBANK Annual Gathering Sept. 18, 2025**	92 scholars and employee-mentors

LEAD to SERVE Program

As part of its commitment to service excellence and customer-centricity, LANDBANK sustained the LEAD to SERVE: Driving Service Excellence Through Purposeful Leadership Program in 2025. Formerly "Take the L.E.A.D.," the program builds on the Bank's customer service initiatives by integrating its Core Values, brand promise, purpose, and goals into the customer experience journey, emphasizing leaders' role in shaping culture and modeling excellence.

While customer service learning remains part of onboarding for new hires, the 2025 implementation revitalized the broader customer experience learning cascade, initially reaching Department and Group Heads. The initiative reinforced leadership accountability for shaping service culture and modeling responsive, values driven service aligned with the ONE LANDBANK vision.









D. Orientation and Education Programs for the Board of Directors

To navigate the dynamic financial and regulatory environment, LANDBANK emphasizes Board capability-building as crucial to its governance strategy, implementing learning programs that reinforce competencies in governance, risk management, compliance, and digital transformation.

In 2025, the Bank partnered with the Anti-Money Laundering Council (AMLC), the Institute of Corporate Directors, the Bankers Institute of the Philippines, and Thinking Machines to deliver programs that strengthen the Board's technical knowledge and cultivate a forward-looking mindset, keeping decision-making agile and aligned with LANDBANK's mission for nation-building.

Key participants included:

President and CEO: Lynette V. Ortiz
Secretaries: Conrado M. Estrella III, Ralph G. Recto, Francisco P. Tiu Laurel, Jr., and Bienvenido E. Laguesma
Directors: David D. Erro, Virginia N. Orogo, Gaudencio S. Hernandez, Jr., Omar Byron T. Mier, and Ma. Nanette C. Diaz

Through these programs, LANDBANK reinforces its commitment to sound governance and strategic foresight, ensuring the Board remains prepared to address emerging challenges or opportunities in safeguarding institutional integrity and service innovation.

Name	Trainings	Date	Provider	Hours
SEC. RALPH G. RECTO	No trainings attended under LANDBANK			
PCEO LYNETTE V. ORTIZ	Cybersecurity Awareness via Viva Engage	Feb. 14, 2025	Land Bank of the Philippines	4
	GenAI Enablement for Executives	Nov. 27, 2025	Thinking Machines	8
	OPCEO Planning and Team Building Activity 2025	Dec. 5-6, 2025	Land Bank of the Philippines	8
	Empowering Compliance Through Top Level AML/CTPF Training (Refreshers and Updates)	Dec. 19, 2025	Anti-Money Laundering Council	3
SEC. FRANCISCO P. TIU LAUREL JR.	No trainings attended under LANDBANK			
SEC. BIENVENIDO E. LAGUESMA	No trainings attended under LANDBANK			
SEC. CONRADO M. ESTRELLA III	Empowering Compliance Through Top Level AML/CTPF Training (Refreshers and Updates)	Dec. 19, 2025	Anti-Money Laundering Council	3
DIR. DAVID D. ERRO	Joint Learning Session of the Audit and Compliance Committee and Risk Oversight Committee	Oct. 23, 2025	Land Bank of the Philippines	8
DIR. VIRGINIA N. OROGO	Empowering Compliance Through Top Level AML/CTPF Training (Refreshers and Updates)	Dec. 19, 2025	Anti-Money Laundering Council	3
	Joint Learning Session of the Audit and Compliance Committee and Risk Oversight Committee	Oct. 23, 2025	Land Bank of the Philippines	8
	Balancing Growth and Risk: A Governance Approach to Credit Processes	Apr. 11, 2025	Bankers Institute of the Philippines	8
DIR. GAUDENCIO S. HERNANDEZ JR.	Balancing Growth and Risk: A Governance Approach to Credit Processes	Apr. 11, 2025	Bankers Institute of the Philippines	8
	Corporate Governance Orientation Program for GOCCs	May 6-7, 2025	Institute of Corporate Directors	8
	Joint Learning Session of the Audit and Compliance Committee and Risk Oversight Committee	Oct. 23, 2025	Land Bank of the Philippines	8

Name	Trainings	Date	Provider	Hours
	Corporate Governance Orientation Program	Aug. 5-6, 2025	Institute of Corporate Directors	8
	Empowering Compliance Through Top Level AML/CTPF Training (Refreshers and Updates)	Dec.19, 2025	Anti-Money Laundering Council	3
DIR. OMAR BYRON T. MIER	Corporate Governance Orientation Program	Aug. 5-6, 2025	Institute of Corporate Directors	8
	Joint Learning Session of the Audit and Compliance Committee and Risk Oversight Committee	Oct. 23, 2025	Land Bank of the Philippines	8
	Corporate Governance Orientation Program for GOCCs	Nov. 4-5, 2025	Institute of Corporate Directors	8
	Empowering Compliance Through Top Level AML/CTPF Training (Refreshers and Updates)	Dec. 19, 2025	Anti-Money Laundering Council	3
DTOP MA. NANETTE C. DIAZ	Empowering Compliance Through Top Level AML/CTPF Training (Refreshers and Updates)	Dec. 19, 2025	Anti-Money Laundering Council	3

Please scan the QR Code to view the Board of Director's relevant qualifications and experiences including directorships and officerships in other companies

Orientation and Education Programs for the Senior Management

LANDBANK strengthened its commitment to leadership development through a comprehensive learning and development program for senior officers, enhancing capabilities in leadership, communication, strategic thinking, customer experience, and organizational effectiveness while supporting the Bank's goals of operational excellence, customer centricity, innovation, good governance, and sustainability.

The 2025 learning portfolio covered digital transformation, financial technology, artificial intelligence, risk management, compliance, sustainability, human resource management, and culture building.

Key programs included:

- Digital Banking and Introduction to FinTech
- GenAI for Executives
- ESG101 Workshop for Finance Professionals
- Executive Presence
- Lead to Serve
- Speak with Impact, and
- various compliance and governance courses

Complementing these were programs promoting inclusion, collaboration, and employee engagement, including Gender and Development interventions, team-building activities, and culture-building programs.

Through internal learning opportunities and engagements with industry experts and professional institutions, LANDBANK strengthened its capacity by equipping leaders with sustainability-focused and innovation-driven capabilities to foster responsible leadership and create long-term value for stakeholders.

E. Compensation and Benefits

Remuneration Policy

LANDBANK standardizes a transparent, performance-based compensation structure under the Compensation and Position Classification System II (CPCS II) that ensures regulatory compliance while supporting employee welfare and retention. The Bank adopted CPCS II, effective Jan. 1, 2025, as approved by the Governance Commission for GOCCs (GCG), superseding the CPCS implemented in 2021. Under the framework, basic salary rates and Allowances, Benefits, and Incentives (ABIs) align with prescribed rates and policies.

Remuneration Policy for Executive Officers/Senior Management

LANDBANK provides senior officers a total rewards package designed to attract and retain high-performing leaders, comprising direct compensation, performance-based incentives, and conditional benefits under CPCS II.

Direct compensation covers basic salary, Personnel Economic Relief Allowance (PERA), Clothing Allowance, Mid-Year and Year-End Bonuses, and cash gifts. Performance based incentives include the Performance-Based Bonus (PBB), Productivity Enhancement Incentive (PEI), Collective Negotiation Agreement (CNA) Incentive, and awards under the Program on Awards and Incentives for Service Excellence (PRAISE), which are linked to individual and organizational performance. Conditional benefits, such as Representation and Transportation Allowances, per diems, and honoraria, are granted based on the actual performance of duties and prescribed rates.

LANDBANK also provides indirect or non-cash benefits, including contributions to the Government Service Insurance System (GSIS), PhilHealth, Pag IBIG Fund, and Provident Fund, as well as leave benefits and other benefits authorized under applicable laws, regulations, and issuances.

Retirement Policy

Given the importance of workforce stability and leadership continuity, LANDBANK implements a Retirement Program in compliance with applicable laws, rules, and regulations issued by governing bodies, including the Government Service Insurance System (GSIS). Under GSIS-mandated schemes per Republic Act No. 8291 (GSIS Act of 1997) and related statutes, the Bank provides optional retirement at age 60 (with at least 15 years of service) and mandatory retirement at age 65, consistent with civil service and statutory requirements for rank-and-file employees, officers, and Senior Management, sustaining its workforce while preparing the next generation of leaders.

Early Retirement Incentive Program (ERIP)

To support workforce renewal and succession planning, LANDBANK implemented the Early Retirement Incentive Program (ERIP) in 2023, incentivizing voluntary early retirement of tenured employees or those with critical or debilitating medical conditions affecting work productivity. Implementation began in 2024 and is expected to be completed by 2026 for the last batch of retirees.

A total of 1,275 employees benefited from the Bank's Retirement Program from 2024 to 2025, reflecting LANDBANK's recognition of the dedicated service of its workforce. Together, the GSIS retirement laws and the ERIP provide a comprehensive framework that balances employee welfare, institutional continuity, and fiscal responsibility. These ensure that employees are rewarded for tenured service, while managing workforce renewal and succession planning in full compliance with statutory mandates.



Upcycling of Decommissioned Employee Uniforms

LANDBANK advances circularity by upcycling decommissioned employee uniforms into community resources. On Aug. 13, 2025, the Bank formalized a Memorandum of Agreement with a partner non-government organization, coordinated through the Land Bank of the Philippines Employees Association (LBPEA), enabling the responsible conversion of used uniforms. For more details, please refer to page [47] under Greening the Bank's Operations.

F. Performance Monitoring and Management (GRI 404-3)

LANDBANK's Strategic Performance Management System (SPMS) is a vital tool for fostering a culture of meritocracy, accountability, and results-driven performance, providing an objective framework for evaluating individual and organizational productivity in alignment with the Bank's strategic objectives.

Implemented under Administrative Order No. 072, s. 2018, Civil Service Commission (CSC) Memorandum Circular No. 6, s. 2012, and CSC Resolution No. 1200481, the SPMS promotes a transparent and inclusive performance evaluation system. It complies with the Equal Employment Opportunity Principles (EEOP), ensuring that performance ratings are fair and free from bias based on gender, age, civil status, disability, religion, ethnicity, political beliefs, or tenure.

The SPMS applies consistently to all full-time officers and staff across Bank units, following an annual performance cycle:

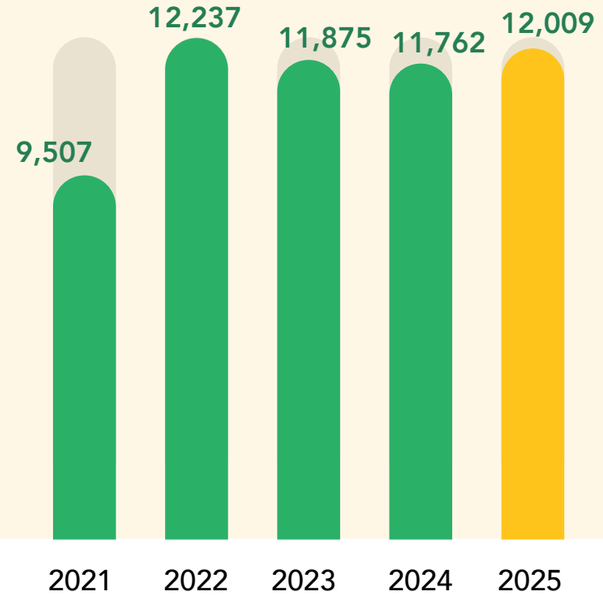
- Performance Planning and Commitment
- Performance Monitoring and Coaching
- Performance Review and Evaluation
- Performance Rewarding and Development Planning

Performance Ratings Trend

LANDBANK has consistently demonstrated high performance with the majority of employees rating "Very Satisfactory" (VS) over the past five years.



Total Ratable Employees from 2021 to 2025
(Performance Year)



Labor Management Relations





Collective Negotiation Agreement (CNA)

In 2025, LANDBANK sustained its collaborative partnership with employees through continued implementation of the CNA. The CNA outlines the shared responsibility of Management and the workforce to achieve performance targets through cost efficiency, system improvements, and productivity-enhancing measures, serving as the basis for the CNA Incentive. Its signing affirms the Bank's dedication to supportive work arrangements, career development, and operational excellence in partnership with the LBP Employees' Association (LBPEA).

The Bank's 8th CNA, effective until Oct. 21, 2028, is overseen by the Employees' Organization-Management Consultative Committee. Co-chaired by designated representatives from both LBPEA and Management, and composed of equal representatives from each group, the Committee ensures effective implementation and monitoring of CNA provisions across the organization.

Employee Engagement

Employee Volunteerific Program

The LANDBANK Volunteerific Program promotes volunteerism and gives employees the opportunity to help the underserved and marginalized. This aligns with the Bank's core value of Love for Country (Social Responsibility and Citizen-Centricity) and is rooted in our CSR Pillars: "SERVE" (Sustainability, Environment, Resilience, Volunteerism, Education).

Total volunteer hours	20,097
Participation rate	21%
Average hours per volunteer	13.30

Significant employee volunteerism activities in 2025 included:

Employee Volunteerific Program

Maasin Branch joins and supports the Brigada Eskwela program of Cagnitoan Elementary School at Cagnitoan, Maasin Southern Leyte last Jun. 2025.



P1 million in relief packs for victims of the 6.9-magnitude earthquake







LANDBANK, in partnership with the City Government of Manila through the Manila Department of Social Welfare, held Share-A-Gift 2025–Year 8 at Universidad de Manila as part of its employee volunteerism and social responsibility initiatives.



Three activities at the head office in partnership with Philippine Red Cross;

535 donors, 240,750 ml of blood collected

Employee Health Safety, and Well-being (GRI 403-3, 403-6)

LANDBANK maintains its comprehensive wellness framework that encompasses physical, mental, social, and spiritual health that promotes a safe, productive, and purpose-driven work environment.





Wellness@Work

In 2025, the LANDBANK Medical Clinic, in partnership with MediCard Philippines, Inc., delivered onsite and telemedicine health services. The Clinic also offered pre-employment evaluations, a Drug-Free Workplace Program, vaccination programs, mental health support (including monthly worksite counseling with a third-party psychologist), and leave privileges for employees.

ILiveWellness Program

LANDBANK champions employee well-being through its ILiveWellness Program, promoting work-life balance nationwide.

Service	2024	2025
Medical consultations (onsite and telemedicine)	1,837	2,080
Pre-employment evaluations (CSC-compliant, incl. drug testing and psychological assessment)	914 candidates	795 candidates
Random drug testing runs (head office)	14 runs, 2,128 employees	4 runs, 369 employees
Counseling through the LANDBANK Wellness Line	16 employees	79 employees
Rehabilitation Privileges (work-related injuries)	20 cases	12 cases
Special leave under the Magna Carta of Women	64 women employees	76 women employees

In late 2025, the government approved the grant of Medical Allowance to GOCC employees, enabling Bank employees to secure Health Maintenance Organization (HMO)-type benefits or defray actual medical costs.

Sports and Fitness

In 2025, employees joined internal interest clubs, including Badminton, Chess, Table Tennis, Billiards, and Runners, alongside external sporting events hosted by public and private organizations.

LANDBANK fielded the third largest contingent at the CSC Fun Run during the 125th Philippine Civil Service Anniversary Celebration. As part of the event, CSC launched the Servant Heroes Mascot Competition, where LANDBANK introduced "Super Lani," a Filipina character embodying *bayanihan*, resilience, and the Bank's commitment to farmers, fisherfolk, rural communities, and Filipinos striving for progress.

Employees also competed in the Government Athletic Association (GAA) Golf Tournament, Shoot Fest, Bowling, Basketball, Table Tennis, and Billiard competitions, and joined LANDBANK's first-ever sports clinics in Golf and Pickleball.

Skills-Based Learning

Beyond sports, small group learning sessions gave Head Office-based employees skills-based courses in Coffee Making, Cakes and Pastries Making, Massage Therapy, Flower Arrangement, and Bartending.



Community and Celebration

Other notable 2025 activities included *Fiestahan* sa LANDBANK and the Power of One (PO1) Experience during the Bank's 62nd Anniversary, PO1 Fellowship Nights in September and November, and festive gatherings such as the Christmas Get-Together for Employees' Children and *Paskuhan sa* LANDBANK. These initiatives strengthened camaraderie and engagement across the organization.

Employee Services

LANDBANK cares for people through employee services that improve the work experience and support employees in times of need, even beyond the workplace.

Relief and Disaster Financial Assistance Program (RDAP)

Established in 1991, RDAP provides financial assistance to employees affected by calamities. In 2025, the Bank released P9.1 million in aid to 893 beneficiaries, including contract-of-service personnel, and extended support to eight employees whose homes were destroyed by fire.

Bereavement Support

LANDBANK continues to extend compassionate support to bereaved employees and families. In 2025, Management approved an increase in the sympathy flowers budget from P4,000 to P5,000, with condolences extended to 282 bereaved families. The Bank also assisted surviving families in facilitating the release of financial benefits such as Provident Fund entitlements.

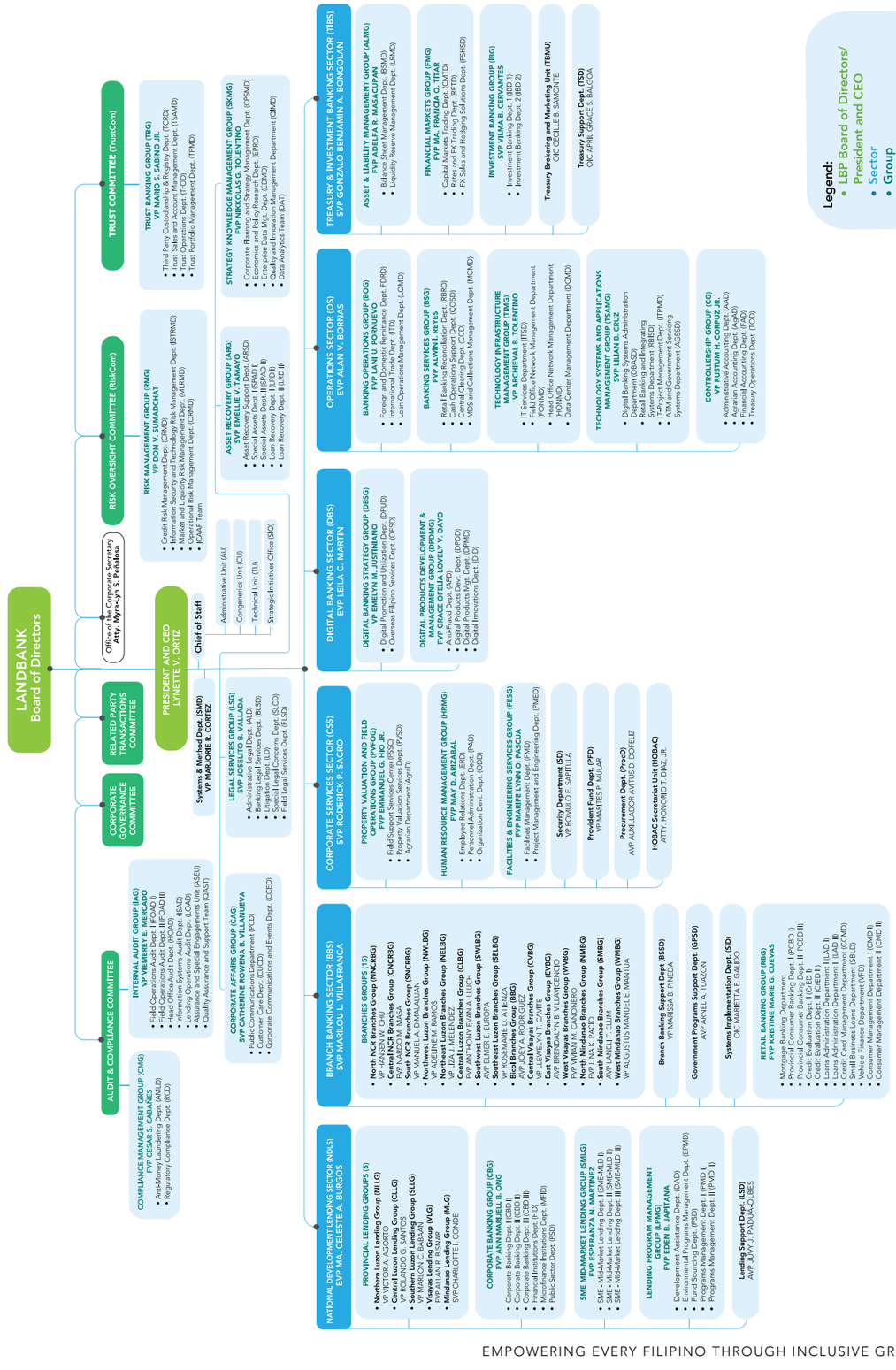
Shuttle Service

LANDBANK's shuttle service remained operational in 2025, covering select routes in Metro Manila and nearby provinces, including Bulacan, Fairview, Laguna, Las Piñas, Cavite, and Rizal, benefiting 294 Head Office-based employees.

Corporate Governance

LAND BANK OF THE PHILIPPINES ORGANIZATIONAL STRUCTURE

As of December 31, 2025 (GRI 2-9)





Corporate Governance Structure and Practices

(GRI 2-23 to 27)

LANDBANK is fully compliant with the Code of Corporate Governance. LANDBANK's corporate governance is reflected in an organizational structure led by the Board of Directors, which delegates duties and responsibilities through five Board-level committees: (1) the Corporate Governance Committee, (2) the Audit and Compliance Committee, (3) the Risk Oversight Committee, (4) the Trust Committee, and (5) the Related Party Transactions Committee. These committees are supported by independent Bank units — Internal Audit Group, Risk Management Group, Trust Banking Group and Compliance Management Group — which perform specific functions for the said Committees. These independent units report directly to the Board but are administratively supervised by the President and CEO. The Office of the Corporate Secretary provides logistical and secretarial support to the LANDBANK Board, the Corporate Governance Committee and the Related Party Transactions Committee.

LANDBANK Board of Directors

Board's Overall Responsibility

The LANDBANK Board of Directors assumes certain responsibilities to the Bank's various stakeholders: the Bank itself; its stockholder, the National Government; its clients; its management and employees; the regulators; the deposit insurer; and the public at large. These stakeholders have the right to expect that the institution is managed in a prudent and sound manner. The Board of Directors is primarily responsible for approving and overseeing the implementation of the Bank's strategic objectives, risk strategy, corporate governance, and corporate values. It is also responsible for monitoring and overseeing the performance of senior management as it manages the day-to-day affairs of LANDBANK.

The LANDBANK Board sets the overall policies and strategic direction of the Bank, guiding management and operating units in day-to-day operations. The Board also provides oversight of overall Bank performance and champions good corporate governance through strong adherence to ethical standards and compliance with legal, institutional, and regulatory requirements, while ensuring the Bank remains accountable to its various stakeholders.

All members of the Board of Directors are expected to abide by the following:

a. Remain fit and proper for the position for the duration of his/her term.

b. Conduct fair business transactions with the Bank and to ensure that personal interest does not bias Board decisions.

c. Act honestly and in good faith, with loyalty and in the best interest of the institution, its stockholders, regardless of the amount of their stockholdings, and other stakeholders such as its depositors, investors, borrowers, other clients, and general public.

d. Devote time and attention necessary to properly discharge his/her duties and responsibilities.

e. Act judiciously. Before deciding on any matter brought before the Board of Directors, every Director shall thoroughly evaluate the issues, ask questions, and seek clarifications when necessary.

f. Contribute significantly to the decision-making process of the Board. Directors should actively participate and exercise objective independent judgment on corporate affairs requiring the decision or approval of such Board.

g. Exercise independent judgment. A Director shall view each problem or situation objectively. When a disagreement with others occurs, he/she should carefully evaluate the situation and state his/her position. He/She should not be afraid to take a position even though it might be unpopular. Corollary, he/she shall support plans and ideas that he/she thinks are beneficial to the institution.

h. Have a working knowledge of the statutory and regulatory requirements affecting the institution, including the content of the LANDBANK Charter and by-laws, the requirements of the Bangko Sentral ng Pilipinas (BSP), and the pertinent government agencies.

i. Observe confidentiality. A Director should observe the confidentiality of non-public information acquired by reason of his/her position as Director. He/She shall not disclose any information to any other person without the authority of the Board.

j. Ensure the continuing soundness, effectiveness and adequacy of the Bank's control environment.

k. A Director or Officer shall not solicit, nor accept, directly or indirectly, any gift, gratuity, favor, entertainment, loan, or anything of monetary value ("Gift") from any person where such Gift: (a) would be illegal or in violation of law; (b) is part of an attempt or agreement to do anything in return; (c) has a value beyond what is normal and customary in the Bank's business; (d) is being made to influence the member of Board's, or Officers' actions as such; or (e) could create the appearance of a conflict of interest.

l. Attend orientation and training. A Director shall have an adequate orientation process and continuous development and education regarding the Bank's operations.

Description of the Roles and Contribution of Executive, Non-executive and Independent Directors, and of the Chairperson of the Board

1. <u>Chairperson of the Board of Directors (Non-Executive)</u>

Being the leader of the Board, the Chairperson shall be responsible for the efficient functioning of the Board. He makes certain that the meeting's agenda focuses on strategic matters, including the overall risk appetite of the corporation, taking into account the developments in the business and regulatory environments, key governance concerns, and contentious issues that will significantly affect operations. He ensures that the Board sufficiently challenges and inquires on reports submitted and representations made by Management.

2. Vice Chairperson (Executive Director)

The Vice Chairperson of the Board of Directors is the Bank's President and CEO. The President of the Philippines issues two appointment letters to the LANDBANK President and CEO: one appoints him/her as the Bank's Head of Agency and another as one of its appointive directors.

In the absence of the Chairperson of the Board, the Vice Chairperson presides over the meetings of the Board.

The Vice Chairperson is the sole executive director among the nine members of the LANDBANK Board of Directors.

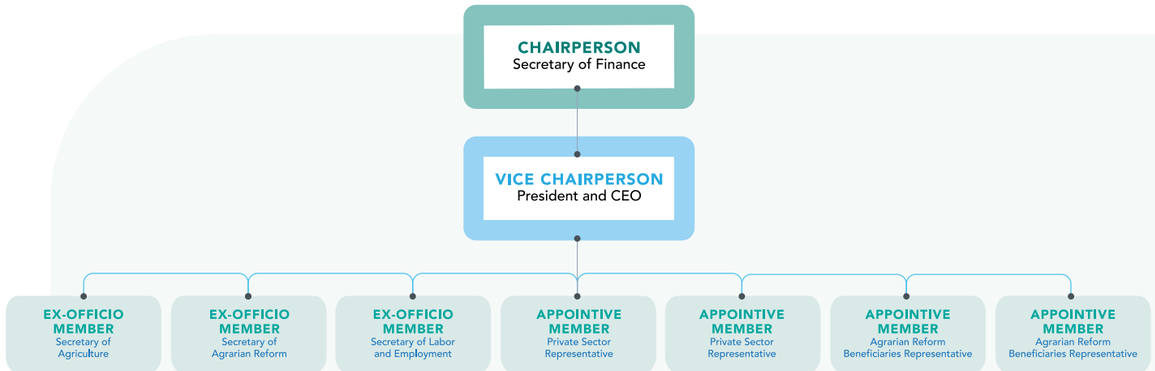
3. Non-Executive Directors

The non-executive directors shall perform the duties and responsibilities of a director as prescribed by the LANDBANK Charter, BSP Manual of Regulations for Banks (MORB), Governance Commission for GOCCs (GCG) rules and regulations, and other laws and issuances as may be applicable. In addition, the Board, consisting of the non-executive directors, has disciplinary powers over the President, and may remove the latter for cause.

4. Independent Directors

The Board of Directors appoints/nominates the independent directors from among the appointive directors, seeking thereafter the confirmation of such nomination by the Monetary Board. For 2025, the independent directors were David D. Erro, Virginia N. Orogo, Gaudencio S. Hernandez, Jr., and Omar Byron T. Mier.

In the nomination of an independent director, the Board of Directors ensures that the nominee will be able to devote sufficient time to effectively carry out his/her duties and responsibilities.



Board Composition and Structure

Pursuant to the LANDBANK Charter (Republic Act No. 3844, as amended), the LANDBANK Board of Directors shall be composed of nine members, as follows:

Four Ex-Officio Members
- Secretary of Finance – Chairperson
- Secretary of Agrarian Reform – Ex-Officio Member
- Secretary of Labor and Employment – Ex-Officio Member
- Secretary of Agriculture – Ex-Officio Member

One Executive Director – President and CEO, who is also an appointive director and the Vice Chairperson

Two Appointive Members
Representing the Agrarian Reform Beneficiaries

Two Appointive Members
Representing the Private Sector

Composition of the LANDBANK Board of Directors as of December 31, 2025:

1. Frederick D. Go
Ex-Officio Chairperson
Acting Secretary, Department of Finance
Non-Executive Director
Assumed on Nov. 19, 2025
Tenure: 1 Month

2. Lynette V. Ortiz
Vice Chairperson
Acting President & Chief Executive Officer
Executive Director
Assumed on May 24, 2023
Tenure: 2 years and 7 Months

3. Francisco P. Tiu Laurel Jr.
Ex-Officio Member
Secretary, Department of Agriculture
Non-Executive Director
Assumed on Nov. 5, 2023
Tenure: 2 years and 1 Month

4. Conrado M. Estrella III
Ex-Officio Member
Secretary, Department of Agrarian Reform
Non-Executive Director
Assumed on June 30, 2022
Tenure: 3 Years and 6 Months

5. Bienvenido E. Laguesma
Ex-Officio Member
Secretary, Department of Labor and Employment
Non-Executive Director
Assumed on Jun. 30, 2022
Tenure: 3 Years and 6 Months

6. David D. Erro
Member
Representative, Agrarian Reform Beneficiaries Representative
Non-Executive Director
Assumed on Feb. 27, 2023
Tenure: 2 Years and 10 Months

7. Virginia N. Orogo
Acting Member
Representative, Agrarian Reform Beneficiaries Representative
Non-Executive Director
Assumed on Feb. 27, 2023
Tenure: 2 Years and 10 Months

8. Gaudencio S. Hernandez Jr.
Acting Member, Private Sector Representative
Non-Executive Director
Assumed on Feb. 13, 2025
Tenure: 10 Months

9. Omar Byron T. Mier
Acting Member, Private Sector Representative
Non-Executive Director
Assumed on Mar. 5, 2025
Tenure: 9 Months

Changes in the Membership of the LANDBANK Board of Directors for 2025

- The Chairman of the Board was Department of Finance (DOF) Secretary Ralph G. Recto, from January 12, 2024 to Nov. 18, 2025. He was succeeded by DOF Acting Secretary Frederick D. Go, who assumed his position effective Nov. 19, 2025.
- Mr. Gaudencio S. Hernandez Jr. assumed the position of Acting Member of the LANDBANK Board, representing the Private Sector, on Feb. 13, 2025, replacing Ms. Nancy D. Irlanda.
- Mr. Omar Byron T. Mier assumed the position of Acting Member of the LANDBANK Board, representing the Private Sector, on Mar. 5, 2025. The position he filled had been vacant since 2022.

Selection Process for the Board

Under Section 15 of Republic Act No. 10149, otherwise known as the GOCC Governance Act of 2011, all appointive directors of the Bank are appointed by the President of the Philippines from a shortlist prepared by the Governance Commission for GOCCs (GCG), which includes only nominees who meet the Fit and Proper Rule and such other qualifications which the GCG may determine.

The would-be President and CEO shall meet the requirements under the Fit and Proper Rule, and needs appointment from the President of the Philippines into the Governing Board of the Bank. The President shall be subject to the disciplinary powers of the Board and may be removed by the Board for cause.

Board Qualifications and Trainings (GRI 2-17)

Pursuant to Republic Act No. 8791, Republic Act No. 10149, BSP MORB, the LANDBANK Charter, GCG Memorandum Circular No. 2012-07, and other pertinent laws and regulations, the following are the qualifications of the LANDBANK Board of Directors:

1. No person shall be elected or appointed director of the Bank unless he/she is a natural born citizen of the Philippines, not less than 35 years of age, of good moral character and has attained proficiency, expertise and recognized competence in one or more of the following: banking, finance, economics, law, agriculture, agrarian reform, business management. Provided further, that no Director, stakeholder or employee of any other bank shall be eligible for election or appointment as member of the LANDBANK Board of Directors.

2. For an appointive director, he/she must have a college degree with at least five years of relevant work experience, except for a sectoral representative who only needs to be a bona fide member of the indicated sector of the association being represented, as provided for in the Charter or By-Laws.

3. He/She must have attended a special seminar on corporate governance for the Board of Directors conducted or accredited by the BSP.

4. An appointive director must have attended or will attend within three months from the date of appointment, a special seminar on public corporate governance for Directors conducted by the GCG or any individual or entity accredited by the GCG.

5. He/She must be fit and proper for the position of a Director of the Bank. In determining whether a position is fit and proper for the position of a Director, the following matters must be considered:

   - Integrity/probity
   - Physical/mental fitness
   - Competence
   - Relevant education/financial literacy/training
   - Diligence
   - Knowledge/experience

All members of the LANDBANK Board, including the President and CEO, as well as the Appointive Directors in Subsidiaries and Affiliates, shall be qualified by the Fit and Proper Rule issued by the GCG approved by the President of the Philippines, including any future amendments and revisions thereof.

The foregoing qualifications for Directors shall be in addition to those required or prescribed under Republic Act No. 8791 and other existing applicable laws and regulations. The Bank monitors the annual continuing training program of the Directors to make certain that they are informed of the developments in the business and regulatory environments, including emerging risks relevant to the Bank.

For first-time Directors, the Bank conducts an Orientation Program facilitated by the Office of the Corporate Secretary, in coordination with the relevant Bank units such as the Strategy and Knowledge Management Group, Compliance Management Group, Internal Audit Group,



Risk Management Group, Human Resource Management Group, Trust Banking Group, Lending Support Department, and Board-level Committee secretariats. The two-day program may be extended, upon the request of the Director, to allow for more comprehensive discussions on specific areas.

The program provides:

- An overview of the Bank and its strategic direction
- The roles and functions of the Board and its committees
- Directors' roles and responsibilities as committee members
- Information on Directors' allowances, benefits, and incentives
- Key reference materials, including the LANDBANK Quick Guide for Ex-Officio and Appointive Directors
- Relevant BSP and GCG requirements

In compliance with BSP and GCG requirements, first-time Directors must also complete a Corporate Governance Orientation Program given by a BSP and GCG-accredited training provider. As part of the Bank's continuing education program, incumbent directors are also provided with training programs, which covers topics relevant in carrying out their duties and responsibilities as directors, including strategic management, payment system and financial market concepts, risk management techniques, and internal control frameworks.

For 2025, the Board received updates on anti-money laundering and corporate governance, participated in training and seminars on cybersecurity awareness and risk governance, including joint learning sessions with the Audit and Compliance and Risk Oversight Committees as part of their continuing professional development.

Performance and Evaluation

As the Bank's corporate governance focuses on the role of the Board of Directors, an assessment tool is vital for evaluating the Board's performance.

Initially developed by the Institute of Corporate Directors (ICD) and further improved by the respective committees, performance rating sheets are disseminated yearly to evaluate the performance of the Board and the Board-level committees. The results are then submitted annually to the Corporate Governance Committee in a duly constituted meeting.

The Bank encourages the continuous education of the Directors. One of the results of the performance evaluation is identifying the direction of the continuing education policy of the Directors, to address certain areas of concern in the Directors' performance, if any.



The rating scale for each item runs from 1 to 5 (5 being the highest), and total points are rated from 0% to 100% (95%–100% as Superior, 85%–94.99% as Ideal, and 80%–84.99% as Acceptable). There are 69 items in the Board rating instrument and 38 items in the Individual Rating of Board Members.

The results of the Performance Rating System for the Board and Board-level committees for 2025 were noted through a referendum by the Corporate Governance Committee on Feb. 27, 2026.

Another performance evaluation tool for Directors is the internet-based Performance Evaluation for Directors (iPED) System, developed by the GCG to increase confidentiality and security in the information provided by Directors. The Director Performance Review (DPR), a component of the Performance Evaluation for Directors in the GOCC Sector, appraises the performance of individual GOCC Governing Board members. DPR Forms are completed and submitted by each Director directly to the GCG through the iPED System.

Remuneration and Incentive Policy for LANDBANK Board of Directors (GRI 2-18)

The current Allowances, Benefits and Incentives (ABI) are governed by guidelines issued by regulatory agencies and adopted by the Bank's Board.

The ABIs of the LANDBANK Board are guided by Executive Order No. 24, s. 2011 "Prescribing Rules to Govern the Compensation of Members of the Board of Directors/Trustees in GOCCs including GFIs", issued by then President Benigno Aquino III, and by GOCC Circulars (1) MC2016-01-Compensation Framework for GOCC Governing Boards and (2) Reissued Memorandum Circular No. 2012-02-Revised Interim Rules on Per Diem and Other Entitlements of Members of the Governing Boards of GOCCs covered by RA No. 10149.

The Bank's Corporate Secretary oversees the implementation of the ABIs of LANDBANK's Appointive Directors. Directors' attendance and actual performance in their designated committees are reported regularly to the LANDBANK Board.

Major Stockholders

LANDBANK is wholly (100%) owned by the National Government.

Term of Office of Board of Directors

Under GCG Memorandum Circular No. 2012-04 (re-issued), regardless of any conflicting rules in a GOCC's charter, the term of office of each Appointive Director shall be for one year, unless sooner removed for cause; provided, however, that the Appointive Director shall continue to hold office until his/her successor is appointed.

Board Meetings and Attendance

The schedule of Board of Directors' meetings is agreed upon at the end of the previous year. For 2025, this was during the Board meeting held on Dec. 18, 2024. In general, there are at least two meetings scheduled per month, held every second and fourth Wednesday, for a targeted total of 24 meetings per year. Changes to the schedule may be made to adjust to holidays, quorum availability, or to align with the Chairperson/Presiding Officer's schedule. Special meetings are also convened when necessary.

Vice President Atty. Myra-Lyn S. Peñalosa, who possesses extensive knowledge of laws, rules, and regulations concerning the Bank's corporate governance, served as Corporate Secretary from January to December 2025.

For 2025, the Board of Directors met 24 times, or 100% of scheduled meetings. The Non-Executive Directors and the Heads of the Internal Audit Group, Risk Management Group, and Compliance Management Group, along with the Resident Commission on Audit (COA) Representative, also met separately on Nov. 12, 2025, without the President and CEO present, in compliance with BSP and GCG requirements.

Director's Attendance to Board and Board-Level Committee Meetings (2025)

Name of Directors	Board Meeting (24 Meetings)		Corporate Governance Committee (CGCom) (5 Meetings)		Audit and Compliance Committee (ACCom) (12 Meetings)		Risk Oversight Committee (ROC) (12 Meetings)		Trust Committee (TrustCom) (4 Meetings)		Related Party Transactions Committee (RPTCom) (7 meetings)	
	Attended	%	Attended	%	Attended	%	Attended	%	Attended	%	Attended	%
Frederick D. Go[/1]	3 out of 3	100.00	N/A	-	N/A	-	1 out of 1[/2]	100.00	no meeting attended[/2]	-	1 out of 1	100.00
Ralph G. Recto[/3]	21 out of 21	100.00	N/A	-	N/A	-	5 out of 7[/4]	71.43	2 out of 2[/5]	100.00	4 out of 4	100.00
Conrado M. Estrella III	22	91.67	N/A	-	8	66.67	N/A	-	N/A	-	N/A	-
Bienvenido E. Laguesma	20	83.33	1 out of 4[/6]	25.00	N/A	-	N/A	-	0	0.00	N/A	-
Francisco P. Tiu Laurel Jr.	10	41.67	N/A	-	N/A	-	OB[/7]	-	3 out of 3[/8]	100.00	N/A	-
Lynette V. Ortiz	24	100.00	N/A	-	N/A	-	N/A	-	4	100.00	N/A	-
Virginia N. Orogo	24	100.00	5	100.00	12	100.00	2 out of 2[/9]	100.00	N/A	-	7	100.00
David D. Erro	24	100.00	5	100.00	12	100.00	2 out of 2[/9]	100.00	N/A	-	7	100.00
Gaudencio S. Hernandez, Jr.[/10]	21 out of 21	100.00	4 out of 4[/6]	100.00	10 out of 10[/6]	100.00	10 out of 10[/6]	100.00	N/A	-	N/A	-
Omar Byron T. Mier[/11]	20 out of 20	100.00	4 out of 4[/6]	100.00	10 out of 10[/6]	100.00	10 out of 10[/6]	100.00	N/A	-	N/A	-
Nancy D. Irlanda[/12]	3 out of 3	100.00	1 out of 1	100.00	N/A	-	2 out of 2	100.00	N/A	-	1 out of 1	100.00
Total number of meetings held during the year: 64												

[/1] Assumed the position effective Nov. 19, 2025
[/2] On Official Business on Dec. 12, 2025
[/3] Term ended on Nov. 18, 2025
[/4] On Official Business on Feb. 12, Jul. 18, and Sept. 17, 2025
[/5] On Official Business on Jul. 3, 2025
[/6] Designated as member of the committee effective Mar. 12, 2025 per Board Resolution No. 25-146: Reorganization of the Memberships for Board-Level Committees
[/7] On Official Business on Jan. 15 and Feb. 12, 2025; Cessation of membership in ROC effective Mar. 12, 2025 per Board Resolution No. 25-146
[/8] On Official Business on Sept. 30, 2025; Designated as member of TrustCom effective Feb. 26, 2025 per Board Resolution No. 25-122
[/9] Cessation of membership in the committee effective Mar. 12, 2025 per Board Resolution No. 25-146: Reorganization of the Memberships for Board-Level Committees
[/10] Assumed the position effective Feb. 13, 2025
[/11] Assumed the position effective Mar. 5, 2025
[/12] Term ended on Feb. 12, 2025

Board Materials

The Board Agenda focuses on strategic matters involving stakeholder interests, including risk appetite and key governance and operational concerns. Meeting materials, such as memos, letter-proposals, and presentation materials, must be forwarded to Board members at least three working days before the meeting, ensuring members have accurate information to make informed decisions on matters requiring their action.

Board-level Committees including Membership and Functions

as of December 31, 2025

Audit and Compliance Committee (ACCom)

Duties and Functions

The ACCom's primary purpose is to provide assistance to the LANDBANK Board of Directors in fulfilling its oversight responsibilities specifically:

1. For Internal Audit and Internal Control:

a. To oversee Senior Management in establishing and maintaining an adequate, effective, and efficient internal control framework; it shall ensure that systems and processes are designed to provide assurance in areas including reporting, monitoring compliance with laws, regulations and internal policies, efficiency and effectiveness of operations, and safeguarding of assets.

b. To oversee the internal audit function.

2. For Compliance:

a. To oversee the implementation of the Bank's Compliance Program.

b. b. To ensure that oversight on the Bank's Anti-Money Laundering and Combating the Terrorism and Proliferation Financing (AML/CTPF) compliance management is adequate.

Accomplishments of the ACCom

In 2025, the ACCom conducted twelve (12) meetings and actively discharged its oversight responsibilities over the Bank's internal audit, internal control, compliance, and AML/CTPF frameworks. The Committee reviewed and deliberated on significant audit, compliance, regulatory, and governance matters, monitored the implementation of approved plans and programs, assessed the results of assurance and compliance activities, and provided guidance on management actions to address identified risks, strengthen internal controls, and promote regulatory compliance.

During the year, the ACCom approved thirty (30) proposals and resolutions, comprising of twenty-one (21) internal audit matters and eight compliance-related matters. These included plans and programs, policy and framework enhancements, methodological improvements, and governance initiatives aimed at strengthening the effectiveness of the Bank's internal audit, compliance, risk management, and control processes, while supporting sound governance and regulatory compliance across the organization.

The Committee also reviewed periodic reports on the activities and performance of the Internal Audit Group and Compliance Management Group, including assurance and compliance results, remediation efforts, organizational independence, and other matters relating to governance, risk management, internal control, and regulatory compliance. Through these reviews, the ACCom provided strategic direction and independent oversight to help ensure that the Bank's governance, risk management, internal control, compliance, and AML/CTPF frameworks remain effective, responsive to emerging risks, and aligned with regulatory expectations and the Bank's risk profile. The Committee likewise monitored Management's progress in implementing agreed corrective actions and addressing significant audit and compliance issues.

As part of its commitment to continuous learning and effective oversight, Committee members participated in continuing professional education and briefing programs covering banking operations, internal audit, AML/CTPF, operational resilience, governance, sustainability, and emerging regulatory developments. These initiatives enhanced the Committee's capacity to provide informed oversight and strategic guidance on matters affecting the Bank's governance, risk management, internal control, and compliance environment.

The ACCom members have undergone briefing/orientation on the following topics as part of their continuing education:

(a) AGRISENSO Plus Lending Program
(b) Guidelines on Appraisal of Bank-Owned Properties, Collateral Properties, ROPA, Sales Contract Receivables, and Special Projects
(c) Briefer on the AC Com and IAG,
(d) Recovery Plan: Crisis Communication per Executive Order No. 31, s. 2023,
(e) Flowchart of Bank's Anti-Money Laundering Procedures
(f) Occupational Safety and Health
(g) Operational Resiliency in Internal Audit
(h) Regulatory Updates for GOCCs
(i) Environmental, Social, and Governance
(j) Operational Resiliency in Banking Workforce

This committee is composed of the following:

Chairperson	Dir. David D. Erro
Vice Chairperson	Dir. Gaudencio S. Hernandez, Jr.
Members	Dir. Virginia N. Orogo
	Dir. Omar Byron T. Mier
	Sec. Conrado M. Estrella III **Primary Alternate:** Usec. Napoleon U. Galit **Secondary Alternate:** Asec. Facundo O. Palafox V

The Committee meets at least once a month and held a total of 12 meetings in 2025.

Risk Oversight Committee (ROC)

Duties and Functions

The ROC shall be primarily responsible for:

1. Fulfilling statutory, fiduciary and regulatory responsibilities;

2. Advising the LANDBANK Board on the overall current and future risk appetite, oversee Senior Management's adherence to the risk appetite statement;

3. Ensuring alignment of risk management objectives with overall business strategies and performance goals;

4. Reporting on the state of the Bank's risk culture by developing and overseeing the Bank's risk management programs, which include the following:

   a. Overseeing the Bank's risk management framework

      1. Oversee the enterprise risk management framework and ensure periodic review of the effectiveness of the risk management systems and recovery plans

      2. Ensure that corrective actions are promptly implemented to address risk management concerns

   b. Overseeing adherence to risk appetite

      1. Ensure that the current and emerging risk exposures are consistent with the Bank's strategic direction and overall risk appetite;

      2. Assess the overall status of adherence to the risk appetite based on the quality of compliance with the limit structure, policies and procedures relating to risk management and control, and performance of management among others

   c. Overseeing the risk management function and approval of proposals regarding the Bank's enterprise-wide policies, procedures, and adoption of best practices relative to asset and liability management, credit, market, interest rate, liquidity and business operations risks, among others, ensuring that:

      1. risk management systems are in place;
      2. Limits/tolerance levels are observed;
      3. System of limits remain effective; and
      4. Immediate corrective actions are taken whenever limits are breached or whenever necessary.
      5. Ensuring compliance to written policies and procedures relating to the management of risks throughout the Bank;

      6. Overseeing the continuing education program to enhance its members' understanding of relevant regulatory and banking industry issues;

      7. Appointing/selecting, determining remuneration, and dismissing of the Chief Risk Officer (CRO). It shall also ensure that the risk management function has adequate resources and effectively oversee the risk taking activities of the Bank; and

   8. Ensure that appropriate records (e.g., minutes of meetings or summary of matters reviewed and decision taken) of their deliberations and decisions are maintained. Such records shall document the committee's fulfillment of its responsibilities and facilitate the assessment of the effective performance of its functions.

The ROC is composed of the following:

ROC Chairperson	Dir. Omar Byron T. Mier
ROC Vice-Chairperson	Sec. Frederick D. Go **Primary Alternate:** Treasurer Sharon P. Almanza **Secondary Alternate:** OIC-Deputy Treas. Ma. Nanette C. Diaz
Member/Independent Director	Dir. Gaudencio S. Hernandez, Jr.

The ROC meets at least once a month and held a total of 12 meetings in 2025.

The Committee has evaluated and approved **34 risk management policies** and guidelines, and has reviewed for notation/confirmation **118 regular** and **51 ad hoc risk management reports**, and issued a total of **203 ROC Resolutions.**

Major LANDBANK initiatives and new/enhanced guidelines approved by the ROC are as follows:

Market and Liquidity Risk Management
Revised Guidelines on Model Risk Management for Treasury Risk Models
Revised Guidelines on Model Risk Management for Treasury Risk Models version 2
Treasury Risk Limits for 2025
Revised Guidelines for the Preparation of the Funding/Deposit Concentration Monitoring Report
Fair Value Through Profit or Loss (FVTPL) Limits Adjustment for 2025
Review of the Recovery Plan for 2025
Maximum Cumulative Outflow (MCO) and Economic Value of Equity-at-Risk (EVEaR) Limit Adjustments for 2025
Liquidity Contingency Plan - version 12

Operational Risk Management
Revised Consumer Protection Risk Management System (CPRMS)
Revised Legal Risk Management Framework
Streamlining of Operational Stress Testing
Revised Guidelines on the Conduct of Business Continuity Risk Assessment (BCRA)
Revised Guidelines on Reporting and Monitoring of Operational Risk and Other External Events
Proposed Amendment to the Volume IV – Operational Risk Management Manual
Amendments in the Risk Management Program for LANDBANK Subsidiaries (RMPS) 2025
Guidelines on the Management and Administration of Back-up Sites
Reputational Risk Management Framework and General Policy (RRMFGP)
Self-Assessment Questionnaire on Operational Resilience Framework
Interim Guidelines on Operational Risk and Loss Database (ORLD) and Integration
Proposed Risk Management (RM) Culture Development Program
Enhanced LANDBANK Public Service Continuity Plan (PSCP)
2025 LANDBANK Risk Dictionary

Information Security & Technology Risk Management
InfoSec Awareness Calendar of Activities for CY 2025
Proposed Additional/Revised Metrics – Information Security Program
Proposed Revisions to Key Performance and Key Risk Indicators – Information Technology and Cyber Security Risk Management Oversight
Cybersecurity Awareness Month Celebration 2025
Proposed Revision to Key Performance and Key Risk Indicators

Other Items Approved by ROC
Review of RiskCom Charter
Roadmap for the Implementation of the LANDBANK Bankwide Model Risk Management (MRM)
2025 Internal Capital Adequacy Assessment Process (ICAAP) Document
Addendum to the MRM Framework
Amendments to the ROC Charter
Proposed Policy for Managing Congressional Invitations
Designation of Chief Risk Officer

The ROC completed its annual performance evaluation.

Trust Committee (TrustCom)

The TrustCom is primarily responsible for overseeing the fiduciary activities of the Trust Banking Group (TBG) and directly reports to the Board of Directors (BOD).

Duties and Functions

1. Ensures that fiduciary activities are conducted in accordance with applicable laws, rules and regulations, and prudent practices;
2. Ensures that policies and procedures that translate the BOD's objectives and risk tolerance into prudent operating standards are in place and continue to be relevant, comprehensive and effective;
3. Oversees the implementation of the risk management framework and ensures that internal controls are in place relative to the fiduciary activities;
4. Adopt an appropriate organizational structure/ staffing pattern and operating budgets that shall enable TBG to effectively carry out its functions;
5. Oversees and evaluates the performance of the Trust Officer;
6. Conducts regular meetings at least once every quarter, or more frequently as necessary, depending on the size and complexity of the fiduciary business; and
7. Regularly reports to the LANDBANK Board on matters arising from fiduciary activities.

This Committee is composed of:

Chairperson	Sec. Frederick D. Go **Primary Alternate:** Treasurer Sharon P. Almanza **Secondary Alternate:** OIC-Deputy Treasurer Ma. Nanette C. Diaz
Vice-Chairperson	President and CEO Lynette V. Ortiz
Members	Sec. Bienvenido E. Laguesma **Primary Alternate:** Usec. Benedicto Ernesto R. Bitonio, Jr. **Secondary Alternate:** Asec. Lennard Constantine C. Serrano
	Sec. Francisco P. Tiu Laurel, Jr. **Primary Alternate:** USec. Asis G. Perez **Secondary Alternate:** ASec. Paz J. Benavidez
	Vice President and Trust Officer: Atty. Mario S. Sabino, Jr.

For 2025, the Committee held a total of four meetings.

The Committee was able to **deliberate on and pass 44 resolutions** on important transactions and actions of the TBG.

Corporate Governance Committee (CGCom)

Duties and Functions

The CGCom has the following duties and functions:

1. Reviews and recommends the organizational structure of the Bank and its units;
2. Reviews and evaluates the qualification standards for all positions in the Bank;
3. Reviews and recommends the selection/ promotion of the officers as endorsed by the Selection Board II;
4. Ensures the Board's effectiveness and due observance of corporate governance principles and guidelines;
5. Oversees the periodic performance evaluation of the Board and its committees and executive management;
6. Conducts an annual self-evaluation of its performance;
7. Decides whether or not a Director is able to and has been adequately carrying out his/ her duties as Director bearing in mind the director's contribution and performance (e.g., competence, candor, attendance, preparedness and participation);
8. Adopts, proposes, and recommends to the Board such internal guidelines to address the competing time commitments encountered when Directors and other Bank officers serve on multiple boards;
9. Studies and recommends to the Board such policies regarding the continuing education of the Directors, assignment to Board Committees, succession planning for the senior officers and their remuneration commensurate with corporate and individual performance;
10. Decides the manner by which the Board's performance may be evaluated and proposes objective performance criteria to be approved by the Board;
11. Studies and recommends policies to ensure appropriate and effective management through organizational and procedural controls and independent audit mechanisms;
12. Promotes transparency and operational responsibility and accountability in a manner consistent with the Bank's vision, mission, strategic intent and operating values.
13. Oversees the continuing education program for the Board of Directors, ensures allocation of sufficient time, budget, and other resources for the continuing education of Directors, and draws on external expertise as needed; establishes and ensures effective implementation of policy for on-boarding/orientation program for first-time Directors and annual continuing education for all Directors;
14. Oversees the design and operation of the remuneration and other incentives policy, and ensures that the remuneration and other incentives policy is aligned with the operating and risk culture, as well as with the strategic and financial interest of the Operators of Payment System (OPS). This policy shall preserve the interest of the payment system where the OPS operates and comply with legal and regulatory requirements.

From Jan. 1 to Mar. 11, 2025, the Corporate Governance Committee is composed of three members, namely:

Chairperson	Dir. Virginia N. Orogo
Vice-Chairperson	Dir. Nancy D. Irlanda *(replaced by Dir. Gaudencio S. Hernandez, Jr. effective 13 February 2025)*
Member	Dir. David D. Erro

During the Mar. 12, 2025 Board meeting, the Board approved the Reorganization of the CGCom under Board Resolution No. 25-146, as follows:

Chairperson	Dir. Gaudencio S. Hernandez, Jr.
Vice-Chairperson	Dir. Omar Byron T. Mier
Members	Dir. Virginia N. Orogo
	Dir. David D. Erro
	Sec. Bienvenido E. Laguesma **Primary Alternate:** Usec. Benedicto Ernesto R. Bitonio, Jr. **Secondary Alternate:** Asec. Lennard Constantine C. Serrano

Per its Charter, the CGCom has to meet at least once every quarter of every year. It held a total of five meetings in 2025.

The CGCom **issued 28 resolutions** which tackled the Results of the Performance Rating System, Reorganization of the Memberships for Board-Level Committees, Amendments to the LANDBANK Corporate Governance Committee Charter, Organizational Changes, Hiring and Promotions of Senior Officers, Discussion on Compensation and Position Classification System II, and LANDBANK Succession Plan 2025.

Related Party Transactions Committee (RPTCom)

Duties and Functions

1. Evaluates on an ongoing basis existing relations between and among businesses and counterparties to ensure that:
   a. all related parties (RPs) are continuously identified and recorded;
   b. all material related party transactions (RPTs) are vetted, recorded, and monitored;
   c. all pertinent changes in relationships with counterparties are monitored and captured; and
   d. all RPs, RPTs, and changes in relationships with counterparties are reflected in relevant reports submitted to the Board and regulators/ supervisors.
2. Evaluates all material RPTs to ensure that these are not undertaken on more favorable economic terms to such RPs than similar transactions with non-RPs under similar circumstances and that no Bank resources are misappropriated or misapplied, and to determine any potential risk issues that may arise as a result or in connection with the transaction;
3. Ensures that appropriate disclosure is made, and/or information is provided to regulating and supervising authorities relating to the Bank's RPT exposures, and policies on conflicts of interest or potential conflicts of interest;
4. Reports to the Board of Directors on a quarterly basis the status and aggregate exposures to each related party as well as the total amount of exposures to all related parties;
5. Ensures that RPTs, including write-off of exposures, are subject to periodic independent review or audit process;
6. Oversees the implementation of the system for identifying, monitoring, measuring, controlling, and reporting RPTs, including the periodic review of the Bank's RPT policies and procedures;
7. Performs other activities which the Committee deems appropriate as necessary and desirable for the performance of its duties and functions under its Charter, as well such other responsibilities which the Board may assign to the Committee from time to time;
8. Reports regularly to the Board of Directors, through the RPTCom's Chairperson, its activities, issues and related recommendations;
9. Obtains any information and/or training needed to enhance the Committee members' understanding/competence;
10. Reviews and updates the RPT Com Charter at least annually or whenever there are significant changes, and endorse the same to the Board of Directors for approval;
11. Conducts annual self-assessment of the Committee's performance including its effectiveness and compliance with the RPTCom Charter;

This Committee is composed of:

Chairperson	Dir. Virginia N. Orogo
Vice-Chairperson	Dir. David D. Erro
Members	Sec. Frederick D. Go **Primary Alternate:** Treasurer Sharon P. Almanza **Secondary Alternate:** OIC-Deputy Treasurer Ma. Nanette C. Diaz

The Committee shall meet at least four times a year. For 2025, it was able to hold a total of seven meetings.



In 2025, the RPTCom has vetted and **deliberated a total of 15 material RPTs**, particularly, **six loan transactions**, **one procurement transaction**, **two donations, four other transactions, and two write-offs**.

The LANDBANK Board has:

Approved four reports on Material RPTs;

Confirmed four reports on Non-Material RPTs; and

Noted four reports on the status and aggregate exposures on RPs.

For more details on the Overarching Policy and Procedures for Managing Related Party Transactions (RPTs), please refer to page 167 under Related Party Transactions.

Risk Management

Risk management strategically stands on equal footing with LANDBANK's business objectives. The Bank maintains a robust risk management framework, supported by comprehensive policies and internal controls, continuously reviewed and enhanced with the active guidance of the LANDBANK Board of Directors, the Risk Oversight Committee (ROC), and Senior Management.



LANDBANK's core risk philosophy is anchored on balancing risk and reward, maximizing business opportunities while operating within defined risk thresholds and minimizing losses beyond its appetite. Risk management is embedded across all business processes, ensuring risk-taking activities align with the Bank's risk appetite and strategic goals.

Together with internal audit and compliance, risk management forms a triad of control functions that reinforce LANDBANK's corporate governance, ensuring a holistic approach to risk oversight and strengthening the Bank's commitment to sound risk management practices.

Audit engagement results disclosed that the Bank's overall internal control, risk management, and compliance processes provide reasonable assurance that operating objectives are met in: (1) efficiency and effectiveness of operations; (2) reliability, timeliness, and transparency of internal and external information; and (3) compliance with laws, regulations, bank policies, and contracts.

The Bank's risk management approach is governed by a Board-approved Risk Governance Framework, aligned with LANDBANK's purpose, goals, and core values, promoting a proactive, integrated approach that moves away from siloed practices. Risk oversight is implemented across all levels of the organization, with active participation from the Board, Senior Management, business units, and LANDBANK Subsidiaries.

Risk management is executed across three levels:

Strategic Level:
The LANDBANK Board, through the ROC and Senior Management, provides enterprise-wide oversight. This includes the formulation, approval, and periodic review of the risk management framework, policies, strategies, internal controls, and systems. Strategic-level monitoring informs decision-making and ensures the effectiveness of operational, financial, and compliance controls.

Portfolio Level:
Groups and Departments are responsible for implementing risk policies and monitoring for potential breaches. The Risk Management Group (RMG) evaluates risk reports submitted by risk-taking units and recommends policy enhancements or corrective actions for risks that exceed the resolution capacity of the originating units.

Transactional Level:
Authorized Risk Takers (ARTs), serving as the first line of defense, are directly involved in executing risk policies and procedures. They manage risk events in real time and escalate unresolved issues—such as policy breaches or procedural infractions—to their respective Department or Group Heads for appropriate action.

LANDBANK ensures that the Bank remains resilient and aligned with its strategic vision, while safeguarding stakeholder interests and maintaining regulatory compliance.

Risk Governance and Management Overview

LANDBANK maintains an integrated, enterprise-wide risk management (ERM) framework aligned with regulatory standards and global best practices, ensuring proactive identification, assessment, control, and monitoring of both traditional and emerging risks.

Key Developments and Results:

Board and Committee oversight: The Board of Directors and Senior Management provide active risk governance, with the Risk Oversight Committee (ROC) evaluating risk exposures and reinforcing a strong risk culture aligned with sustainability and strategic goals.

Risk Appetite Statement (RAS): Regularly reviewed and updated, incorporating quantitative and qualitative parameters to support strategic decision-making and capital allocation.

Risk monitoring tools: Stress testing, scenario analysis, and key risk indicators (KRIs), supported by timely, accurate risk reporting.

Three Lines of Defense: Embedded across the organization, with clearly defined roles among business units, risk and compliance functions, and internal audit to ensure effective checks and balances.

LANDBANK Group-wide oversight: Extended to subsidiaries and the Trust Banking Group through the Risk Management Program for Subsidiaries (RMPS), ensuring consistent risk management practices across the organization.

Internal Capital Adequacy Assessment Process (ICAAP)

LANDBANK's 2025 ICAAP affirms the Bank's financial strength through a forward-looking, enterprise-wide assessment of capital adequacy against prevailing and emerging risks.

Key Developments and Results:

The Bank remains well-capitalized under normal operating conditions, with capital ratios projected to stay above internal and regulatory minimums, reflecting prudent capital management and disciplined risk-taking.

Credit risk remains the primary driver, reflecting core lending activities; market and operational risks stay within established limits, while liquidity, interest rate, concentration, compliance, and environmental and social risks are integrated into capital planning.

Comprehensive stress testing and scenario analysis assessed the Bank's resilience under adverse conditions. Results show that while potential shocks may pressure capital levels, the Bank maintains robust capital buffers and well-defined recovery strategies to ensure continued regulatory compliance.

Anchored on a defined risk appetite framework, the ICAAP uses early warning indicators for proactive capital management and headroom for growth, underscoring LANDBANK's strong capital position and ability to balance financial stability with sustainable development.

Credit Risk Management

Credit risk arises from a counterparty's failure to meet contract terms with the Bank. It is not limited to the loan portfolio but is found wherever success depends on counterparty, issuer, or borrower performance, arising whenever the Bank's funds are extended, committed, invested, or otherwise exposed through actual or implied contractual agreements. While the loan portfolio is the major source of credit risk, other sources exist throughout the Bank's activities, including the banking and trading books and on- and off-balance sheet transactions.

Maximum Credit Risk Exposure

The table below shows LANDBANK's maximum exposure to credit risk, before and after considering eligible collateral held or other credit enhancements.

On-Balance Sheet (BS) Items	2025 (In P million)							
	CEA	0%	20%	50%	75%	100%	150%	TOTAL
Cash on Hand	59,450	59,450	0	0	0	0	0	59,450
Checks & Other Cash Items (COCI)	7	0	7	0	0	0	0	7
Due from Bangko Sentral ng Pilipinas (BSP)	191,978	191,978	0	0	0	0	0	191,978
Due from Other Banks	15,095	0	88	14,991	0	17	0	15,096
Debt Securities Designated at FVTPL	16	0	0	0	0	16	0	16
Other Financial Assets Mandatorily Measured at FVPL	0	0	0	0	0	0	0	0
Financial Assets at FVOCI	786,643	698,735	22,508	53,812	0	11,588	0	786,643
Debt Securities at Amortized Cost	695,345	673,882	3,769	17,694	0	0	0	695,345
Loans & Receivables	1,201,425	0	14,740	42,736	62,214	1,044,384	37,351	1,201,425
1. Interbank Loans Receivables	79,012	0	14,431	22,082	0	42,474	25	79,012
2. Loans & Receivables - Others	1,122,413	0	309	20,654	62,214	1,001,910	37,326	1,122,413
a. Non-defaulted exposures	1,077,260	0	309	20,654	62,214	993,461	623	1,077,261
a.1. Sovereign Exposures	0	0	0	0	0	0	0	0
a.2. LGUs and Public Sector Entities	105,338	0	0	0	0	105,338	0	105,338
a.3. Government Corporation	1,689	0	0	0	0	1,689	0	1,689
a.4. Corporates	803,155	0	0	0	0	803,155	0	803,155
a.5. Microfinance/ Small and Medium Enterprises	63,674	0	309	0	62,214	529	623	63,675
a.6. Loans to individuals for Housing Purposes	21,316	0	0	20,654	0	662	0	21,316
a.7 Loans to Individuals	82,088	0	0	0	0	82,088	0	82,088
b. Defaulted Exposures	45,153	0	0	0	0	8,450	36,704	45,154
b.1. Housing Loans	8,450	0	0	0	0	8,450	0	8,450
b.2. Other than Housing Loans	36,704	0	0	0	0	0	36,704	36,704
Other Loans and Receivables[1]	300,022	291,582	0	8,440	0	0	0	300,022

[1]*Arising from Repurchase Agreements, Certificates of Assignment/Participation with Recourse, and Securities Lending and Borrowing Transactions*

On-Balance Sheet (BS) Items	2025 (In P million)							
	CEA	0%	20%	50%	75%	100%	150%	TOTAL
Sales Contract Receivable (SCR)	1,481	0	0	0	0	737	744	1,481
Real & Other Properties Acquired (ROPA)	14,950	0	0	0	0	0	14,950	14,950
Total Exposures Excluding Other Assets	3,266,414	1,915,628	41,112	137,673	62,214	1,056,741	53,046	3,266,414
Other Assets	106,658	442	0	0	0	106,216	0	106,658
Total Exposures, Including Other Assets	3,323,070	1,916,069	41,112	137,672	62,214	1,112,957	53,046	3,323,070
Total On-BS RWA not covered by CRM	0	0	8,222	68,836	46,660	1,112,957	79,569	1,316,244
Total On-BS RWA covered by CRM	0	0	10	0	0	0	0	10
Total On-BS RWA	0	0	8,232	68,836	46,660	1,162,957	79,569	1,366,254

Off-Balance Sheet (BS) Items	2025 (In P million)							
	CEA	0%	20%	50%	75%	100%	150%	TOTAL
A. Direct credit substitutes	2,161	0	0	54	0	2,107	0	2,161
Risk-weighted amount	0	0	0	27	0	2,107	0	2,134
B. Transaction-related contingencies	79,136	11,100	0	0	0	68,036	0	79,136
Risk-weighted amount	0	0	0	0	0	68,036	0	68,036
C. Trade-related contingencies	6,384	0	0	5,516	0	868	0	6,384
Risk-weighted amount	0	0	0	2,758	0	868	0	3,626
D. Other commitments	0	0	0	0	0	0	0	0
Risk-weighted amount	0	0	0	0	0	0	0	0
Total Off-BS Exposure	87,681	11,100	0	5,570	0	71,011	0	87,681
Total Off-BS RWA	0	0	0	2,785	0	71,011	0	73,796
Counterparty RWA in the Trading Book	CEA	0%	20%	50%	75%	100%	150%	TOTAL
Exchange Rate Contracts	2,558	1,274	33	74	0	1,177	0	2,558
Risk-weighted amount	-	0	7	37	0	1,177	0	1,221
TOTAL RWA	-	0	7	37	0	1,177	0	1,221
Counterparty RWA in the Banking Book	FAIR VALUE	0%	20%	50%	75%	100%	150%	TOTAL
Exchange Rate Contracts	5,949	0	650	5,298	0	0	0	5,949
Risk-weighted amount	0	0	130	2,649	0	0	0	2,779
Less: General Loan Loss Provision (in excess of the amoun permitted to be included in Tier 2)								408
TOTAL RWA	**-**	**-**	**8,369**	**74,307**	**46,660**	**1,185,146**	**79,569**	**1,443,643**

CEA: Credit Equivalent Amount; CRM: Credit Risk Mitigant; RWA: Risk-Weighted Assets; CRWA: Credit Risk-Weighted Assets

Credit Exposures and Credit-Related Commitments

As of Dec. 31, 2025, LANDBANK's Gross Loans and Receivables (GLR), based on the Consolidated Capital Adequacy Ratio, amounted to **P1,201,425 million**, net of credit risk mitigation, which consists mainly of prime collaterals such as deposit holdouts, government securities (GS), and sovereign guarantees.

Exposure Category	Amount (P million)	Share
Corporates	803,155	66.85%
LGUs and Public Sector Entities	105,338	8.77%
Loans to Individuals	82,088	6.83%
Microfinance/MSMEs	63,675	5.30%

The Parent also holds Interbank Loans Receivable of P79,012 million, classified under Loans and Receivables, along with substantial receivables from Repurchase Agreements, Certificates of Assignment/ Participation with Recourse, and Securities Lending and Borrowing Transactions totaling P300,022 million.

On the other hand, the Parent has P87,681 million in outstanding Off-Balance Sheet Exposures, primarily composed of general guarantees of indebtedness (e.g., financial standby letters of credit, both domestic and foreign), performance bonds, and warranties related to specific transactions, as well as contingencies from the movement of goods and trust transactions.

Outstanding derivative exposures are primarily composed of over-the-counter foreign exchange contracts, reflecting the Bank's measured approach to managing market risk.

Total counterparty exposures from derivatives and fair value through other comprehensive income (FVOCI) instruments stood at P8,507 million, broken down as follows:

- P5,949 million under the Banking Book
- P2,558 million under the Trading Book

These exposures cover OTC derivatives, particularly exchange rate contracts, as well as financial assets measured at FVOCI.

The Bank's counterparty credit risk-weighted assets (RWA) amounted to P4,000 million, consisting of:

- P1,221 million from Trading Book exposures
- P2,779 million from Banking Book exposures

In addition, Off-Balance Sheet (Off-BS) exposures generated total RWA of P73,796 million, largely driven by transaction-related and trade-related contingencies.

The Bank's Total Credit Risk-Weighted Assets (RWA) reached P1,393.14 billion, representing 87.14% of the Aggregate RWA of P1,598.75 billion. This maintained a robust and well-capitalized balance sheet while supporting inclusive and sustainable development.

Management of Credit Risk

LANDBANK's credit risk management framework is designed to safeguard the Bank against financial losses arising from the failure of borrowers or counterparties to fulfill their contractual obligations. This involves the systematic identification, measurement, monitoring, and control of actual and potential credit losses, supported by the implementation of appropriate risk mitigation strategies and exposure limits. These measures ensure that credit risk remains within the Bank's defined risk appetite, aligned with its lending programs and strategic objectives.

LANDBANK's credit risk management framework is designed to safeguard the Bank against financial losses arising from the failure of borrowers or counterparties to fulfill their contractual obligations.

The Bank manages credit risk at both the portfolio and transactional levels, including the interrelationship of credit risk with other risk types. This holistic approach is a cornerstone of LANDBANK's enterprise risk management and is vital to its long-term financial stability.

Credit risk oversight is governed by a structured framework approved by the LANDBANK Board, encompassing policies and procedures for risk identification, assessment, control, and monitoring. Credit applications undergo a rigorous approval process through designated loan approving levels, which may escalate to the Credit Committee, the Investment and Loan Committee (ILC), or the LANDBANK Board, depending on the nature and amount of the transaction. This process also includes the evaluation of proposed remedial actions to support the recovery of distressed accounts.

To support consistent and informed decision-making, the Bank has institutionalized a comprehensive set of credit policies through the issuance of Credit Manuals, Credit Policy Issuances (CPIs), and Credit Bulletins (CBs). The Credit Risk Management Department, serving as the Bank's middle office for credit risk, is responsible for credit risk oversight, borrower risk rating, and portfolio risk measurement.

To maintain the quality of its loan portfolio, LANDBANK conducts regular Expected Credit Loss (ECL) calculations, ensuring accurate loan classification and the appropriate setting of valuation reserves. As of December 31, 2025, the Bank's net Non-Performing Loans (NPL) stood at P41.44 billion, representing 2.47% of the total loan portfolio of P1,676.37 billion.

Credit Risk on Investments

In compliance with Philippine Financial Reporting Standards (PFRS) 9, LANDBANK adopts a forward-looking, parameter-based ECL approach to assess impairment across its treasury exposures. This methodology enhances the Bank's ability to proactively manage credit risk by incorporating future economic conditions into loss estimation.

The ECL framework is applied to the following financial instruments:

- Debt instruments measured at amortized cost
- Debt instruments measured at fair value through other comprehensive income
- Balances due from Bangko Sentral ng Pilipinas (BSP) and other banks

ECL measurement begins with an initial credit risk assessment conducted on a per-security basis. If a financial instrument has not experienced a significant increase in credit risk (SICR) since initial recognition

or is considered to have low credit risk, the Bank estimates credit losses based on possible default events within the next 12 months. However, if SICR is identified, the ECL is calculated based on all possible default events over the expected life of the instrument.

This forward-looking approach ensures that LANDBANK maintains a prudent and responsive credit risk management posture, aligned with international standards and regulatory expectations.

Assessment of ECL for Treasury Exposures

To ensure timely identification of significant increases in credit risk, the Bank segments its credit exposures into groups that share similar risk characteristics. Segmentation is based on instrument type, product terms and conditions, and industry or market segment.

Treasury exposures are categorized into:

- Due from BSP and Securities Purchased under Resell Agreements (SPURA)
- Due from Other Banks (DFOB), Interbank Loans and Receivables
- Debt Investments at Fair Value through Other Comprehensive Income
- Financial Assets at Amortized Cost

Each financial instrument undergoes an individual security-level assessment to determine its credit risk classification. Based on this evaluation, the Bank determines whether the instrument is subject to 12-Month ECL or Lifetime ECL. A financial instrument is considered to have experienced a SICR if:

1. Its credit rating is downgraded from investment grade to speculative/non-investment grade, or
2. It is downgraded by at least two rating grades.

Treasury exposures are classified as default upon the occurrence of any of the following:

- The credit obligation is deemed non-performing
- The borrower is placed in bankruptcy, found insolvent, or has ceased operations
- The Bank sells the credit obligation at a material credit-related loss
- If any credit obligation of a borrower is considered in default, all obligations of that borrower with LANDBANK are likewise classified as in default

This structured approach ensures that LANDBANK maintains a robust and responsive credit risk management system, aligned with international standards and regulatory expectations.

A. Staging Assessment

Treasury exposures shall be classified into the following stages:

Stage	Characteristics	ECL Assessment
Stage 1	Credit exposures with no significant increase in credit risk since initial recognition, with low credit risk, or with external credit rating of investment grade	12-month
Stage 2	Credit exposures with significant increase in credit risk since initial recognition as follows: 1. exposures with external credit rating downgraded from investment grade to speculative/non-investment grade; or 2. exposures with risk ratings downgraded by at least two rating grades	Lifetime
Stage 3	Credit exposures with objective evidence of impairment or has defaulted	Lifetime

B. ECL Parameters and Methodologies

The ECL is determined by the following parameters:

1. **Exposure at Default (EAD)** is defined as the total credit exposure to a counterparty at the time of default. LANDBANK used outstanding balances of credit exposures as of cut-off date plus accrued interest receivables.

2. **Probability of Default (PD)** is the likelihood that the counterparty will default over a certain time horizon. It does not depend on the transaction but on the counterparty's characteristics. The Bank follows the following hierarchy to estimate the PD:

    a. **Internal Credit Risk Rating** - PD is estimated based on issuer/borrower rating grade produced by internal rating models.

    b. **External Credit Risk Rating** - PD is based on issue/issuer rating grade provided by external ratings agencies. PD Estimation already incorporates any Forward-Looking Overlays.

    c. **External Credit Rating for Benchmark/ Comparable Companies** - PD is based on issuer rating grade of benchmark or comparable companies. The methodology used in determining the ratings of benchmark companies is either based on Bloomberg peers or industry average.

    d. **Credit Default Swaps Spread Curves**

3. **Loss Given Default (LGD)** is the assigned loss estimate when a counterparty has defaulted, after all recoveries are considered. It depends on the transaction, not on the counterparty. It is computed as one less recovery rate. LGD estimation for treasury exposures follows the same hierarchy used for PD estimation.

Investments in peso-denominated debt securities issued by the Philippine Government or BSP are considered to have low credit risk and carry zero ECL.

Credit Risk Rating

The Credit Risk Engine System (CRES) is the Bank's primary platform for the automated development of statistically based credit rating models. These models are instrumental in evaluating borrower creditworthiness and supporting sound credit decision-making.

The Bank advanced its adoption of applicable banking regulations and global best practices by continuously refining the CRES scoring facility. This supports LANDBANK's strategic goal of maintaining a resilient and data-driven credit risk management framework.

The following credit scoring models have been developed and implemented using CRES:

- Application Scoring Model for Salary Loan Availers
- Behavioral Scoring Model for Local Government Units (LGUs)
- Behavioral Scoring Model for Micro, Small, and Medium Enterprises (MSMEs)
- Behavioral Scoring Model for Large Enterprises
- Behavioral Scoring Model for Cooperatives
- Application Scoring Model for Credit Card Applicants
- Behavioral Scoring Model for Partner Financial Institutions (PFIs)

In parallel, LANDBANK utilizes internally developed expert-based credit rating systems for specialized segments, including universal banks, commercial banks, offshore banks, housing loans, vehicle loans, and small business loans.

Credit Risk Monitoring

LANDBANK maintains a reporting system to keep the Board and Senior Management consistently informed of credit quality, for both individual accounts and the overall loan portfolio, using key asset quality indicators such as past-due ratio, NPL ratio, level of non-performing assets, coverage ratio, and concentration risk.

The Bank closely monitors breaches in regulatory and internal limits, potential credit risk exposures, restructured loans, sector-specific concentrations such as real estate, adverse news, credit migration trends, large exposures and single borrower limits, DOSRI loans, and ECL calculations.

Compliance with regulatory stress testing requirements, including the Uniform Stress Testing and the Real Estate Stress Test (REST), is also rigorously tracked. Oversight of these areas is conducted by the ILC and the ROC, ensuring appropriate governance and risk mitigation to uphold the Bank's financial soundness and regulatory compliance.

Collateral and Other Credit Enhancements

LANDBANK adheres to a cash flow-based lending philosophy, where the borrower's repayment capacity is the primary consideration in credit evaluation. Collateral is not the principal basis for granting credit but serves as a secondary measure to mitigate credit risk, with the type and amount required determined through a holistic, prudent credit assessment aligned with the Bank's risk appetite and regulatory standards.

When collateral is deemed necessary, the Bank thoroughly evaluates its enforceability, realizable value, and marketability. Guidelines on the acceptability and valuation of collateral types are outlined in the Bank's Credit Manual and Credit Policy Issuances (CPIs).

LANDBANK primarily accepts holdout on deposits, government securities, real estate mortgages, and chattel mortgages as collateral, and also recognizes government guarantees, cross suretyship from corporations, and other eligible third-party guarantees as valid credit enhancements.

For agricultural and agriculture-related loans, which are particularly vulnerable to climate and weather-related risks, borrowers are encouraged to secure crop insurance guarantees and other risk transfer mechanisms, helping safeguard both the borrower and Bank from potential losses due to environmental disruptions.

Credit Stress Test

LANDBANK regularly conducts stress testing on individual large exposures and its overall loan portfolio to assess the potential impact of plausible, high-probability risk events. These scenarios, developed using documented assumptions, evaluate the magnitude of impact on key financial indicators, including the loan portfolio, Credit Risk-Weighted Assets (CRWA), and the CET1 ratio.

LANDBANK also performs targeted loan portfolio assessments to determine the effects of specific events and government regulations on asset quality metrics, including the past-due ratio and CET1 ratio, providing insights into the Bank's risk exposure and informing strategic decision-making.

In addition to internal stress scenarios, the Bank complies with prescribed regulatory stress tests, such as the Uniform Stress Testing and the REST, to align with supervisory expectations and industry standards.

LANDBANK also performs targeted loan portfolio assessments to determine the effects of specific events and government regulations on asset quality metrics, including the past-due ratio and CET1 ratio, providing insights into the Bank's risk exposure and informing strategic decision-making.

Results of all stress testing activities, along with corresponding action plans, are escalated to the ILC and the ROC for review, ensuring LANDBANK remains proactive in managing credit risk and maintaining financial resilience under varying economic conditions.

Market Risk Management

LANDBANK is exposed to market risks arising from both its trading and non-trading banking activities, stemming from market-making and position-taking in government securities, debt instruments, equities, foreign exchange (FX), and other instruments. The Bank also engages in derivatives, such as currency swaps and forwards, primarily to manage FX exposures; while some derivatives are embedded in financial contracts, their volume remains relatively insignificant.

To manage market risk, the Bank employs quantitative tools including risk sensitivities, Value-at-Risk (VaR), stress testing, CET1 ratio, and capital adequacy metrics. Market risk limits for each trading portfolio are defined and approved by the Board, the ROC, and the Asset and Liability Committee (ALCO). The Treasury and Investment Banking Sector (TIBS), through its Financial Markets Group (FMG) and Asset and Liability Management Group (ALMG), conducts risk-taking activities within these limits, escalating breaches to Senior Management for appropriate action.

To control potential losses, the Bank activates a loss alert mechanism when trading losses reach predefined thresholds. Daily monitoring of trading positions ensures adherence to VaR and Stop Loss limits, with position limits subordinated to these controls. The Bank also uses Modified Duration to assess the interest rate sensitivity of its bond portfolio. LANDBANK's subsidiaries independently manage their respective market risk exposures.

Market Risk Weighted Assets

As of Dec. 31, 2025, the LANDBANK's Total Market RWA stood at P13,529 million, broken down as follows:

Particulars	Amount (In P million)
Interest Rate Exposure	1,835
Equity Exposure	1,956
FX Exposure	3,687
Options	6,051
Total Market RWA	13,529



The Total Market RWA represents
0.83%
of the Bank's Aggregate RWA (with relief) of
P1,622,300 million

Managing Market Risk Components

Market risk is associated with earnings arising from changes in interest rate, FX rates, equity and in their implied volatilities. Market risk arises in trading as well as non-trading portfolios.

The Bank manages the following key market risk components using its internal risk mitigation techniques:

1. Interest Rate Risk in the Trading Book

Interest rate risk represents exposures to instruments whose values vary with the level or volatility of interest rates as a result of market making and portfolio taking. LANDBANK continues to manage interest rate risk in trading activities through factor sensitivities and the use of VaR and stress testing. Peso-denominated Debt Securities (Peso Debt) and Foreign-denominated Debt Securities (FS) are subject to daily mark-to-market and controlled through market risk limits.

The Foreign Exchange Risk in Foreign Securities is accounted under FX Risk Management.

2. Equity Price Risk Management

LANDBANK is exposed to equity price risk resulting from changes in the levels of volatility of equity prices, which in turn affect the value of equity securities and impacts on profit and loss of the Bank. Equities are subject to daily mark-to-market and controlled through market risk limits.

3. FX Risk Management

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in FX rates. Using the Philippine peso as the functional currency, the Bank monitors daily the currency positions to ensure that these are within established limits.

Market Risk Measurement and Validation Tools

1. Value-at-Risk (VaR)

VaR is a statistical approach for measuring the potential variability of trading revenue. It is used to measure market risk in the trading book under normal conditions, estimating the potential range of loss in the market value of the trading portfolio, over a one-day period, at 99.0% confidence level, assuming a static portfolio.

The Bank uses the Historical Simulation Model in computing VaR of Equities, FS, Peso Debt, and FX trading portfolios as well as FX Net Open Position which is acceptable to BSP. Moreover, the Bank continuously pursues initiatives to improve its processes.

The VaR both at portfolio and across portfolio level are monitored. Daily VaR calculations are compared against VaR limits which is the monetary amount of risk deemed tolerable by Management. The Bank also determines Diversified VaR that takes into account the diversification effect in which all losses in all securities in a portfolio are imperfectly correlated.

2. Stress Test

Risk management models have recently become the main focus of risk management efforts in the banking industry where banking activities are exposed to changes in fair value of financial instruments. However, the Bank believes that the statistical models alone do not provide a reliable method of monitoring and controlling risk because these models, while relatively sophisticated, have several known limitations; at the same time, do not incorporate the potential loss caused by very unusual market events. Thus, the VaR process is complemented by stress testing to measure this potential risk.

Stress Test is a risk management tool used to determine the impact on earnings and capital of market movements considered "extreme", i.e., beyond "normal" occurrence. The Bank utilizes Stress Tests to estimate possible losses which the VaR does not capture.

The Bank's Market Risk Stress Test analyzes the impact of major risks that emerge out of the different scenarios, considering adverse and probable risk events, on activities related to Treasury's trading and investment portfolios. This seeks to establish how far the Bank can absorb certain levels of stress, to explore the events that could cause a significant impact to the Bank and to assess its vulnerabilities and capability to deal with shocks such as price risk, interest rate risk, and FX risk.

3. Model Validation

a. Back-testing

LANDBANK adopts back-testing as the basic technique in verifying the quality of risk measures used by comparing actual trading results with model-generated risk measures.

Under the back-testing process, an exception occurs if mark-to-market (MTM) and trading loss exceeds the result of the model-generated risk measure. The number of exceptions is noted and the model is classified into one of the three zones as follows:

Zone classification	Number of exceptions
Safe/green zone	0-4
Non-conclusive/ yellow zone	5-9
Problematic/red zone	10 or more

Back-testing results are presented to the ALCO and the ROC which examine the actual performance of portfolios against VaR measures to assess model accuracy and to enhance the risk estimation process in general.

b. Model Review

Risk models used in managing market risk are subjected to model review being done by the Risk Modeling and Quantitative Analytics Unit (RMQAU) of Market and Liquidity Risk Management Department (MLRMD), while Internal Audit Group (IAG) is tasked to do model audits of risk management models.

Liquidity Risk Management

The Bank's liquidity risk management (RM) process is consistent with its general RM framework, covering risk identification, measurement, monitoring, and control. Governing policies and procedures are regularly reviewed and endorsed by ALCO and ROC for approval by the LANDBANK Board. The Bank's liquidity policy is to maintain fund availability and remain able to meet all obligations in the normal course of business.

The Bank assesses liquidity risk from both market and funding perspectives. Trading or market liquidity risk is the inability to unwind positions created from markets, exchanges, and counterparties due to temporary or permanent factors, or the risk that the Bank cannot easily offset or eliminate a position at market price due to inadequate market depth or market disruption.

Funding liquidity risk is the risk that the Bank cannot efficiently meet expected and unexpected cash flow and collateral needs without affecting daily operations or its financial condition. This is monitored and controlled through the classification of asset and liability maturities across time bands and functional currencies, reflected in the Liquidity Gap Report (LGR).

The LANDBANK Board exercises oversight through ROC and has delegated the responsibility of managing the overall liquidity of the Bank to the ALCO. The ALCO and the TIBS are responsible for the daily implementation and monitoring of relevant variables affecting the Bank's liquidity position. The ALCO reviews the assets and liabilities position on a regular basis and, in coordination with the TIBS, recommends measures to promote diversification of its liabilities according to source, instrument and currency to minimize liquidity risks resulting from concentration in funding sources.

The Risk Management Group, through the Market and Liquidity Risk Management Department (MLRMD), oversees monitoring of the Bank's liquidity risk positions, ensuring timely reports to ALCO and ROC.

The Bank performs comprehensive liquidity risk measurement and control using the LGR, covering the bank-wide balance sheet. Risk models used in liquidity RM are subject to model validation by MLRMD's Risk Modeling & Quantitative Analytics Unit (RMQAU) and model audit by the IAG.

Liquidity Risk Measurement

The Bank manages the liquidity risk using the following tools:

1. Liquidity Gap Report

The Bank conducts liquidity gap analysis using the LGR. This risk measurement tool is used in identifying the current liquidity position and the Bank's ability to meet future funding needs. It categorizes balance sheet items according to cash flows from the Bank's assets and liabilities to determine any future mismatch such as long-term assets growing faster than long-term liabilities.

MLRMD reports RBU (Peso and Foreign Exchange (FX) Regular), Foreign Currency Deposit Unit (FCDU), and Solo (Parent) LGR on a monthly basis to ALCO and ROC, respectively. Parent and Financial Allied Subsidiaries LGR is reported on a quarterly basis.

The following behavioral assumptions are used in measuring the Bank's liquidity gap:

- **Non-Maturing Deposits (NMDs):** Using historical balances of NMD accounts, a behavioral analysis is conducted to determine the rate of deposit outflow per time bucket. The calculated deposit run-off rates are the basis for the withdrawal pattern or actual behavior of NMDs.
- **Term Deposits (TDs):** TDs are bucketed based on contractual maturity with run-off assumption on the balance sheet. A behavioral analysis is conducted to approximate the early termination rate based on historical deposit data. The early termination rate is used to estimate the amount of deposit that will be withdrawn before its maturity.
- **Fixed Rate Loans:** A behavioral analysis is conducted to estimate the percentage of loan balance that is likely to repay before the due date.

The Bank conducts regular stress testing and scenario analysis to further assess the Bank's vulnerability to liquidity risk. This activity supplements the risk models used by the Bank which simulates various probable to worst-case scenarios happening in the industry that would affect LANDBANK.

- **Drawing Pattern of Credit Lines and Credit Cards:** A behavioral analysis conducted to capture and estimate the drawing pattern for credit cards and credit line products.

As of Dec. 31, 2025, the Bank has in its possession a comfortable level of highly liquid assets and identified fund sources to cover for liquidity risk that may arise in the earlier tenor buckets. Most assets (particularly loans and investments) have long term maturities.

The Bank has established guidelines for liquidity risk limit setting to enable it to properly and prudently manage and control liquidity risk, consistent with the nature and complexity of its business activities, overall level of risk and its risk appetite.

The Maximum Cumulative Outflow (MCO) limit set by the LANDBANK Board is one of the tools used to manage and control the liquidity risk in the Bank's gap report. MCO limits put a cap on the total amount of negative gaps in the '1 day to 1 year' time buckets.

2. Liquidity Stress Test

The Bank conducts regular stress testing and scenario analysis to further assess the Bank's vulnerability to liquidity risk. This activity supplements the risk models used by the Bank which simulates various probable to worst-case scenarios happening in the industry that would affect LANDBANK. The following are the stress testing conducted by the Bank:

- Liquidity Stress Test/Scenario Analysis
- FX Regular Stress Test
- FCDU Stress Test

3. Liquidity Coverage Ratio (LCR)

The LCR is reported monthly to BSP to ensure that the Bank maintains an adequate level of unencumbered High Quality Liquid Assets (HQLA) to meet liquidity needs for a 30 calendar-day liquidity stress scenario.

a. LCR - Solo Basis

Particulars	Dec. 31 (in P million)	
	2025	2024
High Quality Liquid Assets	1,953,714	1,930,406
Total Net Cash Outflows	1,022,739	1,051,114
LCR	191.03%	183.65%

As of Dec. 31, 2025, the Bank's LCR is higher than the 100% minimum requirement for the 2025.

b) LCR - Consolidated Basis

Particulars	Dec. 31 (in P million)	
	2025	2024
High Quality Liquid Assets	1,961,074	1,936,731
Total Net Cash Outflows	1,027,868	1,056,197
LCR	190.79%	183.37%

As of Dec. 31, 2025, the Bank's LCR is higher than the 100% minimum requirement for the 2025.

Interest Rate Risk in the Banking Book

Interest Rate Risk in the Banking Book (IRRBB) is the current and prospective risk to earnings and capital from adverse interest rate movements affecting banking book positions. LANDBANK's IRRBB arises from core banking activities, primarily gap risk from timing differences in maturity (fixed rate) and re-pricing (floating rate) of the Bank's assets, liabilities, and off-balance-sheet positions.

The Bank manages IRRBB based on approved policies and procedures, using Re-pricing Gap/ Earnings-at-Risk (EaR) and Economic Value of Equity-at-Risk (EVEaR) to analyze the impact of interest rate changes on future earnings and net worth.

The Bank has established IRRBB limit-setting guidelines. To control re-pricing risk, an EaR limit caps the magnitude of the re-pricing gap in the balance sheet, defining the maximum acceptable loss in net interest income (NII) due to rate changes; breaching this limit requires balance sheet adjustments. RMG-MLRMD recommends interest rate limits in coordination with ALMG, approved by ALCO, ROC, and the LANDBANK Board. On the economic value-based measure, the Bank compares Equity levels under various rate scenarios against the base (current) level to track change.

The LANDBANK Board defines the Bank's risk appetite and approves business strategies for managing IRRBB, delegating to ALCO the establishment and management of the Bank's IRRBB position within that appetite. TIBS ensures ALCO's decisions on managing structural IRRBB are implemented.

IAG conducts model audits of risk management models, reviewing and evaluating system effectiveness and, where necessary, ensuring appropriate revisions or enhancements to internal controls. RMQAU of MLRMD also performs model validation to check for needed enhancements or calibrations.

To date, the Bank does not engage in hedging transactions.

Interest Rate Risk in the Banking Book Measurement Tools

The two complementary measures of the potential impact of IRRBB are as follows:

1. **Earnings-Based Measure:** The Bank uses the EaR to estimate changes in net interest income under a variety of interest rate scenarios over a 12-month horizon.
2. **Economic Value-Based Measure:** The Bank uses the EVEaR to assess the impact of changes in interest rates over the remaining life of its assets, liabilities and off-balance sheet items.

Both measures are assessed to determine the full scope of the Bank's IRRBB exposure. Moreover, IRRBB is not managed in isolation. IRRBB measurement systems are integrated into the Bank's general risk measurement system and results from reports are interpreted in coordination with other risks.

The interest rate risk exposures of the Bank are measured and reported to the ALCO and ROC on a monthly basis. Parent and Subsidiary EaR and EVEaR are prepared on a quarterly basis.

Key Behavioral and Modelling Assumptions

Behavioral assumptions enable the Bank to analyze how an instrument's actual maturity or re-pricing may vary from its contractual terms because of behavioral options. LANDBANK has established the following behavioral and modeling assumptions in the quantification of IRRBB:

1. **Current Account and Savings Account (CASA) Repayment**

   Behavioral assumptions for deposits that have no specific maturity/re-pricing date such as Non-Maturing Deposits (NMDs) can be a major determinant of IRRBB exposures under the economic value and earnings-based measures. To determine the actual behavior of NMDs, the Bank analyzed its deposits for the past 10 years to estimate the proportion of core (stable) and non-core (non-stable) deposits.

2. Term Deposits subject to Early Termination

A behavioral analysis to estimate the amount of term deposits that will be withdrawn before its maturity

3. Fixed Rate Loans subject to Prepayment

A behavioral analysis to estimate the percentage of loan balances that is likely to repay before the due date

4. Drawing Pattern of Credit Lines and Credit Cards

Behavioral methodology to capture and estimate the drawing pattern for credit cards and credit line products

Interest Rate Shocks and Stress Scenarios

The Bank applies a wide range of static interest rate shocks, including parallel and non-parallel yield curve shifts, the Market Outlook of the LANDBANK Economist, 10-year interest rate volatility, and standardized rate shocks prescribed under the Basel Committee on Banking Supervision (BCBS) framework on IRRBB.

The Bank conducts Interest Rate Stress Testing using EaR and EVEaR. Results of scenario analysis help the Bank develop contingency measures to reduce the impact of IRRBB.

Operational Risk Management

The Bank's Operational Risk Management (ORM) Framework underwent thorough review and validation to ensure adherence with BSP MORB 142 (Circular 971) Risk Governance Framework, BSP MORB 146 (Circular 900) Operational Risk Management (ORM), BSP MORB 149 (Circular 951) Business Continuity Management (BCM), BSP MORB 148 (Circular 808) IT Risk Management, BSP MORB 153 (Circular 1085) Sustainable Finance Framework, and other operational risk-related regulations.

The ORM frameworks establish and implement risk management strategies and best practices to address operational risk embedded in the Bank's day-to-day operations, and were found substantially compliant with BSP minimum requirements.

The Bank's risk management culture is further reinforced through risk awareness cascading and sharing sessions on the Risk Governance Framework, ORM, BCM, IT, and Information Security, communicated through continued briefings and seminars across various channels and platforms. Intensive workshops and technical working group discussions reinforce awareness and learning for all employees of the Bank and LANDBANK Subsidiaries, including Office Support Staff and Contract of Service personnel, to help them effectively manage operational risks.

The ORM function is strengthened through the hiring, training, coaching, mentoring, movement, and promotion of ORM personnel. Major ORM programs for the year included enhancing ORM manuals, frameworks, policies, and tools, and upgrading individual and team competencies through Risk Management Certification Programs.

The Bank maintains a comprehensive, enterprise-wide BCM Program compliant with BSP MORB 149 and aligned with ISO 22301:2019 (Business Continuity Management System), as well as the operational resilience expectations under BSP Circular 1203, s. 2024, which emphasizes financial institutions' ability to prevent, adapt to, respond to, recover from, and learn from operational disruptions while continuously delivering critical operations and services.

The Bank's BCM Framework emphasizes a strong governance structure that defines roles, responsibilities, escalation protocols, and oversight mechanisms across all levels of the organization. BCM processes and tools are continuously reviewed and enhanced to conform to regulations and industry best practices.

As part of its BCM life cycle, the Bank conducts annual Business Impact Analysis (BIA) and Business Continuity Risk Assessment (BCRA) exercises to prioritize risks, implement corresponding controls, and identify the Bank's most critical functions and IT systems in case of disruptions. The Bank also maintains comprehensive, documented Business Continuity Plans (BCPs), reviewed, updated, and tested annually to ensure their validity and effectiveness, so the Bank can continue delivering critical services to clients in case of disasters. Lessons learned from exercises and actual incidents are incorporated into continuous improvement initiatives to further enhance the Bank's resilience posture.

The Bank's risk management culture is further reinforced through risk awareness cascading and sharing sessions on the Risk Governance Framework, ORM, BCM, IT, and Information Security, communicated through continued briefings and seminars across various channels and platforms.

The Bank ensures business and risk management activities, including the operational risk management function, are carried out by adequate, qualified staff with the necessary experience, technical capabilities, and competence. The Bank supports continuing education for RMG officers and staff through certification programs, including Certified Trust Officer (Trust Institute Foundation of the Philippines), Certified Risk Analyst (CRA), Certified Risk Manager (CRM), and Bank Risk Management certification exams from the Asian Institute of Chartered Banks (AICB).

ORM is embedded across the institution as business units (BUs) and LANDBANK Subsidiaries become aware of the specific operational risks they face. Taking a proactive stance in managing and escalating breaches as soon as they occur strengthens governance and oversight of these risks. BUs and LANDBANK Subsidiaries conduct risk self-assessments using various RM tools to quantify and qualitatively assess potential operational losses, serving as a dashboard for monitoring operational risk. RMG regularly monitors ORM process results and escalates them to Senior Management and ROC.

Operational Risk Exposure

LANDBANK uses the Basic Indicator Approach (BIA) to calculate the capital charge for operational risk under Pillar 1, based on average Gross Revenues for the last three years multiplied by 15% to derive Operational Risk-Weighted Assets (ORWA).
As of Dec. 31, 2025, the Bank's Total ORWA was P192.01 billion, or 11.64% of the Bank's Aggregate Risk-Weighted Assets (RWA) of P1,649.27 billion. Given the Bank's sustained Gross Revenues relative to its expanding operations, ORWA is expected to increase annually.

With the BSP's recent Draft Circular on the Basel III Revised Operational Risk Framework, including the local adoption of the New Standardized Approach (NSA), the BSP highlights its commitment to aligning the Philippine banking system with global standards and strengthening sector resilience.

LANDBANK affirms its readiness to adopt the NSA, having established a strong foundation of compliance with evolving regulatory requirements. The transition is expected to significantly enhance the Bank's ability to quantify and manage operational risk exposures more effectively, reinforcing its commitment to sound risk management, supporting its long-term strategic objectives, and contributing to a more robust and resilient financial system.

Consumer Protection Risk Management System

In compliance with BSP Circular 1160, Regulations on Financial Consumer Protection (FCP) to Implement RA No. 11765, the Financial Products and Services Consumer Protection Act (FCPA), LANDBANK continues to update its Consumer Protection Risk Management System (CPRMS) as part of its enterprise-wide risk management system. CPRMS identifies, measures, monitors, and controls consumer protection risk inherent in delivering financial services to the public, ensuring the Bank readily assists customer needs and concerns across all channels while addressing, preventing, and mitigating risk of financial harm to the Bank and its clientele (depositors, borrowers, and other clients).

As part of CPRMS oversight, RMG ensures board-approved policies and procedures are in place, complaints management is strictly implemented, CPRMS-related issues are escalated within set timelines, and Bank personnel are trained, with periodic reports submitted to the Management Committee and ROC. RMG also conducts risk assessments of new, modified, or expanded products, programs, services, electronic banking channels, and processes, including outsourcing from third-party service providers, to deliver quality service and protect LANDBANK's clients.

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The CPRMS Oversight Framework aligns with the Financial Consumer Protection Standards of Conduct under BSP Circular 1160, covering: (1) Disclosure and Transparency; (2) Protection of Client Information; (3) Fair Treatment; (4) Effective Recourse; and (5) Protection of Consumer Assets against Fraud and Misuse. To protect client information, RMG implements a bank-wide risk management program covering information security risk and data privacy. CPRMS is also subject to audit and compliance testing.

Subsidiaries Risk Management

Part of the Bank's Risk Governance Framework involves managing risks residing in LANDBANK Subsidiaries, acknowledging that their operations also bear impact on the Bank's financial statements and reputation. It monitors and reports risk exposures of the LANDBANK Subsidiaries through the submission of consolidated financial reports.

Risk management oversight to the LANDBANK Subsidiaries is an essential component of corporate governance of LANDBANK, which ensures an integrated perspective of risk exposures, both at disaggregated and aggregated level. It is a means of improving the Bank's business and services on a group-wide activity that involves LANDBANK as Parent Bank and its eight wholly-owned Subsidiaries in the pursuit of its business goals and objectives:

LANDBANK SECURITIES, Inc.

LBP Countryside Development Foundation, Incorporated (LCDFI)

LBP Insurance Brokerage, Incorporated (LIBI)

LBP Leasing and Finance Corporation (LLFC)

LBP Resources and Development Corporation - Manila 1975

Overseas Filipino Bank

UCPB SAVINGS



The independent risk management function at the LANDBANK Subsidiaries is overseen by the Chief Risk Officer of LANDBANK and the Heads of the following RMG Departments, providing guidance and oversight within their respective risk domains:

- Operational Risk Management Department
- Market and Liquidity Risk Management Department
- Credit Risk Management Department
- Information Security & Technology Risk Management Department
- Internal Capital Adequacy Assessment Process Team
- Business Process Management Department

This structure ensures comprehensive oversight across all risk areas, as part of the risk management oversight structure of LANDBANK Subsidiaries and consistent with the three lines of defense model.

Risk Management Program for Subsidiaries (RMPS)

The RMPS includes relevant methodologies, processes, and tools guiding LANDBANK Subsidiaries in implementing robust risk management (RM) on a group-wide basis. It embodies each Subsidiary's RM Framework, covering:

1. Risk Management Policy, Structure, Roles and Responsibilities
2. Risk Management Approaches
3. The Enterprise Risk Management Approach
4. Risk Management Culture Development in LANDBANK Subsidiaries

The RMPS enables LANDBANK, as Parent Bank, to strengthen risk management oversight of its Subsidiaries, covering identification of material risk exposures within the Subsidiaries, impact assessment of these risks, and monitoring of actions taken to mitigate them. Risk issues escalated to the Subsidiaries Risk Oversight Committee by each Subsidiary's RM function are likewise escalated to the LANDBANK ROC for reference and recommendation as part of RM oversight.

RMPS implementation enables LANDBANK Subsidiaries to mirror the risk management framework and policies of LANDBANK as their Parent Bank, in compliance with BSP Manual of Regulations for Banks (MORB) 142, "Risk Governance Framework." The RMPS also accounts for the diversity of Subsidiaries' mandates, business operations, structure, risk appetite, and other variables.

Pursuant to BSP MORB 146, "Operational Risk Management," and as part of LANDBANK's RM oversight of its Subsidiaries, the Bank maintains and regularly updates the Subsidiaries Operational Risk & Loss Database, which includes operational risk event data based on the Basel II Operational Risk Event categories:

1. Internal Fraud
2. External Fraud
3. Employment Practices & Workplace Safety
4. Damage to Physical Assets
5. Business Disruption & Systems Failures
6. Execution, Delivery & Process Management
7. Clients, Products and Business Practice

The database contains relevant information on risk events encountered by LANDBANK Subsidiaries, including actual losses, potential losses or near misses, and mitigating measures.

To further support risk governance and strengthen risk identification, the RCSA has been refined to formally integrate Environmental & Social Risks and Human Resources Risks as distinct sub-processes in LANDBANK Subsidiaries' RCSA, enabling a more comprehensive evaluation of emerging and organizational risks across the Bank.

Information Security and Technology Risk Management

Information is one of the Bank's most valuable assets, and safeguarding this alongside the privacy and protection of personally identifiable information, is a fundamental responsibility of the Bank in maintaining the trust and confidence of clients and stakeholders.

The Bank employs a holistic approach to information security and technology risk management through the implementation and continuous enhancement of organizational, technical, and physical controls aligned with strategic objectives, business processes, data privacy principles, legal and regulatory requirements, global standards, and industry best practices.

To keep pace with the evolving threat landscape and the Bank's digital transformation efforts, LANDBANK continuously improves its security posture through:

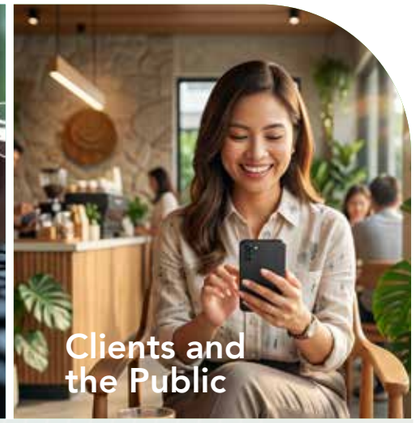
- Adoption of global standards and industry best practices on information security and technology management
  - Swift Customer Security Controls Framework (CSCF)
  - Payment Card Industry Data Security Standards (PCI DSS)
  - International Organization for Standardization (ISO)
  - National Institute of Standards and Technology (NIST)
  - Control Objectives for Information Technologies (COBIT)
- Formulation, development, review, updating, and issuance of documented policies and procedures to guide employees and other stakeholders on the Bank's security controls, practices, and measures, aligned with legal and regulatory requirements, covering various domains
  - Information Security Policy Framework
  - Information Security Program
  - Information Security Strategic Plan
  - Information Systems Strategic Plan
  - Cyber Resilience Plan
  - IT Disaster Recovery Plan
  - Acceptable Use Policy
  - Guidelines on the Management of Information Assets
  - Implementing Guidelines of various IT systems and applications
  - Manual of Operations
  - Policy on Data Privacy
- Conduct of assessments and reviews by internal and external parties to measure the Bank's security posture
  - Internal Vulnerability Assessment
  - Enterprise Information Technology Security Risk Assessment
  - Cybersecurity Maturity Assessment
  - Information Security Program Review
  - Business Continuity Management Review
  - System/Application Audit Review
  - Compliance Testing
- Development and periodic measurement of key performance and risk indicators on information security, IT, and cybersecurity management
- Facilitation of campaigns to promote risk management culture and intensify awareness on information security, IT security, cybersecurity, and data privacy. These initiatives leverage the Bank's official social media platforms, websites, and branch network to disseminate timely advisories, infographics, and educational materials on protecting personal information, recognizing scams, and practicing safe online banking.



The Bank conducts retooling programs, simulation exercises, and intensified regular advisories through authorized channels to equip staff with the knowledge and skills to safeguard the Bank's information and systems, fostering a culture of accountability and vigilance within the workforce.



The Bank supports consistent information security and data privacy practices through regular knowledge sharing and awareness sessions, strengthening the collective security posture of the wider group and fostering a unified approach to managing information security and cybersecurity risks.



The Bank intensifies cybersecurity and information security awareness through campaigns such as #SafeModeMonday, #FraudFreeFriday, and CyberSegurista. The Bank also participates as a resource speaker at events organized by external partners and features in radio programs to reach a wider audience and reinforce its advocacy for cybersecurity and data privacy.

Through these initiatives, the Bank reaffirms its commitment to empowering all stakeholders to stay informed, vigilant, and actively engaged in safeguarding information against evolving threats.

- Threat intelligence subscriptions to monitoring services and reputable sources to keep abreast of the threat landscape, attack vectors, and trends in information security, IT security, and cybersecurity.
- Tools and solutions to identify, assess, measure, control, mitigate, monitor, and report risks associated with the use and management of information and technology resources.
- Multi-layered network security, including deployment of solutions and subscription to third-party services, for a highly redundant and secured IT infrastructure.
- Continuous upgrading of IT infrastructure and electronic/digital banking channels.

Compliance Management (GRI 2-15, 2-16)

In 2025, LANDBANK strengthened its compliance management framework by building on established policies, governance structures, and institutional practices. Continuous improvements in compliance oversight and risk management supported the effective identification and mitigation of compliance risks, particularly those associated with regulatory sanctions and anti money laundering requirements. These efforts helped safeguard the Bank from potential financial and reputational exposure.

LANDBANK maintains an independent Compliance Function that operates separately from business activities. Such independence is supported by formal reporting lines to Senior Management, the Audit and Compliance Committee (ACCom), and the LANDBANK Board of Directors. The Compliance Function engages directly with regulatory authorities, obtains unrestricted access to information necessary for the performance of its duties, and investigates actual or suspected violations of compliance policies, laws, rules, and regulations. This governance structure enables the Compliance Function to carry out its responsibilities impartially and effectively.

The Compliance Function is dedicated solely to compliance related responsibilities and operates independently of business and operational functions.

Compliance personnel are not assigned duties that may give rise to actual or potential conflicts of interest, ensuring that their responsibilities are performed objectively and free from undue influence.

LANDBANK and its subsidiaries operate under the Centralized Compliance Management Framework (CCMF), which enables the Compliance Management Group (CMG) to provide centralized oversight of compliance risk exposures across the Bank and its subsidiaries. Anchored on the Bank's comprehensive Compliance Program, the CCMF sets out the governance structure, compliance functions, and risk management processes necessary to promote compliance with applicable laws, regulations, and internal policies throughout the organization.

The framework comprises the following compliance functions under the Bank's comprehensive Compliance Program:

1. The Compliance Manual and Money Laundering and Terrorist Financing Prevention Program (MTPP) Manual

a. The Compliance Manual serves as the strategic guide for LANDBANK's risk-based Compliance Program, outlining the Bank's approach to regulatory compliance. It sets out key compliance activities, including identifying and assessing newly issued laws, rules, and regulations; engaging with regulatory authorities and internal Business Units (BUs); delivering targeted compliance training and communication programs; and conducting compliance monitoring and testing. The Manual also establishes the reporting framework for Senior Management and the LANDBANK Board and its subsidiaries.

b. The MTPP Manual sets out risk-based operating policies and procedures to uphold ethical and professional standards and prevent the Bank from being exploited for money laundering, terrorist financing, or proliferation financing activities. It outlines measures to mitigate these risks. The updated MTPP Manual was reviewed and approved by the LANDBANK Board in November 2025.

2. Identification and Assessment of Compliance Risk, Compliance Monitoring and Testing, and Reporting

LANDBANK's CMG identifies, assesses, monitors, and manages compliance risks, including regulatory sanctions, financial and reputational risks, and Anti-Money Laundering, Counter-Terrorism Financing, and Counter-Proliferation Financing (AML/CTPF). The CMG monitors regulatory issuances and exposure drafts from more than 40 government agencies daily.

To assess the impact of regulatory developments, the CMG employs a structured risk-rating methodology that considers the complexity and scope of regulatory issuances, the number of affected Business Units (BUs), potential penalties or sanctions arising from non-compliance, implementation timelines, and the impact on the Bank's core functions. Concerned BUs are required to submit Business Unit Compliance Action Plans (BUCAPs), which are reviewed and validated by the CMG through pre-testing activities and Focus Group Discussions. These measures are LANDBANK's proactive approach to compliance risk management.

Compliance monitoring and testing are conducted through various mechanisms, including AML/CTPF Compliance Testing (ACT), reviews of policies and operating guidelines for regulatory compliance, and targeted assessments of high-risk areas. These activities enable the Bank to validate compliance with applicable laws, rules, and regulations and promptly identify areas requiring corrective action.

Regular reporting to Senior Management, the ACCom, and the Board of Directors ensures transparency and accountability. Reports include compliance updates, regulatory issuances and developments, results of compliance testing, and the status of corrective actions.

LANDBANK's CMG, through its Anti-Money Laundering Department (AMLD), further strengthened the Bank's anti-money laundering framework. The Department ensured the timely review and submission of Covered Transaction Reports (CTRs) and Suspicious Transaction Reports (STRs) to the Anti-Money Laundering Council (AMLC), while proactively monitoring system-generated transaction alerts to support the prompt detection and escalation of potential risks. Moreover, AMLD conducted the Money Laundering, Terrorism Financing, and Proliferation Financing (ML/TF/PF) Institutional Risk Assessment (IRA) which comprehensively captured all relevant risk factors, including customers, countries or geographic areas of operation, products and services, transactions, and delivery channels. The AMLD also pioneered the procurement of a **Sanctions Screening Tool** that uses artificial intelligence (AI) to strengthen the detection and identification of sanctioned persons.

The AMLD also conducted the Money Laundering, Terrorism Financing, and Proliferation Financing (ML/TF/PF) Institutional Risk Assessment (IRA), covering:

Risk Factors:


Customers


Countries or geographic areas of operation


Products and services


Transactions


Delivery Channels

The Chief Compliance Officer (CCO) reports to Senior Management through the Anti Money Laundering Committee (AMLCom) and to the LANDBANK Board through the AC Com, and provides regular updates to Senior Management and Board level Committees of LANDBANK's subsidiaries. Reports cover regulatory developments, compliance monitoring and testing results, corrective actions, emerging risks, and findings from the Bangko Sentral ng Pilipinas (BSP), Commission on Audit (COA), and other regulatory and oversight bodies.

3. Communication and Compliance Training

LANDBANK strengthened its compliance culture through timely communication and targeted training, ensuring that personnel remained informed of regulatory requirements.

The CMG conducted regulatory research and provided guidance and clarifications in response to queries from various Business Units (BUs), covering new or amended laws, rules, and regulations, their applicability, and implications for the Bank's operations.

The CMG also issued advisories and internal memoranda on newly issued laws, rules, and regulations. These were tailored according to whether they were for information or required specific action and disseminated to the appropriate units.

In collaboration with the Human Resources Management Group, the CMG delivered onboarding programs, refresher courses, specialized training, and Compliance Coordinator briefings covering AML/CTPF, regulatory updates, and internal procedures. These were conducted through onsite sessions, particularly for frontline units, and digital platforms such as LANDBANK U (LinkedIn Learning).

The CMG also established the AML/CTPF Mastery Curve on Microsoft Viva Engage as a centralized hub for AML/CTPF learning resources, regulatory updates, and guidance materials, supporting employee learning and development.

To further expand its reach, the CMG continued to leverage digital learning modules and disseminate "Compliance Nuggets," which provide concise and practical regulatory insights to enhance awareness and integrate compliance considerations into employees' day-to-day activities.

These initiatives fostered a well-informed workforce with a strong culture of compliance for employees at all levels to uphold integrity and ethical conduct.

4. Constructive Engagement with Regulatory Agencies and Units within the Bank, including Subsidiaries

LANDBANK fostered strong and collaborative relationships with key regulatory agencies. Through its CCO and the CMG, the Bank maintained active engagement with BSP, COA, AMLC, and other regulatory and oversight bodies to ensure alignment with evolving regulatory requirements and supervisory expectations.

The CMG serves as the primary liaison between the Bank and regulatory agencies, facilitating timely and accurate responses to regulatory examinations, audits, requests for information, and other regulatory requirements. This includes coordinating with Business Units (BUs) to ensure the prompt submission of required documents and the timely resolution of compliance-related issues. The CMG also engaged with regulators to seek clarification on the interpretation and application of laws, rules, and regulations, particularly on complex regulatory matters.

The Bank strengthened engagement with regulatory and oversight bodies through timely coordination, regulatory consultations, and active participation in industry discussions. These engagements enabled LANDBANK to keep abreast of emerging regulatory developments, clarify supervisory expectations, and support the effective implementation of regulatory requirements across the organization. The Bank also maintained regular communication with regulatory authorities to facilitate the prompt resolution of supervisory concerns, respond to regulatory inquiries, and provide comments on proposed regulatory issuances when appropriate.

These relationships promoted regulatory alignment, improved supervisory coordination, and sped up compliance resolutions, strengthening LANDBANK's governance and compliance framework.

AML/CTPF Governance and Culture

Board and Senior Management Oversight

LANDBANK strengthens its governance framework for AML/CTPF through clear Board and Senior Management oversight, defined accountability, and regular reporting of significant AML/CTPF matters. The Bank's governance structure is anchored on Board-approved policies, a risk-based approach, and a coordinated system of controls across business, compliance, and audit functions.

The LANDBANK Board provides overall oversight of the Bank's AML/CTPF framework. It approves and periodically reviews the Money Laundering and Terrorist Financing Prevention Program, related policies, and the Bank's institutional risk appetite for money laundering, terrorism financing, and proliferation financing risks. Senior Management is responsible for implementing Board-approved policies and ensuring that appropriate systems, controls, and resources are in place to manage these risks effectively.

Central AML/CTPF Compliance Function

The CMG, through the AMLD, serves as the Bank's central AML/CTPF compliance function. It provides policy oversight, advisory support, transaction monitoring oversight, regulatory reporting coordination, compliance testing, regulatory liaison, and monitoring of corrective actions. AML/CTPF matters are regularly reported to the AMLCom, Management Committee, ACCom, and the Board, as appropriate, to support timely guidance, decision-making, and accountability.

Escalation and Monitoring Mechanisms

The Bank further strengthened AML/CTPF governance by institutionalizing clearer escalation and monitoring mechanisms for regulatory commitments, examination findings, compliance testing results, and corrective actions. Reports to Management and Board-level committees now provide a more structured view of key AML/CTPF risks, regulatory developments, significant compliance issues, suspicious and covered transaction reporting, sanctions-related matters, and the status of remediation activities.

Governance Response to Regulatory Examinations

The Bank enhanced its governance response to regulatory examinations and supervisory directives. AMLD serves as the central point of contact for AML/CTPF-related regulatory examinations and coordinates with concerned units to ensure complete, accurate, and timely responses. Action plans and status updates on regulatory commitments are monitored, escalated, and reported to the appropriate governance bodies until completion.

Risk-Based Escalation and Centralized Tracking

The Bank approved and began implementing risk-based escalation mechanisms for AML/CTPF-related issues. These mechanisms support timely reporting of material findings, clearer ownership of corrective actions, defined timelines, and closer monitoring of open or repeat issues. The Bank also advanced centralized monitoring tools to track issues raised in AML/CTPF reports, root causes, action plans, responsible units, and target completion dates.

Independent Assurance and Compliance Testing

Internal audit and compliance testing support independent assurance over the effectiveness of the Bank's AML/CTPF controls. Results of AML/CTPF compliance testing and internal audit reviews are reported to the appropriate governance committees, together with required corrective actions and implementation status. This strengthens oversight, supports prompt remediation, and reinforces continuous improvement across the Bank.

LANDBANK's AML/CTPF governance has progressed from a primarily policy-based framework to a more active, risk-based, and accountable governance model. The Bank now demonstrates stronger oversight by the Board and Senior Management, clearer escalation of AML/CTPF issues, improved monitoring of commitments and corrective actions, and closer coordination among compliance, business units, and internal audit.

These enhancements protect the integrity of the Bank's operations and contribute to the stability and trustworthiness of the financial system.

Company Policies

LANDBANK upholds responsible and inclusive banking through sound policies and governance practices that strengthen ethical conduct, transparency, and regulatory compliance while advancing its mandate to create value for Filipinos.

Code of Conduct

As a Government Financial Institution (GFI), LANDBANK is mandated by the Bangko Sentral ng Pilipinas to uphold integrity through corporate values, a Code of Conduct, and standards of proper behavior for its LANDBANK Board, Senior Management, and employees. All Bank personnel are likewise bound by RA No. 6713, or the Code of Conduct and Ethical Standards for Public Officials and Employees. The Bank's Code of Conduct guides its officers, employees, and LANDBANK Board in maintaining professional behavior and fostering public trust.

Every January, LANDBANK observes Code of Conduct Month with the theme, "I Live By The Code." The 2025 observance featured cascading sessions, interactive learning activities, and digital arts contests to strengthen awareness of the Code. Audio visual presentations and posters were also disseminated through the HR Advisory Group on Viva Engage to reinforce ethical conduct and institutional integrity.

Retirement Policy

LANDBANK's Retirement Program complies with applicable laws, rules, and regulations issued by governing bodies, including the Government Service Insurance System (GSIS). The policies promote career stability and a dedicated workforce that advances LANDBANK's mandate to deliver responsive and inclusive financial services.

Early Retirement Incentive Program (ERIP)

The Early Retirement Incentive Program (ERIP) was introduced in 2023 to support the voluntary early retirement of tenured employees and those with incapacitating, debilitating, or critical illnesses and medical conditions that may affect work productivity. Implemented beginning in 2024, the Program is expected to be completed by 2026. The Program supports workforce planning and renewal while creating opportunities for talent development and succession planning. For more information, see Employee Management and Development on page [95].

Board of Directors:

Regardless of what the Bank's Charter provides, the compensation, per diems, allowances and incentives of the Appointive Directors shall be determined by the GCG, using as a reference, among others, Executive Order No. 24, dated Feb. 10, 2011. Directors shall not be entitled to retirement benefits acting as such.

Retirement Age:

Board of Directors	Senior Management
N/A	Under Section 4.2, Republic Act No. 7641, the Compulsory Retirement age is 65 years old

Succession Policy

The Bank's succession policy identifies qualified candidates for higher positions to ensure leadership continuity and organizational capability.

Succession planning is conducted annually for key leadership and critical positions from Middle Management to Senior Management. It covers:

a. Identification of key positions within the organization;
b. Identification of three possible candidates per key leadership position;
c. Development of career plans of the Heads.

The Human Resource Management Group evaluates, vets, and reports the successor list to the President and Chief Executive Officer (CEO), with final evaluation and approval by the Management Committee, Corporate Governance Committee, and LANDBANK Board.

The Bank develops successors through competency based training, leadership development, capacity building, cross posting, and job rotation to strengthen institutional knowledge and operational resilience.

In 2025, the Bank implemented the Leadership Factory Framework, integrating succession planning, capability building, and performance management to strengthen the leadership pipeline for critical roles.

Conflict of Interest (GRI 2-15)

LANDBANK employees must perform their duties with integrity and loyalty, manage their personal and financial affairs responsibly, and avoid conflicts of interest that may compromise their credibility or affect the Bank or its clients. Internal mechanisms raise awareness of these risks.

The Bank's Code of Conduct covers the No Gift Policy, Internal Whistleblowing and Reporting, Grievance Machinery, and Conflict of Interest for all employees and LANDBANK Board members.

Internal Whistleblowing and Reporting Policy

LANDBANK's Internal Whistleblowing and Reporting Policy provides internal and external channels for reporting unethical or unlawful behavior. Complaints may be filed through regulatory channels, including the Civil Service Commission's (CSC) Contact Center ng Bayan, the Office of the President's 8888 Citizen Complaint Hotline, and the GCG website, phone lines, or email, as well as LANDBANK's Ethics Hotline and designated Bank units. Detailed procedures are available on the Bank's official website.

No Gift Policy

LANDBANK prohibits the solicitation and acceptance of gifts or donations. Any gifts or donations received shall be disposed of by the recipient, whether an individual or unit, or through the Employee Relations Department, in accordance with established Bank procedures.

Grievance Machinery

LANDBANK's grievance mechanism provides employees with a process to resolve work related concerns. Updated in 2024, the grievance policy outlines procedures for addressing complaints in line with the CSC guidelines, ensuring fair and transparent resolution.

Workplace Bullying Policy

LANDBANK's Workplace Bullying Policy applies to all employees regardless of rank or status and extends protection to service contractors. It enforces zero tolerance for repeated or severe physical, verbal, or psychological acts that intimidate, degrade, or humiliate. Complaints are addressed through the Bank's grievance procedures, ensuring fair and supportive resolution.

Related Party Transactions

LANDBANK's Overarching Policy and Procedures for Managing Related Party Transactions (RPTs)

Related Party Transactions (RPTs) refer to transactions or dealings with Related Parties (RPs) of the Bank, including its Trust Department, whether or not a price is charged. This includes outstanding transactions with a non RP that subsequently becomes an RP, as well as transactions identified by the LANDBANK Board or Management that may significantly affect the Bank's business and financial operations or create conflicts of interest, even if not specifically covered by existing RPT guidelines.

LANDBANK allows RPTs provided they are conducted on an arm's length basis to prevent abuses and ensure prudent and fair dealings. The LANDBANK Board exercises oversight and control through Board approved policies, including Executive Order No. 31, s. 2024, Guidelines on the Bank's RPTs and Related Party System, and Executive Order No. 67, s. 2025, Amendments/Addenda to Executive Order No. 031, s. 2024.

Material Related Party Transactions (as of December 31, 2025)

Name of Counterparty	Relationship	Nature of Transaction	Amount	Status as of Dec. 31, 2025
Overseas Filipino Bank, Inc. (OFBank)	Subsidiary	Renewal of LANDBANK's Deposit Placement in Overseas Filipino Bank, Inc.*	P1,750 million	Vetted on Jan. 10, 2025 Matured According to Executive Order No. 64, s. 2025, re: Revised Guidelines On the Bank's Related Party Transactions and Related Party System/Amendments/Addenda to Executive Order No. 031, s. 2024, loans granted to Subsidiaries and/or Affiliates, including those which are also GOCCs, are exempted from vetting and reporting requirements. This took effect on Nov. 13, 2025.
LBP Resources and Development Corporation (LBRDC)	Subsidiary	Building Maintenance and Housekeeping/ Janitorial and Sanitation Services & Other Supplies for LANDBANK Plaza, Satellite Offices and Field*	P673.95 million	Vetted on Feb. 18, 2025 Active
Overseas Filipino Bank, Inc. (OFBank)	Subsidiary	Renewal of LANDBANK's Deposit Placement in Overseas Filipino Bank, Inc.*	P1,750 million	Vetted on Mar. 13, 2025 The OFBank deposit placement granted last March 13, 2025 was already matured and renewed by the succeeding approval dated May 14, 2025. According to Executive Order No. 64, s. 2025, re: Revised Guidelines On the Bank's Related Party Transactions and Related Party System/Amendments/Addenda to Executive Order No. 031, s. 2024, loans granted to Subsidiaries and/or Affiliates, including those which are also GOCCs, are exempted from vetting and reporting requirements. This took effect on Nov. 13, 2025.
LANDBANK Countryside Development Foundation (LCDFI)	Subsidiary	Cash donation for LCDFI's Plans and Programs for 2025*	P32 million	Vetted via ad referendum on Mar. 31, 2025 Actual Released: First tranche (30% of 32 million) = P9.6 million Remaining budget: P22.4 million
LANDBANK Countryside Development Foundation (LCDFI)	Subsidiary	Cash donation for LANDBANK Agri-Fishery Thru Capability Enhancement for Nationwide Development (ASCEND) Program*	P21 million	Vetted via ad referendum on Mar. 31, 2025 Actual Released: First tranche (30% of 21 million) = P6.3 million Remaining budget: P14.7 million
Overseas Filipino Bank, Inc. (OFBank)	Subsidiary	Renewal of LANDBANK's Deposit Placement in OFBank*	P1,750 million	Vetted on May 14, 2025 RPT transactions with OFBank dated May 14, 2025 and Jul. 18, 2025 were closed while Sept. 16, 2025 is still outstanding with a maturity date of Dec. 1, 2025. According to Executive Order No. 64, s. 2025, re: Revised Guidelines On the Bank's Related Party Transactions and Related Party System/ Amendments/ Addenda to Executive Order No. 031, s. 2024, Series of 2024, loans granted to Subsidiaries and/or Affiliates, including those which are also GOCCs, are exempted from vetting and reporting requirements. This took effect on Nov. 13, 2025.
LBP Leasing and Finance Corporation (LLFC)	Subsidiary	Amendment of the previously approved terms and condition as follows: From: Availment from the Term Loan (TL) shall be allowed up to three years* after the initial drawdown date. Any unavailed amount after the said date shall automatically be cancelled. To: Availment from the TL shall be allowed up to four years** after the initial drawdown date. Any unavailed amount after the said date shall automatically be cancelled. *Nov. 16, 2024 **Nov. 16, 2025*	P2,600 million	Vetted via ad referendum on Jun. 30, 2025 P942.99 million All outstanding PNs are in current status, breakdown as follows: Short-Term Loan ~ P172.40 million Term Loan ~ P770.60 million
Overseas Filipino Bank, Inc. (OFBank)	Subsidiary	Renewal of LANDBANK's Deposit Placement in OFBank*	P1,750 million	Vetted via ad referendum on Jul. 18, 2025 RPT transactions with OFBank dated May 14, 2025 and July 18, 2025 were closed while Sept. 16, 2025 is still outstanding with a maturity date of Dec. 1, 2025. According to Executive Order No. 64, s. 2025, re: Revised Guidelines On the Bank's Related Party Transactions and Related Party System/Amendments/Addenda to Executive Order No. 031, s. 2024, loans granted to Subsidiaries and/or Affiliates, including those which are also GOCCs, are exempted from vetting and reporting requirements. This took effect on Nov. 13, 2025.
Various Former LANDBANK Officer - DOSRI	DOSRI – Former Officer	Accounts Recommended for Write-Off for the Quarter Ended Mar. 31, 2025 Covering Motor Vehicle Lease Purchase Plan (MVLPP) Accounts from the Provident Fund Department**	P3.32 million	Vetted on Sept. 2, 2025 Per confirmation with Regulatory Compliance Department, BSP is still reviewing the accounts recommended for write-off.

Name of Counterparty	Relationship	Nature of Transaction	Amount	Status as of Dec. 31, 2025
Overseas Filipino Bank, Inc. (OFBank)	Subsidiary	Renewal of LANDBANK's Deposit Placement in OFBank*	P1,750 million	Vetted via ad referendum on Sept. 16, 2025 RPT transactions with OFBank dated May 14, 2025 and July 18, 2025 were closed while Sept. 16, 2025 is still outstanding with a maturity date of Dec. 1, 2025. According to Executive Order No. 64, s. 2025, re: Revised Guidelines On the Bank's Related Party Transactions And Related Party System/ Amendments/Addenda to Executive Order No. 31, s. 2024, loans granted to Subsidiaries and/or Affiliates, including those which are also GOCCs, are exempted from vetting and reporting requirements. This took effect on Nov. 13, 2025.
Philippine Guarantee Corporation (PHILGUARAN TEE)	Directors, Officers, Stockholders and Related Interest (DOSRI)	LANDBANK's Participation in the Micro, Small, and Medium Enterprise Credit Guarantee Facility (MCGF) of Philippine Guarantee Corporation*	P2,000 million subject to increase upon request	Vetted on Oct. 8, 2025 Ongoing finalization of the guarantee agreement between LANDBANK and PHILGUARANTEE.
Department of Agriculture (DA)	Directors, Officers, Stockholders and Related Interest (DOSRI)	Write-Off of Non-Loan Related Receivables from the Department of Agriculture considered as Directors, Officers, Stockholders and Related Interest, particularly Unpaid cost for the purged Intervention Monitoring Cards (IMC) accounts under the Rice Competitiveness Enhancement Fund – Rice Farmer Financial Assistance (RCEF-RFFA) Program*	P978,296.28	Vetted via ad referendum on Oct. 27, 2025 Proposal for write-off was approved by the LBP Board of Directors on Oct. 28, 2025 per Resolution No. 25-635. It was then forwarded to the Bangko Sentral ng Pilipinas' (BSP) Monetary Board (MB) for their approval thru Regulatory Compliance Department (RCD) on Dec. 10, 2025, and receipt was acknowledged by the BSP on the same date. The proposal is still under evaluation/ processing of the BSP-MB as of Dec. 31, 2025.
Department of Energy (DOE)	Directors, Officers, Stockholders and Related Interest (DOSRI)	Memorandum of Agreement (MOA) between LANDBANK and Department of Energy (DOE) for the Philippine Geothermal Resource Derisking Facility (PGRDF)*	$174.81 million	Vetted on Dec. 9, 2025 The Ceremonial Signing of the Memorandum of Agreement (MOA) between LANDBANK and the Department of Energy (DOE) for the Philippine Geothermal Resource Derisking Facility (PGRDF) was held last Dec. 16, 2025. DOE will submit and seek approval of the PGRDF from DEPDev ICC within 1st Quarter 2026.

NAME OF COUNTERPARTY	RELATIONSHIP	NATURE OF TRANSACTION	AMOUNT	STATUS AS OF DECEMBER 31, 2025
LANDBANK – Trust Banking Group (LBP-TBG)	Related Party – authorized by the Bangko Sentral ng Pilipinas' (BSP) as a Government financial institution to handle securities custody and registry services since Oct. 22, 2015.	Appointment of LBP – Trust Banking Group as Securities Custodian for the Land Bank of the Philippines under a Self-Custody Arrangement*	As of 31 October 2025 (amount in billions): From NROSS PHP 1,324.124 USD 0.139 From PDTC PHP 21.131* From CLEARSTREAM USD 2.658 *Note: Based on Inventory Report of Private Securities as of Sept. 30, 2025 generated by the Integrated Treasury System. Subject to change upon receipt of verified data from Philippine Dealing System Holdings Corp. & Subsidiaries.	Vetted via ad referendum on Dec. 12, 2025 GS via NRoSS Security Amount: P642,269.28 million Date Transferred: Dec. 23, 2025 FS via Clearstream Security Amount: $371.11 million Date Transferred: Dec. 23, 2025
Maharlika Investment Corporation (MIC)	Affiliate	LANDBANK Human Resource (HR) Supplemental Engagement with MIC - The transaction shall be the LANDBANK Human Resource (HR) action to assist the Maharlika Investment Corporation (MIC) in establishing its Human Resource Merit Promotion and Selection Board (HRMPSB) and provide other HR services essential in their business operations, which will entail the execution of a supplemental Memorandum of Agreement to cover the temporary assignment of additional duties to identified Bank personnel.*	Honoraria and Expense Coverage a. LANDBANK personnel serving on the Interim HRMPSB are entitled to honoraria on a per-meeting basis. b. All payments must comply with DBM Budget Circular No. 2003-6 (as amended) and government accounting/ auditing rules	Vetted via ad referendum on Dec. 12, 2025 HR Engagement MOA is still ongoing. Seven (7) LANDBANK personnel designated to assist MIC. As of Nov. 2025, the Bank has billed a total of P4.5 million administrative fees which has been timely settled by the MIC. Additionally, as of Nov. 2025, honoraria of above designated personnel have been paid by MIC.

Business Summary

LANDBANK at a Glance



SUBSIDIARIES

LBP RESOURCES AND DEVELOPMENT CORPORATION (LBRDC)

LBRDC is a wholly owned subsidiary of LANDBANK and a GOCC, specializing in delivering integrated business solutions designed to help government agencies and institutions thrive through seamless Agency-to-Agency procurement.

LBRDC transforms strategic properties into productive business hubs. Beyond managing the only Special Economic Zone in Manila, LBRDC delivers reliable construction services, professional property management, and skilled manpower—helping government agencies scale with confidence. LBRDC is, in essence, a one-stop partner for facilities, manpower, and construction services, supporting national development through integrity, excellence, and innovation.

OVERSEAS FILIPINO BANK (OFBANK)

The Overseas Filipino Bank (OFBank), established in 2017 as a subsidiary of LANDBANK, is the Philippines' first branchless digital-only bank and the first in the country to obtain a digital banking license from the Bangko Sentral ng Pilipinas. As the government's official digital bank, OFBank provides convenient, reliable, and secure financial services tailored to the needs of Overseas Filipinos (OFs), Overseas Filipino Workers (OFWs), and their families.

In 2025, OFBank continued to expand access to financial services through financial education programs, digital account opening initiatives, and strategic partnerships with institutions serving overseas Filipinos. Key accomplishments include:

- Conducted 984 financial literacy webinars and Pre-Departure Orientation Seminar (PDOS) sessions, equipping Filipinos bound for or living abroad with practical knowledge to better manage their finances and make informed financial decisions.
- Participated in the National Reintegration Network (NRN), contributing to programs that assist returning OFWs and their families.
- Strengthened collaboration with the Commission on Filipinos Overseas (CFO), extending its reach beyond OFWs to the broader overseas Filipino community and supporting initiatives that promote financial inclusion among the estimated 10.2 million Filipinos residing overseas.
- Continued to improve its digital banking platforms, including streamlining account opening through integration with the eGov PH platform and implementing enhanced account protection measures.

These initiatives are aligned with OFBank's mandate to provide accessible, convenient, and secure digital financial services to Overseas Filipinos, OFWs, and their families.

Through digital innovation, financial education, and strengthened partnerships, OFBank continues to advance financial inclusion and deliver responsive banking solutions to Overseas Filipinos and their families wherever they may be located.

LBP LEASING AND FINANCE CORPORATION (LLFC)

LBP Leasing and Finance Corporation (LLFC), formerly LBP Leasing Corporation, is a wholly owned subsidiary of Land Bank of the Philippines (LANDBANK) established on Mar. 17, 1983, under the Corporation Code of the Philippines. LLFC complements LANDBANK's product lines by providing leasing and financial products and services—including financial lease, operating lease, term loans, and special financing programs - to government agencies, LBP borrowers, and clients in priority sectors that support the Philippine Development Plan. In 2025, LLFC expanded its capacity following the SEC-approved merger with UCPB Leasing and Finance Corporation under Executive Order No. 65, with LLFC as the surviving entity and an increased authorized capital stock of P1.5 billion.

LBP INSURANCE BROKERAGE, INC. (LIBI)

LBP Insurance Brokerage, Inc. (LIBI) was organized as a wholly-owned subsidiary of Land Bank of the Philippines on Oct. 22, 1981 under Securities and Exchange Commission (SEC) Registration No. 105764.

It was established primarily to engage in the business of general insurance brokerage management and consultancy, more particularly as follows:

- To act as insurance broker for life, health, accident, motor car, casualty, surety and fidelity, marine cargo and hull, comprehensive liability insurance and other insurance coverages allied with an incident to the above-mentioned lines.
- To engage in management and consultancy work on insurance and in this connection, to hold, own, purchase, acquire, underwrite, obtain participation in and manage the business of any corporation, partnership or equity.

LANDBANK COUNTRYSIDE DEVELOPMENT FOUNDATION, INC. (LCDFI)

The LANDBANK Countryside Development Foundation, Inc. (LCDFI), a government-owned and controlled corporation (GOCC) since 2013, serves as the corporate foundation of LANDBANK. It supports LANDBANK's commitment to advancing countryside development, particularly among its priority sectors, including small farmers and fishers (SFFs), agrarian reform beneficiaries (ARBs), Countryside Financial Institutions (CFIs), micro, small, and medium enterprises (MSMEs), and Overseas Filipino Workers (OFWs).

The Foundation implements three key initiatives:

1. The Capacity-Building Program;
2. The Enterprise Development Program, with Digital Financial Literacy (DxFINLIT) Training as one of its flagship activities; and
3. The Iskolar ng LANDBANK Program (ILP).

Through its capacity-building and enterprise development initiatives, LCDFI strengthens the institutional capabilities of LANDBANK-borrowing cooperatives and enhances the financial knowledge and agripreneurship skills of small farmers, fisherfolk, farm laborers, and other countryside stakeholders, particularly those in unbanked and underserved communities. LCDFI also supports the education of dependents of ARBs, small farmers, and fisherfolk, contributing to LANDBANK's broader objective of promoting financial inclusion, inclusive growth, and sustainable countryside development.

LANDBANK SECURITIES, INC. (LSI)

LANDBANK Securities, Inc. (LSI) is the wholly owned stock brokerage subsidiary of the Land Bank of the Philippines. Established in 1990, LSI was among the pioneers of the Philippine brokerage industry and has since become a valued member of the Philippine Stock Exchange (PSE).

On Oct. 8, 2025, the company received a P100 million capital infusion from the Land Bank of the Philippines, strengthening its financial position and supporting future growth initiatives.

LSI is recognized for its strong commitment to customer satisfaction and has established a strong presence within the Philippine financial services sector. This reputation is built on the expertise of its team of seasoned stockbrokers, who provide professional investment guidance, reliable market insights, and high-quality trade execution. Through its dedication to excellence and client-focused service, LSI continues to be a service provider for investors in the Philippine capital market.

UCPB SAVINGS BANK (UCPBS)

UCPB Savings Bank, Inc. (UCPBS) was originally established on Oct. 18, 1962, as Savings Bank of Manila. It later became a key institution for countryside development when 98% of its shares were acquired in 1984 by United Coconut Planters Bank (UCPB), further strengthened through mergers with UCPB-affiliated thrift banks, including UCPB Rural Bank in 2005.

On Jan. 4, 2021, UCPBS was formally recognized as a Government Financial Institution by the Governance Commission for Government-Owned and Controlled Corporations (GCG). With the enactment of Executive Order No. 142, s. 2021, UCPB was merged with the Land Bank of the Philippines, making UCPBS the latter's subsidiary effective Mar. 1, 2022, supporting its role in advancing financial inclusion.

As of Dec. 2025, the Bank operates 48 branches, 12 branch-lites, and 3 lending offices, enabling it to deliver financial services nationwide and contribute to economic development through inclusive rural banking, operational excellence, and customer-focused service.

Products and Services



Deposit Products

REGULAR PASSBOOK SAVINGS ACCOUNT

An interest-bearing peso account with a minimum initial deposit and required monthly Average Daily Balance (ADB) of P10,000, which requires presentation of a passbook for deposit and withdrawal transactions.

SAVINGS ACCOUNT WITH ATM ACCESS

An interest-bearing peso savings account wherein deposit transactions are made over-the-counter (OTC) or through the Cash Deposit Machine (CDM) during official banking hours/days. Withdrawals may be done OTC or at any LANDBANK and other ATMs with BancNet and Visa* logo. Cashless purchases may also be done via online* and through any Point-of-Sale (POS) terminal of partner merchants from department stores, supermarkets, and accredited establishments bearing the BancNet and Visa logo.

**Applicable to LANDBANK Visa Debit Card only.*

EASY SAVINGS PLUS (ESP)

A premium savings account designed to deliver enhanced returns, offering higher interest rates than regular savings accounts. It features a tiered interest rate structure for individual clients and a fixed interest rate for institutional clients. Interest is calculated based on the daily outstanding balance and is credited monthly.

REGULAR CURRENT ACCOUNT

A non-interest-bearing peso account, also known as Checking or Demand Deposit Account wherein deposits are made OTC and withdrawals are made through the issuance of a check.

CURRENT ACCOUNT WITH ATM ACCESS

A non-interest bearing peso checking account wherein deposit transactions are made OTC during official banking hours/days or via CDM. Withdrawals may be done either through the issuance of a check, or OTC. ATM withdrawals may also be made at any LANDBANK and other ATMs with BancNet and Visa* logo. Cashless purchases may also be done via online* and through any POS terminal of partner merchants at department stores, supermarkets and accredited establishments bearing the BancNet and Visa logo.

**applicable to LANDBANK Visa Debit Card only.*

PESO EARNING ACCESS & SURE YIELD (EASY) CHECK

An interest-bearing peso checking account (IBCA), with a minimum initial deposit of P10,000 for individual customers, P20,000 for private institutional customers, and P30,000 for government customers. Deposits are made OTC, while withdrawals are made through issuance of a check.

PESO EASY CHECK WITH ATM ACCESS

An interest-bearing peso checking account wherein deposit transactions are made OTC or via CDM during official banking hours/days. Withdrawals may be done either through the issuance of a check, or OTC. ATM withdrawals may also be made at any LANDBANK and other ATMs with BancNet and Visa* logo. Cashless purchases may also be done via online* and through any POS terminal of partner merchants from department stores, supermarkets and accredited establishments bearing the BancNet and Visa logo.

**applicable to LANDBANK Visa Debit Card only.*

REGULAR PESO TIME DEPOSIT

A specific amount of funds in peso which earns interest at a pre-determined competitive rate for a fixed period of time/term with a "Certificate of Time Deposit" (CTD) as proof of deposit. This is offered to individuals and institutions with peso denominated funds which may be locked-in for at least 30 days.

HIGH-YIELD SAVINGS ACCOUNT (HYSA)

A peso account wherein funds of a specific amount are given pre-determined competitive rates for a fixed term. Passbook or Certificate of Deposit serves as a proof of deposit. HYSA account is offered to Institutional customers only.

AUTO-SAVE DEPOSIT ACCOUNT

A payroll-linked savings account whereby a fixed amount (minimum of P100), specified by the payroll account holder, shall be automatically debited from the payroll account and subsequently credited to the Auto Save deposit account every payday (twice a month).

LANDBANK PERANG INIMPOK SAVINGS OPTION (PISO) ACCOUNT

An ATM Basic Deposit Account (BDA) with an initial deposit of P1 and no minimum maintaining balance. It requires at least P2,000 to earn interest and allows a maximum outstanding balance of P50,000 at any given time.

LANDBANK PISO PLUS VISA BDA

An ATM BDA with no initial deposit and can be opened through the LANDBANK Mobile Banking App (MBA). Earns interest even without maintaining balance but with a maximum outstanding balance of P50,000.00 at any given time. With virtual card access and option for physical card issuance upon request.

LANDBANK OPTISAVER PLUS ACCOUNT

A premium tiered-interest savings account tailored for individual depositors, offering competitive rates of up to 4% per annum based on the daily balance. Interest is computed daily and credited monthly.

In addition to enhanced returns, eligible account holders receive complimentary insurance coverage linked to their Average Daily Balance (ADB), providing up to P5,000,000 in life insurance and up to P1,000,000 in accident insurance.

GREENGROWTH DEPOSIT ACCOUNT

Sustainable Deposit (LANDBANK Green Growth Deposit) is a one-year term Time Deposit (TD) account offered to individuals and private institutions that earn higher interest than the regular TD account while also being environmental, social, and governance (ESG) – compliant in line with the Bangko Sentral ng Pilipinas' (BSP) sustainable finance framework.

US DOLLAR SAVINGS ACCOUNT

An interest-bearing dollar savings account with a minimum initial deposit of USD 100 for individual customers and USD 1,000 for institutional customers which requires presentation of a passbook for deposit and withdrawal transactions.

US DOLLAR TIME DEPOSIT

A specific amount of funds in US Dollar which earns interest at a pre-determined competitive rate for a fixed period of time/term (minimum of 30 days) with a CTD as proof of deposit.

EASY US DOLLAR PENSION

A deposit account whereby the monthly pension/benefit of pensioners/beneficiaries of various US Federal agencies residing in the Philippines is directly credited to their savings account maintained with LANDBANK. The US pensioner/beneficiary has the option to open either an individual Peso Savings Account or individual Dollar Savings Account.

HIGH-YIELD US DOLLAR TIME DEPOSIT (HYUSDTD)

A special time deposit account, with a minimum initial deposit of USD 2,000 for a two-year term, and USD 10,000 for a three-year term, which earns a much higher interest than a regular time deposit account.

LANDBANK GoBayani

GoBayani is a digital deposit account that provides Filipinos abroad access to the Bank's digital banking services and conveniently perform their transactions online, such as sending money to their families via fund transfer. Accountholders can also perform e-commerce transactions and receive remittance via Visa Direct through Visa partners abroad.

EURO SAVINGS

An account with a minimum initial deposit of EUR 500 (offered in selected LANDBANK branches).



Digital Banking Platforms

Point-of-Sale

POS Retail is a collection facility that allows cardholders to pay for the goods purchased and/or services rendered by the merchant.

LANDBANKasama

Through its LANDBANKasama Partners, LANDBANK steadily broadens and deepens its geographic reach while offering fundamental banking services like cash-in, cash-out, fund transfers, bill payment, and balance inquiries in underserved, unbanked, and remote areas, particularly the geographically isolated and disadvantaged areas (GIDAs). To further support the financial inclusion advocacy program of the National Government, the Bank introduced the LANDBANKasama on Nov. 7, 2023, as its rebranded Agent Banking Program that intensifies its commitment to promoting collaboration among local players towards expanding financial inclusion. To further enhance accessibility, the Bank, in partnership with TRAXION Pay, deployed Unattended Point-of-Sale (POS) terminals, empowering willing partners to offer these services without the need for on-site personnel.



Digital Banking Products

Mobile Banking Application (MBA)

The LANDBANK Mobile Banking Application (MBA) is one of the Bank's popular e-banking channels that provides customers with convenient access to a wide array of financial and non-financial transactions through their smartphones anytime, anywhere. By downloading the MBA from the Google Play, Huawei App Gallery or App Store, customers can enjoy mobile banking services such as balance and transaction history of deposits, credit card accounts, checkbook request, cardless withdrawal, intra-bank and inter-bank fund transfers, bills payment to over 154 merchant billers, locking or unlocking of ATM card transactions through Mobilock, Foreign Exchange and Unit Investment Trust Fund rates inquiry, LANDBANK ATM and Branch locator. Clients may also open a variety of deposit accounts, including Regular Visa, GoBayani, OptiSaver, PisoPlus, and AgriSenso, through an AI-powered platform that ensures seamless, secure, and efficient account setup. In addition, the MBA now features Straight Through Account Opening (STAO), allowing clients to open accounts instantly and securely without the need to visit a branch.





iAccess (Retail Internet Banking Facility)

The LANDBANK iAccess is a retail internet banking facility that allows individual clients with enrolled savings ATM accounts, regular current, and current accounts with ATM access to enjoy the convenience of secure online banking services anytime and anywhere. iAccess offers banking services such as fund transfer to their own accounts and nominated third-party accounts, as well as fund transfer to any PESONet and InstaPay participating banks or e-wallet issuers, bills payment to over 169 billers, checkbook request, account balance and transaction history, lost or stolen card reporting and check status inquiry.

Digital Onboarding System (DOBS)

DOBS is a web application which aims to reduce account opening time and simplify the account enrollment process. The system allows immediate capturing and validation of the customer's information and enables easy retrieval of information from its digital records, making LANDBANK compliant with the requirements on data quality by various regulatory bodies.

Electronic Salary Loan (eSL) System

An electronic-based salary loan product of LANDBANK that offers eligible employees of government agencies and private institutions a convenient facility to apply for salary loans. These services are accessible through LANDBANK's channels, such as the Mobile Banking Application (MBA), and i-Access.

Online Loan Application Facility (OLAF)

The Online Loan Application Facility (OLAF) is a web-based facility that enables customers to apply for real estate or home loans, mortgage loans, vehicle loans, and small business loans through walk-in applications, referrals from developers, branches, or employees, or online channels.

weAccess (Institutional Internet Banking Facility)

The LANDBANK weAccess is the Bank's Internet Banking facility for institutional customers which allows private and government entities with enrolled Regular Savings Accounts, Current Accounts, and High Yield Savings Account to manage their transactions online. Further, it enables customers to pay bills, process ATM payroll, re-order checkbooks, sweep funds, and facilitate automatic debit and credit. It also allows them to transfer funds to their account or another account maintained at LANDBANK, or with any PESONet and InstaPay participating bank or e-money issuer. Non-financial transactions available in weAccess include Account Summary or Transaction Details, Report Viewing, Institutional Loan, and ACIC File Upload. The weAccess employs secured encryption, VeriSign digital verification, and two-factor authentication during log-in and authorization of select financial transactions to ensure that transactions and data are protected from online threats.

Electronic Modified Disbursement System (eMDS)

LANDBANK offers real-time banking convenience to National Government Agencies through the LANDBANK Electronic Modified Disbursement System (eMDS), which provides a secure internet-based facility that streamlines the tedious and costly processing of MDS transactions and eliminates physical transmission of required documents and reports. The eMDS covers transactions such as the transmission of Advice of Checks Issued and Cancelled (ACIC), payment of accounts payable to creditors, and fund allocation transfers initiated and approved by the government agency. The requests for checkbooks, on the other hand, are automatically forwarded to the concerned branches for processing.

Digital Onboarding System Corporate Payroll Facility (DOBS-CPF)

The DOBS-CPF was designed to accommodate the enrollment of the payroll accounts of personnel, employees, beneficiaries or regular creditors of an institution/agency. The DOBS-CPF front-end application is accessible by the institutional agency.

Access to DOBS-CPF back-end application is also granted to the authorized personnel of the institutional agency for the Know-Your-Client procedures, review and authentication of the information provided by the account enrollee prior to the submission of the application to the Branch of Account through DOBS.

iEasy Padala LANDBANK Remittance System (LBRS) or iEasy Padala

A web-based remittance system that is able to process incoming and outgoing remittances 24/7, ensuring a fast and secure way for OFWs to send their hard-earned money through the Bank's remittance partners present in various countries. It allows beneficiaries to receive remittances through their local bank accounts or simply cash out through LANDBANK's payout agents nationwide.

Post-dated Check Warehousing Facility (PDC.biz)

Through the online platform PDC.biz, enrolled clients can assign LANDBANK the task of holding their Post-Dated Checks (PDCs) for deposit to accounts specified by the client when the value date of the check falls due. Online clients can also browse, download, or print the PDC status.

Checkwriter.biz

The LANDBANK CheckWriter.biz is an online check disbursement service offered to government and private institutions. It facilitates the automatic printing of check details and payment details, invoice or voucher information which eliminates the tedious and manual process of check preparation as well as the signing through the use of digital signatures of authorized signatories.

LANDBANK Bulk Credit System (LBCS)

LBCS is a web-based application where institutional clients can perform electronic batch crediting or fund transfer to their intended recipients (e.g., constituents, members, pensioners, investors, borrowers, beneficiaries, creditors, etc.). The system connects to the Philippine Electronic Fund Transfer (EFT) System Operations Network (PESONet) platform and InstaPay for the batch crediting of accounts to other local banks.

Automated Fare Collection System (AFCS)

The AFCS is an automated and modernized fare collection system in the Philippines for the greater convenience and safety of the passengers and public drivers by initiating the use of contactless fare payment.



Digital Payment and Collections Services





LANDBANK Link.BizPortal

The LANDBANK Link.BizPortal is a web-based digital payment channel designed to accept payments of fees, dues and charges from customers of enrolled government and private merchants. Customers can use their LANDBANK or OFBank ATM Cards/Visa Debit Cards, other banks card accounts via PCHC Paygate, OTC cash payment and eWallets.

Electronic Tax Payment System (eTPS)

eTPS is LANDBANK's proprietary channel under the Electronic Filing and Payment System (eFPS) of the Bureau of Internal Revenue (BIR). With eFPS, transmission of tax returns including attachments, if any, and payment of taxes due to the government are made over the internet through the BIR website. The taxpayer is provided a paperless tax filing experience including the convenience of paying taxes online through an internet banking service via debit of an enrolled bank account.

PAS6-Electronic Payment System (PAS6 - EPS)

The Payment Application Secure Version 6 (PAS6) - Electronic Payment System (PAS6-EPS) is an electronic payment channel that can be accessed by importers to pay for their custom fees and duties. LANDBANK's participation in the PAS6 of the Bureau of Customs (BOC) offers customers a convenient online payment channel that is available seven days a week, including holidays, except during scheduled system maintenance.

Vat on Digital Services (VDS) Portal

LANDBANK, in partnership with the Bureau of Internal Revenue (BIR), developed and implemented the VAT on Digital Services (VDS) Portal, a digital platform that enables taxpayers to create accounts, file tax returns, and conveniently process tax payments online. This initiative supports the implementation of Republic Act No. 12023, which mandates simplified tax registration, filing, and payment procedures for non-resident Digital Service Providers (DSPs) operating in the Philippines.

From July to December 2025, the portal facilitated a total of 279 transactions, with payment collections amounting to P6.44 billion.

Card Products

LANDBANK Visa Debit Card (LVDC)

The LVDC is an enhanced version of ATM Regular Card that enables international access through more than 2.7 million ATMs in more than 200 countries worldwide where the Visa logo is displayed, and expands the merchant network through LANDBANK's partnership with Visa. It allows the customer to shop online, pay bills and make mobile and over-the-counter purchases based on funds available in their bank account. It supports tap-to-pay POS purchases with its contactless feature and is capable of receiving overseas remittance through Visa partners.

The following products were developed to cater to more Filipinos

1. **GoBayani** - account designed for Overseas Filipinos (OFs) and OFWs.
2. **PisoPlus** - is a Basic Deposit Account designed for unbanked and underserved Filipinos, allowing individuals to open an account with just P1.00 as the initial deposit.
3. **Agrisenso** - specially designed savings account for farmers, fisherfolk, and ARBs in support of the AGRISENSO Plus Program. No initial deposit or minimum maintaining balance is required.

LANDBANK Institutional Cash Card (LICC)

The LICC is a prepaid or stored value card that serves as an alternative payment method for goods and services that also functions as an ATM Card. It is offered to institutions/agencies for issuance to its employees/ members/beneficiaries for their payroll, allowances, loans, grants among others.



LANDBANK Mastercard Prepaid Card (LMPC)

The LMPC is a Mastercard-branded prepaid card that can be used for ATM transactions, POS and online purchases worldwide where Mastercard is accepted. The LMPC supports tap-to-pay purchases with its contactless feature and card-not-present transactions are protected by one-time password (OTP) via 3DSecure facility. The LMPC has four main variants: Travel Card, Gift Card, General Purpose Reloadable Card and Agent Banking Card.

LANDBANK e-Card (Electronic Card)

The LANDBANK e-Card is a customized ATM Card that doubles as a company identification (ID) card for private and government institutions. The LANDBANK e-Card can be designed to fit the customer's requirements.

LANDBANK ATM Regular Card

The LANDBANK ATM Regular Card is an ATM Card linked to a deposit account which can be accessed locally for cash deposits, cash withdrawals and Point-of-Sale (POS) transactions. Deposit transactions are done via OTC or through COM, while withdrawal transactions may be done OTC or via ATMs 24 hours a day, seven days a week through 22,721 ATMs nationwide. ATM withdrawals may also be done through any POS Cash Out terminal from partner merchants across the country.



Foreign And Domestic Remittance Department (FCDU) Products and Services

CROSS BORDER REMITTANCE

This service refers to the transfer of funds sent by a client or customer located overseas to a designated beneficiary with LANDBANK FCDU or Peso deposit account and vice versa. The Bank also offers this service for remitters/beneficiaries from other local banks. These telegraphic transfers are typically transmitted via the Society for Worldwide Interbank Financial Telecommunication (SWIFT) messaging network and processed through international correspondent financial institutions with which LANDBANK has nostro accounts, and may serve a variety of purposes including personal support, education, medical expenses, or capital investment.



1. **Bank to Bank Transfers** – remittances made between LANDBANK and the Beneficiary Bank through the Correspondent Bank
2. **Inward Remittance thru Remittance Partners (RPs)** – remittances are made by Overseas Filipinos/remitters through LANDBANK-accredited Remittance Partners (RPs), which maintain vostro accounts with the Bank. These remittances are processed via the LANDBANK Remittance System (LBRS) with the following modes of settlement:
    a. Credit to account (Peso/FCDU)
    b. Credit to other local banks via PDDTS-EOD/ GSRT/PESONet/RTGS
    c. Cash pickup at any LANDBANK Branch
    d. Cash pickup anywhere through LBP Partner Paying Agents (e.g., CEBUANA, PALAWAN, LBC)
3. **LANDBANK US Dollar Pension** – a cross border remittance that allows direct deposit of US government monthly pensions/benefits of various US Federal Agency (i.e. United States Veterans Affairs (USVA), Social Security Administration (SSA) etc.) pensioners/beneficiaries residing in the Philippines. Proceeds are directly credited to the pensioner's FCDU/Peso regular passbook savings account maintained with LANDBANK with Citibank New York as the settlement bank.

DOMESTIC REMITTANCE

Domestic remittances refer to money transfers made between LANDBANK and other banks within the Philippines, typically from one region to another. LANDBANK's domestic remittance services play a crucial role in connecting urban earners with their families in rural areas, supporting financial inclusion and everyday economic activity. Domestic remittance services that are offered by LANDBANK to clients are categorized via the following modes of settlement:

1. **Philippine Domestic Dollar Transfer System (PDDTS)** - This pertains to USD-denominated fund transfer from a Philippine local bank for credit to LANDBANK FCDU or Peso account and vice versa. The transfer is processed via PDDTS, a specialized payment infrastructure that enables real-time, domestic interbank transfers of U.S. dollars within the Philippines without routing through foreign correspondent banks. There are two modes available in the PDDTS:
    a. **Gross Settlement Real Time (GSRT)** - a high-speed payment system used by banks to transfer USD-denominated money instantly and securely, with each transaction settled individually.
    b. **End of Day (EOD) Netting** - a settlement process used in PDDTS where transactions are aggregated and offset at the close of the business day, rather than settling each transaction individually in real time. Typically, remittance proceeds are credited the next banking day.

Both modes of transfers for PDDTS occur directly between local banks via Citibank Manila.

2. **Real Time Gross Settlement (RTGS)** - also known as PhilPassPlus System, RTGS is a high-speed payment system run by the Bangko Sentral ng Pilipinas (BSP) used primarily for large-value transactions between banks and financial institutions. With this mode of settlement, transactions are processed instantly as they are initiated without the need to wait for batching and each transaction is settled individually through LANDBANK's Regular Demand Deposit Account (RDDA) maintained with the BSP.
3. **Philippine EFT System and Operations Network (PESONet)** - is a batch electronic fund transfer service in the Philippines that allows individuals, businesses, and government agencies to send money from one bank or eWallet to another. PESONet transactions are processed through the Philippine Clearing House Corporation and are settled through PhilPaSS. If sent before the cut-off time, funds are received within the same banking day. It offers several advantages that make it a strong choice for digital payments in the Philippines, especially for non-urgent and high-value transactions. Interbank fund transfers to other PESONet participating banks can be made via LANDBANK's iAccess, weAccess and MBA platforms.

DEMAND DRAFT

A demand draft (DD) is a secure, prepaid payment instrument issued by a bank, instructing another bank to pay a specific sum of money to a named payee. It's essentially a guaranteed payment method because the funds are secured by the issuing bank at the time of issuance. It is commonly used for secure, high-value transactions where trust and certainty are essential.

This product allows LANDBANK clients to purchase prepaid USD checks issued for secure and traceable international payments. DDs provide a reliable payment method for accessing global services while supporting inclusive financial systems. By offering secure and traceable transactions, this product aligns with governance standards and contributes to environmental responsibility through reduced physical cash handling and minimized risk.

LANDBANK-issued DDs are cleared with Bank of New York Mellon and Standard Chartered Bank.

Branch Loan Products

SALARY LOANS

A salary loan product of the Bank offered to all qualified employees of government corporations and agencies, local government units (LGUs), and private institutions, including barangay officials, provided the institution/ agency maintains a reciprocal business with the Bank.

BACK-TO-BACK LOAN

A loan product of the Bank offered to qualified depositors provided the loan is secured by assignment of deposits or government securities, and covered by a Promissory Note with Deed of Assignment (PN with DA).

PENSION AND EMERGENCY RELIEF LOAN (PeER LOAN)

A loan facility offered to qualified pensioners and government employees whose pension/payroll accounts are with LANDBANK but without Salary Loan.

Ancillary Products

DEPOSIT PICK-UP AND CASH DELIVERY SERVICES

Allow the mobilization/transmission of voluminous cash/check deposits of customers via pickup/delivery at the customer's premises through the use of the Bank's armored car facilities and other authorized bank vehicles, provided the customer maintains a reciprocal business with the Bank.

PAYROLL SERVICES

Offered to government line agencies, GOCCs, LGUs, and private corporate entities maintaining reciprocal business with the Bank. Payroll is effected by debiting the total payroll amount from the customer institutional account and crediting each of the individual ATM accounts of employees on payroll date.

FOREIGN EXCHANGE (FX) DEMAND DRAFTS

Negotiable instruments sold by a bank to a customer and drawn against said bank's demand deposit account with other depository banks.

MANAGER'S CHECKS

Negotiable instruments which are being sold by LANDBANK to customers. Manager's Check may be presented for encashment/deposit to any LANDBANK branch or deposited to any bank subject to one-day clearing.

LANDBANK GIFT CHECKS

Peso-denominated checks which work just like a Manager's Check.They are offered to customers as an alternative form of gift which is as good as cash. The check may be deposited or encashed at any LANDBANK branch; and may also be deposited in other banks subject to existing check clearing policies and procedures.

SALE AND PURCHASE OF FOREIGN CURRENCY NOTES

Sale/purchase of foreign currency notes to/from a customer.

Note: USD may be bought and sold at all branches.

CLEARING OF FX CHECKS

Foreign Currency Checks received from the depositor and sent as collection items and credited to the deposit account once cleared.

SAFETY DEPOSIT BOX

Rented to selected clients of the Bank to keep their valuable assets and important documents.



Agrarian Services

1. Land Transfer Claim Processing

Processing, valuation/revaluation/adjustment, and approval of land transfer claims involving compensable private agricultural lands covered by the various agrarian reform laws, to wit:

- **Presidential Decree (PD) No. 27**
  Decreeing the Emancipation of Tenants from the Bondage of the Soil, Transferring to Them the Ownership of the Land They Till and Providing the Instruments and Mechanisms Therefore
- **Executive Order (EO) No. 228**
  Declaring Full Land Ownership to Qualified Farmer Beneficiaries Covered by PD No. 27, Determining the Value of Remaining Unvalued Rice/Corn lands and Providing the Manner of Payment by the Farmer Beneficiary and Mode of Compensation to the Landowner
- **Republic Act (RA) No. 6657**
  Comprehensive Agrarian Reform Law of 1988
- **Republic Act (RA) No. 9700**
  Strengthening the Comprehensive Agrarian Reform Program (CARP), Extending the Acquisition and Distribution of All Agricultural Lands, Instituting Necessary Reforms, Amending for the Purpose Certain Provisions of RA No. 6657, Otherwise Known as the Comprehensive Agrarian Reform Law of 1988, as Amended

2. Land Transfer Payment

Processing, approval, and payment to landowners for land transfer claims in the form of cash and Agrarian Reform (AR) Bonds

3. Bond Interest and Maturities Payment

Processing, approval, and payment of maturities and interest due to the bondholders of 10-year AR Bonds and 25-year LANDBANK Bonds

For 10-year AR Bonds, 10% of the face value of the bond matures every year up to the 10th year. Interest is based on the outstanding principal balance of the AR Bond aligned with the applicable 91-day Treasury Bill rates, computed every six months from the date of issuance until the 10th year. For 25-Year LANDBANK Bonds, full redemption/payment at face value of the bond is made on its maturity date, including accrued interest computed at 6% per annum, tax free.

4. Bond Servicing Transactions

Processing, approval, and issuance of new replacement AR Bonds upon request of the bondholder for the following transactions:

- **Assignment**
  Transfer from an inscribed bearer bond to named assignee/s
- **Conversion**
  Change of the inscribed bond to a bearer bond and vice versa
- **Exchange**
  Issuance of one bond by consolidating two or more bonds and vice versa
- **Replacement**
  Issuance of a new AR bond in lieu of lost, destroyed, or mutilated bond

5. Issuance of Certification of Outstanding AR Bond

Certification that the AR Bond is still outstanding and is not among those included in the list of bonds with adverse claims.

6. Issuance of Certificate of Full Payment/Release of Real Estate Mortgage (CFP/ROREM)

The CFP/ROREM is issued to AR Bonds with Agrarian Reform Receivables (ARR) accounts and is automatically generated by the system for AR Bonds with fully-paid land amortizations/obligations to the National Government. Upon the effectivity of the New Agrarian Emancipation Act, unclaimed CFP/ROREMs are turned-over to the Department of Agrarian Reform (DAR), except those for release to the AR Bonds, their claimants or authorized representatives upon compliance with the documentary requirements.

7. Moratorium in the Payment of ARB Accounts

A suspension on the payment of the principal obligation and interest of the amortization payable by AR Bonds who were not covered by condonation under RA 11953. Executive Order No. 40, s. 2023 extends the moratorium period for two years, or until Sept. 13, 2025.

8. Automated Collection of Loan Amortization from ARBs

The Portable Agrarian Reform Collection System (PARCS) is a custom-designed solution which is utilized in the automated collection of loan amortizations under the Bank's Digital Lending System (DLS).

9. Refund of Excess Payment

Issuance of a Manager's Check to the ARB or its duly authorized representative representing a refund or excess payment.

10. Inquiry, Counseling and Processing of Services Requested

Provision of guidance and assistance to clients (i.e., Landowners, Bondholders, government agencies and other interested parties) on their agrarian-related issues/concerns. Guidance may involve discussions on the necessary pre-payment requirements that they need to present prior to payment, investment opportunities for the bond portion of their proceeds and answering queries of clients on all matters related to the agrarian reform program.



Lending Programs

Agricultural Lending Programs

Internally-Funded Programs

Agriculture Growth and Resource Integration through Strategic and Enhanced Delivery of Support and Opportunities (AGRISENSO) PLUS Lending Program

To provide accessible, adequate, affordable, and timely credit assistance to small farmers and fisherfolk, ARBs, micro, small, and medium enterprises (MSMEs) and other players/stakeholders in the agricultural value chain that will improve agricultural productivity.

High Value Crops and Value Chain (HVC-VC) Lending Program

The Program aims to enhance credit support along the value chain of high-value crops and and the coconut industry to help secure the country's food security, modernize the agricultural sector to increase productivity through the adoption of contemporary farming technology and the implementation of farm mechanization, contribute to the overall efforts of the government in generating employment and pursuing the attainment of inclusive growth in the countryside and expand loan portfolio in agriculture sector especially among young farmers.

Poultry and Livestock Value Chain (PLVC) Lending Program

The Program aims to support the entire poultry and livestock value chain, from farm-level production and acquisition of quality breeding stocks to processing, value-adding, and marketing of agricultural products. It aims to provide accessible financing for various stages of the value chain and help borrowers improve their production, operations, logistics, and market access.

Aquatic Resources Acceleration (AQUA) Lending Program

The Program aims to help increase the contribution of the fishery sector in achieving food self-sufficiency, provide credit assistance to existing and/or prospective fishing operators in acquiring fishing vessels for domestic or overseas use to support re-fleeting and modernizing commercial fishing vessels, assist institutional buyers, fish processors/canning companies and fish growers to actively participate in the development of the fishing/aquaculture industry, provide readily available credit facility to target program beneficiaries and expand the portfolio of the Bank in the fishery sector.

Partner Financial Initiative Linkage to Financial Inclusion Networks (PFI-LINKS) Financing Program

The Program aims to consolidate and harmonize the features, terms, and conditions of all lending programs for PFIs under one program; revive the lending model of the Microfinance Program for MFI Retailers and consolidate the DAR-PAHP and EPAHP; and expand the digitalization credit facility offered by LANDBANK to all PFIs.

Empowering Barangays in Remote Areas through Credit and Enterprises (EMBRACE) Lending Program

In support of the government's thrust for financial inclusion, particularly in unbanked and underserved areas, LANDBANK launched the EMBRACE Lending Program on May 17, 2016. The Program is consistent with LANDBANK's mandate and mission to respond to the needs of the small farmers and fishers (SFF) including micro and small enterprises in areas where banks could hardly reach.

Externally-Funded Programs

Agricultural Competitiveness Enhancement Fund (ACEF)

The Program aims to help increase the productivity of farmers and fisherfolk and their cooperatives and associations, and micro and small enterprises by providing financial assistance for the acquisition and establishment of agricultural production and processing facilities, farm inputs, and farm improvement.

Expanded Rice Credit Assistance under the Rice Competitiveness Enhancement Fund (ERCA-RCEF)

The Program aims to improve the productivity, efficiency, and profitability of rice farmers and rice farmworkers and their cooperatives, and raise sustainable investments in the rice industry, particularly on rice support infrastructure and post-harvest facilities.

LBP-SRA Socialized Credit Program under the Sugarcane Industry Development Act (SCP-SIDA)

The Program aims to promote and support productivity improvement programs to boost the production of sugarcane and increase the incomes of sugarcane farmers/planters and farm workers.

Coconut Farmers and Industry Development (CFID) Lending Program

The Program is meant to extend credit assistance to coconut farmers and their organizations, particularly the poor and marginalized, to attain increased incomes, alleviate poverty, and achieve social equality, in line with the objective of RA No. 11524, known as Coconut Farmers and Industry Trust Fund (CFITF) Act.

Accelerated Loans for Empowered, Resilient and Transformed Agrarian Reform Beneficiary Organizations (ALERT ARBOs) Program

The Program aims to provide accessible, adequate, timely, and affordable loans to eligible ARBOs and their member-ARBs for the purpose of financing their individual or communal agriculture and fisheries activities, agri- and fishery-based enterprises, and other agri-related projects.

LBP-DAR Enhanced Assistance to Restore and Install Sustainable Enterprises for Agrarian Reform Beneficiaries and Small Farm Holders (Enhanced ARISE) Program

A program tie-up with the Department of Agrarian Reform (DAR) to provide continuous credit support to ARBOs and their ARBs/SFHs members whose sources of income and livelihood have been adversely affected by natural calamities and human-made disasters, pests and diseases, and viral infections/outbreaks.

Official Development Assistance Programs (ODA) – 2nd Generation Fund

Harnessing Agribusiness Opportunities Through Robust and Vibrant Entrepreneurship Supportive of Peaceful Transformation (HARVEST)

The Program aims to provide credit and technical assistance to cooperatives, large agribusiness enterprises, CFIs, and SMEs in conflict-affected areas in Mindanao, specifically BARMM and other areas with economic or commercial linkage to the region through a value chain concept, to support its peace-building efforts and economic growth.

Agricultural Credit Support Project (ACSP)

The Program aims to increase investments, create new job opportunities, and improve agricultural productivity in rural areas.

For more details on Agricultural Lending Programs, please refer to page [188] under Assistance to the Agricultural Sector.

Non-Agricultural Lending Programs

Enhanced Lending Program for Local Government Units (LGUs)

Provides credit assistance to finance local infrastructure and other socioeconomic development projects of local government units (LGUs) that enhance social services and improve the living conditions of their constituents.

Enhanced H2OPE (Water Program for Everyone)

The H2OPE (Water Program for Everyone) is LANDBANK's unified Program for the water and sanitation sector, making the Bank's lending operations more responsive to current needs through expanded eligible projects and borrowers. It has two subprograms: Water Utilities Financing and STP for Manila Bay.

Building Urbanization and Innovations through LANDBANK's Diverse Engineering Resource Support (BUILDERS) Program

The BUILDERS Program is LANDBANK's financial support facility for government construction projects nationwide. The Program provides contractors with working capital to support the completion of awarded government projects, implement improvements, or expand their existing businesses.

Community Assistance and Reintegration Support Plus (LANDBANK CARES+) Lending Program

Caters to the financing needs of individuals and business enterprises in areas affected by calamities, disease outbreaks, global or local incidents, and other disruptions affecting supply chains and the normal flow of business transactions.



Renewable and Alternative Energy Plus (REAL ENERGY+) Lending Program

Facilitates the adoption and expansion of renewable energy, energy efficiency, and power distribution projects by providing flexible financing options and expert support. The Program provides access to affordable capital to help businesses and communities transition to clean and sustainable energy sources, contributing to environmental conservation and energy independence.

Tourist Infrastructures and Services Mobilization (TOURISM PLUS) Lending Program

The TOURISM PLUS Lending Program supports the National Government's efforts to revitalize the tourism industry through the development of world-class destinations and facilities. The Program supports a vibrant and sustainable tourism industry that contributes to economic growth, employment generation, and government revenues.

Housing Opportunity Made Easy (HOME) Loan Program

Provides financing for the purchase and/or construction of residential housing units by individual homebuyers, including end buyers of developers.

Accessible and Responsive Approach to Learning (ARAL) Lending Program

The Program consolidates education-related lending programs under one banner Program for efficient marketing and monitoring and extends *Bayanihan* related programs to assist schools, students, and parents with school related expenses.

Public Transport Financing Program

Facilitates the modernization of the country's transportation system by providing financing for the acquisition of modern vehicles or vessels, support facilities, and operational requirements of transport service entities.

Lending Program for Economic Zone (ECOZONE) Developers

Provides credit assistance for the establishment or development of economic zones.

Overseas Filipino Workers Reintegration Program (OFW-RP)

The Program, in partnership with the Overseas Workers Welfare Administration (OWWA), provides sustainable livelihood opportunities to Overseas Filipino Workers (OFWs).

Innovation and Technology (I-TECH) Lending Program

The Program, in partnership with the Department of Science and Technology–Technology Application and Promotion Institute (DOST-TAPI), supports the commercial production of patented Filipino inventions.

Health Progressive Lending for Upgraded Services (Health PLUS) Program

The Program enhances and standardizes the Bank's credit assistance to the healthcare sector, including government units, medical colleges and universities, and private medical and health goods and services providers engaged in the delivery of healthcare goods and services.

LANDBANK's Innovative Financing Thrust towards Inclusive National Growth through the Micro, Small, and Medium Enterprises (LIFTING MSMEs) Lending Program

The Program supports micro, small, and medium enterprises (MSMEs) by consolidating LANDBANK's existing credit programs into a single, streamlined platform. It provides tailored financial solutions to help MSMEs grow sustainably and contribute to inclusive economic growth.

Emerging Female-Initiated Livelihood and Investment Projects via Inclusive Financing to Accelerate Entrepreneurial Growth (Emerging FILIPINA) Lending Program

The Program provides credit support to female entrepreneurs pursuing business ventures such as traditional trade, e-commerce, and food services. It also enhances their business management, marketing, production, accounting, financial, and information technology skills through training provided by LANDBANK in coordination with the LANDBANK Countryside Development Foundation, Inc. (LCDFI) and training providers such as the Technical Education and Skills Development Authority (TESDA) and Department of Trade and Industry (DTI).

Sustainable Multi-dimension Approach using Revolutionized Technologies (SMART) in City Development Lending Program

The SMART City Lending Program finances projects that promote convenient, safe, green, and environmentally sustainable urban development through information and communication technologies, including the Internet of Things (IoT), robotics and automation, and artificial intelligence (AI).

Climate SAFE (Special Adaptation Facility for the Ecosystem) Program

LANDBANK's Climate SAFE (Special Adaptation Facility for the Ecosystem) Program supports the National Government in implementing Republic Act (RA) No. 9729 or the Climate Change Act of 2009 and RA No. 10174, which established the People's Survival Fund (PSF). The Program provides financing for climate change adaptation and resilience projects, including climate resilient agriculture and greenhouse farming systems, particularly for local government units (LGUs) and other eligible borrowers. It also provides technical assistance and grant sourcing support and promotes blended financing through funding from the Green Climate Fund (GCF) and the PSF.

For more information on the Climate SAFE Program, please refer to page [30] under Sustainable Finance Framework.

For more details on Non-Agricultural Lending Programs, please refer to page [63] under Socioeconomic Impact.

International Trade Services

Export

Advice of Export Letter of Credit (LC)/Amendment

Foreign LC opened in favor of an exporter received by LANDBANK through Society for Worldwide Interbank Financial Telecommunications (SWIFT), mail confirmation, or other local commercial banks. Export LC can be used as collateral for pre-export financing. Export Packing Credit Line (EPCL) enables the exporter to have additional working capital to manufacture export goods.

Export Collections/Outward Bills for Collection (OBC)

These are exporter's draft/documents which are not outrightly purchased awaiting receipt of a foreign bank credit advice or clearing of dollar drafts such as:

- Documents with discrepancies (if under LC)
- Documents which are sent directly to the buyer by the exporter and awaiting payment from the foreign bank through telegraphic transfer (T/T)
- Dollar draft/check presented by the exporter representing export-related transactions
- Documents to be sent to the buyer's foreign nominated bank on a collection basis as instructed by the exporter

Export Bills Purchased (EBP)

Credit accommodation extended to an exporter wherein the exporter's draft/shipping documents under LC, Documents against Payment (DP), or Documents against Acceptance (DA) and other modes of payment are purchased directly/outright by the Bank before receipt of a foreign bank's credit advice.

Collection of Documentary Stamp Fees (DST)

LANDBANK acts as the collecting/remitting bank of the DST fees imposed by the Bureau of Customs (BOC) on goods exported by the clients. Client exporters shall be enrolled in the Philippine Clearing House Corporation (PCHC) Payment Application System version 6.0 (PAS 6) by submitting the required documents to the LANDBANK branch where the client maintains his or her deposit account. Settlement of BOC DST and service fees are made by debiting the exporter's LANDBANK account upon receipt of data from BOC's Electronic-to-Mobile (E2M) System through PAS 6.

Inward Remittances

These are incoming telegraphic transfers representing export proceeds remitted by the exporter's buyer and credited to LANDBANK's account with the foreign bank. LANDBANK acts only as receiver or channel of payment.

Import

Opening or Issuance of Foreign Commercial Letter of Credit

Bank issuance of LC charged to the importer's credit line or paid in cash for the full amount of the LC in favor of the exporter. The LC authorizes the exporter to claim payments provided all of the terms and conditions of the LC are complied with as evidenced by documentary requirements. The LC ensures payment to the exporter for the goods delivered or services performed. On the part of the importer, LC ensures that the terms and conditions agreed upon are complied with before payment is made.

Opening or Issuance of Domestic Commercial LC

Bank issuance charged to the client or local buyer's credit line or paid in cash in favor of the local seller. It authorizes the local seller to claim payments provided that all the terms and conditions of the LC are complied with as evidenced by documentary requirements. The LC ensures payment to the local seller for the goods delivered or services performed. On the part of the local buyer, the LC ensures that the terms and conditions of the credit are complied with before payment is made.

Opening or Issuance of Standby LC (Foreign and Domestic)

An undertaking issued by the Bank on behalf of its client wherein payment will be made to the beneficiary if the client does not make good on its obligation and submission of documentary requirements.

Issuance of Guarantee (against Foreign Bank Counter-Guarantee)

Guarantee issued by the Bank in favor of a local beneficiary against a foreign correspondent bank's counter-guarantee which the latter issued on behalf of their customer.

Issuance of Shipping Guarantee/Advance Release

Shipping guarantee issued by the Bank to the shipping line requesting the release of goods to the importer pending receipt of the original Bill of Lading/ Airway Bill. The shipping guarantee issued should be canceled upon the importer's surrender of the original Bill of Lading/Airway Bill to the shipping line.

Processing of Commercial LC Amendment (Foreign & Domestic)

Changes in LC terms and conditions such as:

- Increase/decrease in LC amount;
- Extension of expiry/shipment date; and
- Documents required/terms and conditions may be amended as requested by the client and confirmation of beneficiary as applicable.

Processing of Import Bills (IB)

Examination of shipping documents received from a foreign bank to ascertain if all terms and conditions of the foreign commercial LC are complied with before immediate payment or upon maturity of accepted Bills of Exchange payable after a specified period. Shipping documents booked under Import Bills already paid and/or converted to Trust Receipt (TR) will be forwarded to the importer to enable them to release goods from the shipping line and/or cancel shipping guarantee. Simultaneously, a payment authorization is transmitted to the foreign bank if documents were sent on a collection basis.

Processing of Domestic Bills (DB)

Examination of documents presented to the Bank by a local seller to ascertain if all the terms and conditions of the domestic commercial LC are complied with before immediate payment or upon maturity of accepted Bills of Exchange payable after a specified period. Documents booked under domestic bills may be paid outright or converted to TR upon request of buyers/clients.

Processing of Trust Receipts (TR)

An agreement where the Bank (Entrustor) who owns or holds absolute title or security interests over certain specified goods, releases the same to the possession of the Client (Entrustee) upon the latter's execution and delivery of a Trust Receipt. Under the Trust Receipt, the client promises to hold the goods in trust for the Bank and to sell or otherwise dispose of the goods with the obligation to turn over to the Bank the proceeds thereof to the extent of the amount owing to the Bank or as appears in the Trust Receipt or the goods themselves if they are unsold or not otherwise disposed or, in accordance with the terms of the Trust Receipt.

Processing of Documents Against Payment (DP)

mode of payment for a non-LC transaction whereby the original shipping documents are received from the seller or exporter's bank with the instruction to release the documents to the buyer or importer only upon outright payment. Client's availment of DP can be charged against the importer's credit line.

Processing of Documents Against Acceptance (DA)

mode of payment for a non-LC transaction whereby the bill of exchange and original shipping documents are received from the seller or exporter's bank with the instruction to release the documents to the buyer or importer only upon their acceptance of the bill of exchange to pay at a specific future date. Client's availment of DA can be charged against the importer's credit line.

Processing of Open Account (OA)

mode of payment for a non-LC transaction wherein the shipping documents are sent by the seller or exporter directly to the buyer or importer without coursing the documents through the Bank upon the importer's promise to pay at some future date after shipment. Client's availment of OA can be charged against the importer's credit line.

Processing of Direct Remittance – Imports (DRI)

mode of payment for a non-LC transaction wherein the shipping documents are sent and released by the seller/ exporter directly to the buyer/importer without coursing the documents through the Bank upon the importer's promise to pay at a future date after shipment. Payment should be made within 29 calendar days from the date of the Bill of Lading/Airway Bill.

Processing of Advance Import Payments (AIP)

Mode of payment for a non-LC transaction wherein the payment is sent by the buyer or importer in advance to the seller or exporter through a bank prior to the shipment of the goods and receipt of the shipping documents.

Collection of Import Duties

The Bank acts as a collecting or remitting bank for the advance and final duties imposed by the BOC on the goods imported by the client. The client importer shall be enrolled in the PAS 6 by submitting the required documents to the LANDBANK branch where they maintain a deposit account. Settlement of Advance or Final duties and service fees are made by debiting the importer's LANDBANK account upon receipt of transaction details from BOC E2M System through PAS 6.

Trust Products and Services

1. Trust Arrangements

A type of fiduciary relationship whereby legal title to funds and/or properties of the Trustor is transferred to LANDBANK Trust Banking Group (TBG) as Trustee, subject to an equitable obligation to administer, hold, and manage such funds and/or properties for the use, benefit, or advantage of the trustor or other designated beneficiaries.

I. Unit Investment Trust Fund (UITF)

UITFs are open-ended pooled trust funds that are invested collectively in a diversified portfolio approved by the BSP. UITFs offer a simple, convenient, and less time-consuming method of investing in a diversified portfolio. It is an affordable and the best investment vehicle to participate in diverse financial markets.

a. Money Market Funds

- LANDBANK Money Market Fund - A fund that is ideal for investors who aim for high liquidity, decent returns, and minimal risk on the invested capital from placements in short-term investments.



- LANDBANK Cash Management Fund - A fund that is ideal for investors who have an investment perspective that is short-term in nature and are looking for safe and liquid investments with yields that are relatively modest but are potentially higher than the returns on savings accounts or time deposits, due to lower risk exposures.

- LANDBANK Money Market Plus Fund – A fund that is ideal for investors who aim for a relatively liquid investment while providing potentially higher income from a portfolio of short-term bonds and fixed-income securities.

- LANDBANK US Dollar Money Market Fund - A fund designed for investors who are willing to dedicate a portion of their portfolio, preferably excess funds, for short-term dollar-denominated investments. The fund is also designed for investors who wish to preserve their capital but generate potentially higher income compared to a regular savings account and maximize the yields of their cash.

b. Fixed Income Funds

- LANDBANK Medium-Term Bond Fund - A fund that is ideal for investors who wish to have a potential return higher than traditional deposit products.

- LANDBANK Bond Fund - A fund that is ideal for investors who aim for a steady stream of income through a diversified portfolio of tradable peso-denominated fixed-income investments such as government securities, corporate bonds, and bank deposits.

- LANDBANK Global US Dollar $ Fund - A fund that is ideal for investors who aim to generate relatively higher income through investments in dollar-denominated fixed-income securities issued by the National Government and by local companies.

c. Multi-Asset Funds

- LANDBANK Growth Fund - A fund that is ideal for investors who aim for capital growth while maintaining a steady stream of income through a combination of investments in peso-denominated listed stocks and tradable fixed-income securities.

- LANDBANK Balanced Fund - A fund that is ideal for investors who are seeking a simple way to achieve a diversified holding of stocks and fixed-income investments and are willing to accept moderate fluctuations in unit prices.

d. Equity Funds

- LANDBANK Equity Fund - A fund that is ideal for investors who aim for long-term capital growth through investments in a diversified portfolio of peso-denominated listed equities.

- LANDBANK High-Dividend Equity Fund - A fund that is ideal for investors who seek to achieve returns through income growth and long-term capital appreciation by investing in a portfolio of listed equity securities of Philippine companies that offer dividend payouts.

- LANDBANK Blue-Chip Equity Fund - A fund designed for investors who are willing to dedicate a portion of their investment portfolio, preferably excess funds, for a long-term perspective to potentially have a higher level of return derived from a portfolio of blue-chip equities.

- LANDBANK Alpha Equity Fund - A fund that is ideal for investors who are seeking a way to have a diversified holding of equities and appreciate the benefits and risks of the volatility of share prices.

e. Personal Equity and Retirement Account – Unit Investment Trust Funds (PERA-UITFs)

Open-ended pooled funds that are invested collectively in a diversified portfolio of investment products associated with the Contributor's investment and risk profile, and/or the age of near retirement.

- LANDBANK PERA Money Market Fund – A PERA-accredited fund that aims to provide high liquidity and decent returns from short-term and flexible investments with minimal risk on capital.

- LANDBANK PERA Bond Fund - A moderate PERA-accredited fund that aims to generate a moderate steady stream of income through investments in a diversified portfolio of peso-denominated fixed-income securities.

UITF Facilities - Available for LANDBANK funds except for PERA-UITFs

f. LANDBANK UITF Auto-Invest Facility

An option that allows clients to automatically contribute to their existing UITF account by authorizing TBG to debit their nominated LANDBANK deposit account and purchase additional units regularly for as low as P1,000.00 per quarter.

g. LANDBANK i-Invest

An online investment platform for LANDBANK UITFs accessible through the LANDBANK Mobile Banking App. The facility allows clients to:

1. Enroll their existing LANDBANK UITF account;
2. View the latest status of their UITF portfolio; and
3. Subscribe/Add to their existing UITF investment.

II. Individual Trust Accounts

Trust arrangements established by a natural person, typically for the disposition of assets to designated beneficiaries and the settlement of the estate of the deceased. These trust accounts are established during the lifetime of the individual and are managed by TBG as trustee. The trustee is responsible for managing the assets in accordance with the terms of the trust agreement and ensuring that the assets are distributed to the designated beneficiaries upon the death of the individual. The trustee is also responsible for ensuring that the trust account complies with all relevant laws and regulations.



a. Personal Management Trust (PMT)

Trust arrangement that allows individuals to preserve or earn from their assets for their current needs or future use. It is a trust agreement established between the trustor and TBG during the trustor's lifetime to provide for their financial needs and/or designated beneficiaries. It offers a range of benefits, including professional asset management, tax efficiency, and asset protection.

b. Personal Retirement Trust Account (PRTA)

Trust arrangement that provides a flexible and customizable approach to retirement planning, allowing clients to tailor their retirement savings to their specific needs and goals. By placing their assets in the PRTA, clients can benefit from tax advantages and protection against potential creditors. The trust account also allows clients to pass on their retirement savings to their designated beneficiaries, such as their spouse or children.

c. Life Insurance Trust

Trust arrangement whereby TBG is appointed as the trustee to collect the proceeds of a life insurance policy upon the death of the insured and distribute the proceeds to the designated beneficiaries stated in the trust agreement. The proceeds of the life insurance policy are not subject to probate, which can result in delays and additional expenses. As the trustee, TBG is also responsible for filing tax returns and ensuring that the trust complies with all relevant laws and regulations.

III. Institutional Trust Accounts (GRI 201-3)

Trust arrangements where the trustor is a juridical entity (i.e., but not limited to corporations, institutions, organizations) or incorporated funds (i.e., retirement funds, pension funds, etc.).

a. Employee Benefit Trust

Trust arrangements established to hold the assets of an employee benefit plan wherein the beneficiaries are the employees of the corporation or institution.

- Defined Benefit Retirement Plan (Gratuity Plan)

  A retirement benefit program in which an employer promises to pay its employees a specific and predetermined benefit upon retirement. The benefit is typically calculated based on the employee's length of service and final salary. The company is the sole contributor to the fund. Employees do not have the option to contribute to the plan. This means that the company bears the financial risk of ensuring that there are sufficient funds to meet its retirement benefit obligations to its employees.

- Defined Contribution Retirement Plan (Provident Plan)

  A retirement benefit program in which both the employer and employee contribute to a retirement fund. The amount of retirement benefit that the employee receives is determined by the contributions made to the plan. It allows employees to take control of their retirement savings and decide how much to contribute to the fund. This can give employees greater flexibility and control over their retirement planning. However, under Philippine law (RA 7641), if the employer's contributions are not sufficient to provide the minimum retirement benefit required by law, the employer will need to top up the employee's retirement benefit to meet the legal requirement.

- Hybrid Retirement

  A retirement benefit program that combines features of both Defined Benefit and Defined Contribution plans. It is designed to offer employees a more flexible and personalized approach to retirement planning. The Defined Benefit portion of the Hybrid Plan typically provides a fixed retirement benefit based on the employee's length of service and final salary. The Defined Contribution portion allows employees to contribute a percentage of their salary to a retirement savings account, and employers may also offer matching contributions. This provides employees with the opportunity to receive a guaranteed retirement benefit while also being able to save and invest for their retirement.

b. Pre-Need Accounts

Trust arrangements established by pre-need companies in compliance with regulatory requirements to maintain trust accounts for their activities. These trust accounts are established to ensure that the preneed company can fulfill its obligations to its customers and provide the promised services and benefits.

2. Other Fiduciary Services

These types of arrangements require TBG to act as the depository of the assets and properties that shall manage the same per the provisions of the agreement.

I. Legislated and Quasi-Judicial Trust Services

Trust arrangements mandated by law, executive order, a court, or other government regulatory agency, such as in cases of, but not limited to receivership, receiving/custodianship arrangements for Initial Public Offerings (IPOs), rights, or offerings.

a. Department of Environment and Natural Resources (DENR) Mining Trust Fund

This trust arrangement serves to comply with the requirements of the Philippine Mining Act of 1995 and its implementing rules and regulations. The arrangement requires mining companies to establish for each mining project a Contingent Liability and Rehabilitation Fund (CLRF) through a trust account with a government depository bank. The CLRF shall be used for the rehabilitation of mining areas as detailed in the approved final mine rehabilitation and decommissioning plan.

II. Corporate Fiduciary Account

a. Mortgage Trust Indenture (MTI)

An arrangement where TBG holds a pool of properties, real estate, and/or chattel mortgages on behalf of creditors. Mortgage Participation Certificates are issued to represent the proportionate share of creditors on the collateral pool. As the trustee, TBG acts as an intermediary between the borrower and the creditors, as well as among the creditors themselves, in the administration of the loan agreement and the mortgaged properties.

b. Facility and Loan/Paying Agency

A service wherein TBG acts as an intermediary between the borrower/issuer and a syndicate of lenders/noteholders. The agency is appointed as a facility agent to centralize the monitoring and administration of the loan/notes facility. It ensures that payments due under the facility are settled promptly, reports are submitted as stipulated in the agreement, and the terms and conditions of the agreement are faithfully complied with by all parties.

III. Escrow Agency

TBG acts as a third and impartial party to intervene or hold escrow contracts involving money, securities, property titles, or documents to secure faithful compliance by either or both parties with the terms of the contract. This service provides security and protection for the parties involved in the transaction, ensuring that the terms and conditions of the agreement are fully met before the release of the assets or funds held in escrow.

a. Department of Migrant Workers (DMW) Escrow

A mandated escrow arrangement designed to safeguard the labor rights of land-based Overseas Filipino Workers (OFWs) and seafarers by requiring recruitment and manning agencies to maintain a minimum deposit of P1.5 million with an accredited bank. Governed by the 2023 DMW and 2016 POEA regulations, this arrangement ensures that specific funds are legally set aside and held by a neutral third-party agent to cover potential settlements, legal disputes, or court-ordered garnishments.

b. Capital Gains (BIR) Escrow

An escrow arrangement governed by BIR Revenue Regulation 13-99, as amended by BIR Regulation 14-00. It allows Filipino citizens to qualify for a Capital Gains Tax (CGT) exemption when selling their primary home. Rather than paying the tax immediately, the seller deposits an amount equivalent to the CGT into an escrow account with an Authorized Agent Bank, holding the funds in trust while they transition to a new property. The seller has an 18-month window to acquire or construct a new principal residence using the sale proceeds; once they provide proof of the new home and obtain a formal BIR clearance, the escrowed funds are released back to them, effectively ensuring the tax exemption is realized.

c. Department of Human Settlement and Urban Development (DHSUD) Escrow

This escrow arrangement serves to comply with Revised Urban Development and Housing Act which requires the developers of proposed subdivision and condominium projects to support the government's Balanced Housing Development Program by placing under escrow with an Escrow Agent an amount to be used for the development of the government's housing projects. The required amount to be placed under escrow shall depend on the cost of the proposed subdivision and condominium project.

d. Buy and Sell (Procurement)/Loan Releases Escrow

An escrow arrangement that is usually resorted to in a Deed of Conditional Sale, Contract to Sell, or Long-term purchase agreements. The buyer or seller delivers certain assets and documents to the Escrow agent as specified in the contract or upon fulfillment of the contract or service. Release of funds, securities, legal documents, or Transfer Certificate of Titles (TCTs)/Condominium Certificate of Titles (CCTs) will only be triggered upon fulfillment of the conditions of the contract or service by either or both parties to the agreement.

e. Escrow Services for Funds/Assets under Dispute of Ownership

A type of escrow arrangement that is typically used when there is a dispute over the ownership of certain assets or funds and is usually initiated either by a court order or by the mutual agreement of all parties involved. Under this arrangement, the disputed funds or assets are set aside and held by an Escrow Agent until a final decision is made by a competent body regarding the rightful owner of the assets. Alternatively, the funds or assets may be released to all parties based on final instructions agreed upon by all parties involved.

f. **Other escrow arrangements required by regulations such as, but not limited to:**

- Home Development Mutual Fund (HDMF)/ National Home Mortgage Finance Corporation (NHMFC) collection arrangements;
- Sinking Funds (RB/CRB);
- Outsourcing projects;
- government projects/programs;
- Executive Orders; and
- Grants and loan agreements depending on the needs of the clients.

For non-standard escrow arrangements that may require complicated and specialized monitoring and coordination, contracts/arrangements will have to be reviewed by a legal officer to ensure compliance with rules and regulations, as well as capacity and capability of the Escrow agent to perform its duties.

IV. Third-Party Securities Custody and Registry Services (TCRD)

The TCRD performs two primary roles. As a custodian, it holds securities and manages their transfer based on client instructions. As a registrar, it maintains the official ledger of security holders, ensuring accurate records of ownership while processing transfers and issuing new certificates.

a. Personal Equity & Retirement Account - Cash Custodianship

TCRD acts as PERA Cash Custodian to the Contributor's PERA pursuant to the PERA Law of 2008 (RA 9505). TCRD shall oversee the receipt, acknowledgment, and release of all funds in connection with PERA.

V. Safekeeping Services

TBG provides a complete range of custody and safekeeping solutions to meet the client's objectives. TBG receives, safekeeps, delivers, records, and preserves the properties consisting of non-marketable securities, titles, and other documents placed under safekeeping and delivers the same, upon instruction by the client.

3. Agency - Investment Management Services/Portfolio Management (Peso or US Dollar Denominated)

Arrangements where TBG manages the funds or assets of clients based on their investment objectives, risk profiles, and liquidity requirements. Acting as a prudent manager, TBG evaluates a broad range of assets—from bonds and equities to mutual funds—to preserve capital and optimize returns. These arrangements are either directional, requiring client consent for every trade, or discretionary, granting TBG full authority to invest within pre-agreed guidelines. All decisions are driven by market trends and economic data to ensure optimal fund performance.

4. Special Purpose Trust (SPT)

TBG serves as an independent party to an SPT, managing a segregated pool of assets or receivables specifically for securitization. Under this arrangement, TBG acquires these assets and issues asset-backed securities to investors, subsequently distributing the cash flows generated by the underlying pool. Acting as the trust administrator, TBG oversees the entire lifecycle of the transaction. Their primary responsibility is to ensure full compliance with the securitization terms while strictly protecting the interests of both the investors and the SPT.

Treasury Products and Services

Treasury Products

- **Government Securities (GS)**

  Government Securities are debt instruments issued by the Republic of the Philippines via the Bureau of the Treasury to finance public expenditures. GS are scripless securities and are registered under the National Registry of Scripless Securities (NRoSS) system of the Bureau of the Treasury.

- **Corporate Securities**

  Corporate securities are medium to long-term debt instruments issued by public or private corporations to finance their operations. They are not deposit products and are, hence, not covered by PDIC. They offer fixed coupon rates and provide higher yields compared to deposit products. These corporate securities may include senior unsecured bonds/corporate notes and preferred shares.

- **LANDBANK Issues**

  Bank Bonds are fixed-income securities with stated interest rates and fixed dates for interest and principal payments.

Assistance to Landowners

- **Agrarian Reform (AR) Bonds Sale and Marketing**

  Assistance to original bondholders in the marketing of their AR Bonds by offering them for sale to interested buyers (banks, insurance companies, foreign corporations or private individuals) as a risk-free instrument.

Foreign Exchange (FX) Products

- **FX Spot**

  A foreign exchange transaction that involves the purchase of one currency against another at an agreed exchange rate, with settlement date occurring on the transaction date (T+0 or value today), the following day (T+1 or value tomorrow) or on the spot date (T+2 or value spot).

- **FX Forward**

  A contract to purchase/sell a specified amount of currency in exchange for another currency at a predetermined exchange rate. The contract will be settled at a future date, which will be at least three business days to one year after the transaction date.

Investments

Investment Banking

- **Debt and Equity Underwriting**

  Underwriting is the service of guaranteeing the sale of bonds, stocks, or other forms of securities. The underwriter assures the issuer that the funds will be raised through a firm underwriting commitment. Under a firm commitment, the underwriter is required to take up the unsubscribed or unsold portion of the securities. Thus, a good underwriter must have strong marketing capabilities for the sale of securities and strong financial resources to deliver on its underwriting commitment in the event of an undersubscription.

- **Financial Advisory**

  Financial advisory is the service of providing sound advice to clients who want to explore various options for raising funds. Normally, borrowers or issuers hire financial advisors to assist in structuring or packaging the terms of financing required, i.e., amount, tenor, rates, and the like. Financial advisory service also covers the valuation of financial assets, oftentimes in conjunction with another transaction, such as the sale or purchase of the subject asset.

- **Loan Arrangement**

  Loan arrangement is the service of assisting borrowers to raise funds via traditional bank debt financing. Loans may be tapped solely from LANDBANK or a syndicate of lenders led by LANDBANK (i.e., a syndicated loan).

- **Privatization**

  Privatization covers financial advisory, valuation, arrangement, and underwriting services for various Government agencies which intend to raise funds via disposition of assets or shares. The role of the advisor is to render advice on the appropriate mode of disposition to be applied, such as (a) straight sale or auction of assets, (b) sale to strategic or financial investors, and (c) initial public offering (IPO), among others. LANDBANK, as the lead underwriter, may guarantee the distribution of shares for privatizations, among others.

- **Project Finance**

  Project Finance is a loan arrangement involving a specific project, which is a separate and distinct entity from the project sponsor. Under this type of deal, the collateral is limited to the project's assets, and lenders have limited recourse to project sponsors. The sponsors are almost isolated from the obligations of the project. Its cash flows are mainly from the revenues of the project.

- **Mergers and Acquisitions**

  Mergers and Acquisitions is the purchase by a company of another company with the eventual consolidation of the two companies into one entity. The role of investment bankers is normally in the valuation of the target companies and the arrangement and financing of the acquisition.

- **Securitization**

  Securitization involves a process of pooling and repackaging income/cashflow generating assets towards the creation of investable and/or tradeable securities. Asset-backed or mortgage-back securitizations are some examples. Asset-Backed Securities (ABS) are investment securities—a bond or note—which are collateralized by a pool of assets, such as loans, leases, credit card debt, royalties, or receivables. Mortgaged Backed Securities are asset-backed securities issued by a Special Purpose Vehicle Company and represent a claim on a pool of mortgages (e.g., residential units). The collections from the mortgages are passed through to investors as payments for coupons and/or principal.

Our Leaders

Board of Directors

FREDERICK D. GO

Ex-Officio Chairperson
Secretary, Department of Finance



57 years old, Filipino

FREDERICK D. GO is the Secretary of the Department of Finance (DOF) and head of the administration's Economic Team. He was appointed by President Ferdinand R. Marcos, Jr. on 19 November 2025.

As Finance Secretary, he oversees the country's fiscal policy, revenue generation, and debt management, ensuring alignment with the Marcos Jr. administration's broader economic growth and development objectives.

He serves as Chairperson of the Boards of several Government-Owned or Controlled Corporations (GOCCs), including the Land Bank of the Philippines, the Maharlika Investment Corporation, and the Philippine Guarantee Corporation. He also concurrently chairs the Fiscal Incentives Review Board (FIRB) and sits as a Member of the Economy and Development (ED) Council and its Committees.

Prior to his appointment as Finance Secretary, Secretary Go was the Special Assistant to the President for Investment and Economic Affairs (SAPIEA), where he advanced the country's economic agenda and accelerated strategic investments. In this capacity, he ensured the effective integration, coordination, and implementation of the Government's economic and investment priorities.

He led major initiatives – including the Digital National ID and e-Visa programs -- and championed landmark reforms that enhance the country's competitiveness and improve the ease of doing business. These include the CREATE MORE Act, PPP Code, Investor's Lease Act, Capital Markets Efficiency Promotion Act, Accelerated and Reformed Right-of-Way Act, and the VAT Refund for Non-Resident Tourists program.

Before entering public service, Secretary Go built a distinguished 35-year career in the private sector, holding senior leadership and board-level positions in over a hundred companies across a wide range of industries, including real estate, retail, hospitality, banking and finance, media, petrochemicals, power, and aviation.

Among his most notable private-sector roles was his tenure as President and Chief Executive Officer of Robinsons Land Corporation (RLC), where he led a transformative expansion of the Company's portfolio, encompassing lifestyle centers, office developments, condominiums, houses and subdivisions, hotels and resorts, integrated developments, and industrial and logistics facilities. He spearheaded RL Commercial REIT, Inc.'s (RCR) landmark entry into the Philippine Stock Exchange as a Real Estate Investment Trust (REIT), executing the largest REIT initial public offering (IPO) in the country.

Board of Directors



LYNETTE V. ORTIZ
Vice Chairperson
President and Chief Executive Officer

62 years old, Filipino

Ms. Ortiz is the 11th President and Chief Executive Officer of LANDBANK, bringing over three decades of leadership in banking and finance. Her career spans senior roles in risk management, treasury, corporate finance, and capital markets across major global and domestic financial institutions.

As President, CEO, and Vice Chairperson of the Board, she leads the country's largest development bank in advancing the National Government's socioeconomic agenda through strong corporate governance, disciplined risk management, and rigorous regulatory compliance. Under her leadership, the Bank has achieved record-high earnings driven by sustained revenue growth, operational efficiency, and prudent cost management.

Ms. Ortiz also serves as a Member of the Board of the Maharlika Investment Corporation, which mobilizes the Maharlika Investment Fund to achieve optimal returns while supporting national economic growth and sustainable development. Additionally, she chairs the Overseas Filipino Bank, the country's first and only government-owned digital bank, mandated to provide financial products and services to Overseas Filipinos.

Prior to her appointment in LANDBANK, she made history as the first Filipino CEO of Standard Chartered Bank Philippines, a role she held for over six years. She led several landmark domestic and international capital market transactions for Philippine and ASEAN issuers. She also supported the National Government in raising funds through global and local bond issuances, acting as issue manager, book runner, and sustainability structuring advisor.

She served on the Board of the Bankers Association of the Philippines (BAP) from 2021 to 2023, was First Vice President for the 2023-2024 term, and returned to the Board as Director for the 2025-2026 term.

Ms. Ortiz received major international and domestic leadership recognitions in 2025, including the Best New Banking CEO for 2025 from the Global Banking and Finance Awards, and inclusion in Fortune Magazine's Asia's Most Powerful Women 2025 list, where she ranked 3rd in the Philippines and 72nd worldwide. She was also named to the Philippine Daily Inquirer's Women of Power 2025 list for driving meaningful change and community impact. These distinctions underscore her influential leadership in championing inclusive finance, digital transformation, and public service innovation.

She holds a bachelor's degree in Economics, graduating cum laude from the University of Philippines Diliman, and a Master's degree in Finance and Investment from Baruch College, City University of New York.



FRANCISCO P. TIU LAUREL JR.
Ex-Officio Member
Secretary, Department of Agriculture

58 years old, Filipino

Agriculture Secretary Francisco "Kiko" P. Tiu Laurel Jr. shares President Ferdinand R. Marcos Jr.'s vision of a modern agriculture sector that improves the lives of farmers and fishers while strengthening food security.

Tiu Laurel brings decades of business experience to the Department of Agriculture, having managed enterprises in fisheries and marine industries, food processing, cold chain and logistics, real estate, and power.

Starting young, he gained hands-on experience navigating markets, managing businesses, and turning challenges into opportunities.

His work has also extended beyond business. As head of organizations such as the World Tuna Purse Seine Organization, he championed sustainable fishing, responsible resource management, and the protection of marine resources.

As Agriculture Secretary, Tiu Laurel is applying that experience to modernize Philippine agriculture, putting science, mechanization, and technology at the center of the effort.

He wants farmers to have better access to modern machinery, improved technologies, reliable information, and science-based practices that can raise productivity, improve incomes, and make farms more resilient to extreme weather and changing market conditions.

For Tiu Laurel, modernization is about giving farmers and fishers better tools to produce more efficiently and compete more effectively, while managing the country's natural resources responsibly.

The broader goal is an agriculture sector that is more productive, competitive, sustainable, and resilient, helping build a Philippines that can feed itself more reliably and give its farmers and fishers a better future.



BIENVENIDO E. LAGUESMA
Ex-Officio Member
Secretary, Department of Labor and Employment

75 years old, Filipino

Bienvenido E. Laguesma is the current Secretary of the Department of Labor and Employment (DOLE), committed to provide responsive support interventions for Filipino workers, especially those in rural and far-urban areas. He also serves as an ex-officio member of the LANDBANK Board of Directors.

Secretary Laguesma has a long track record of protecting and promoting the welfare of Filipino workers, having previously served the labor department in various capacities for over 25 years. He started his public service career as a mediator-arbiter at the Bureau of Labor Relations – Department of Labor (now DOLE) in 1976 and rose from the ranks until he was appointed as labor secretary in 1998 under the Estrada administration.

He was a part of the Social Security Commission as Commissioner from 2011 to 2016, during the administration of the late President Benigno Aquino III.

Secretary "Benny," as he is commonly called, obtained a bachelor's degree in political science from the Lyceum of the Philippines University in 1971. He then attended the Ateneo de Manila University where he graduated with a law degree in 1975. He was a member of Session XIX of the Career Executive Development Program of the Development Academy of the Philippines in 1985.

Our Leaders

Board of Directors



CONRADO M. ESTRELLA III

Ex-Officio Member
Secretary, Department of Agrarian Reform

65 years old, Filipino

Conrado Masonsong Estrella III was appointed by President Ferdinand 'Bongbong' Marcos Jr. as the new Secretary of the Department of Agrarian Reform (DAR), a farm advocate as influenced by his late grandfather, Conrado F. Estrella Sr., that held the same post during the administration of former President Ferdinand E. Marcos Sr.

Under Secretary Estrella's leadership, the DAR and the LANDBANK Board of Directors approved on September 28, 2022, the landmark Joint Administrative Order providing the implementing rules and regulations (IRR) for Executive Order No.4, s. 2022, which declares a moratorium on the payment of land amortization and interests for agrarian reform beneficiaries (ARBs) who received agricultural land under the Comprehensive Agrarian Reform Program (CARP).

He started his career in public service as a provincial board member and was Chairman of the Committee on Agrarian Reform from 1980-1985.

He is a veteran lawmaker, having been elected to the House of Representatives from 1987 to 1995, and again from 2001 to 2010. At the age of 26, he was elected Congressman of the 6th District of Pangasinan and became one of the youngest elected representatives in the 8th Congress, where he remained an active member of the Committee on Agrarian Reform.

Secretary Estrella also served in the Executive Department from 1998 to 2000 as Administrator of the National Electrification Administration.

From 2013 to 2022, he represented the Abono Partylist in the House of Representatives, where he focused on the needs of the agricultural sector and authored more than 90 measures in support of Filipino farmers. He also served as one of the Deputy Speakers of the 18th Congress. His career as a public servant remains undefeated to this day.

Among the bills he filed in the last three years include proposals to strengthen the resiliency of farmers against climate change, improve the financing system for farmers and fishers, and establish "instructional gardening programs" in all elementary and secondary schools in the Philippines.



ATTY. DAVID D. ERRO

Member, Agrarian Reform Beneficiaries Representative

58 years old, Filipino †

Atty. David D. Erro is a renowned expert in agrarian reform, land matters, and the challenges faced by both farmers and landowners—making him an integral member of the LANDBANK Board of Directors representing the Agrarian Reform Beneficiaries Sector.

He was previously appointed as Undersecretary of the Department of Agrarian Reform (DAR) in 2016, and served as OIC-Secretary until the end of the Duterte Administration.

During his time in the agrarian department, Director Erro was the only Undersecretary who headed four sectors/offices—Finance, Planning and Administration; Policy, Planning and Research; Field Operations; and External Affairs and Communications Operations, all while serving as the official spokesperson with the longest term.

Among his major accomplishments include the re-activation of the Presidential Agrarian Reform Council (PARC); the coverage of lands in Boracay, Siargao and Dinagat Islands; and resolving critical agrarian issues and land disputes of agrarian reform beneficiaries (ARBs) and landowners nationwide.

Atty. Erro earned his Bachelor's degree in Political Science from the University of the Philippines-Manila before pursuing law at San Beda College and earning his degree from Far Eastern University. He passed the Bar Examinations in 2002.

Director Erro was officially appointed as part of the LANDBANK Board on February 20, 2023. He took his Oath of Office on February 23, 2023.



VIRGINIA N. OROGO

Acting Member, Agrarian Reform Beneficiaries Representative

69 years old, Filipino

Virginia N. Orogo has built a distinguished and decorated career in public service under various capacities—championing agrarian reform, marginalized and disadvantaged sectors, and gender and development, among many notable causes.

She most recently served under the Department of Agrarian Reform (DAR) as Undersecretary for the Foreign Assisted and Special Project Office from 2020 to 2022, and the Policy, Planning, and Research Office from 2019 to 2020.

Director Orogo was designated Acting Secretary of the Department of Social Welfare and Development in 2018 and ensured the timely execution and significant impact of the department's major programs and services. She also served as Undersecretary from 2017 to 2018, during such time she oversaw the operations of the regional and field offices; and led the implementation of the country' Conditional Cash Transfer (CCT) Program, more commonly known as the Pantawid Pamilyang Pilipino (4Ps) and the Unconditional Cash Transfer (UCT) Program of DSWD which aim to help reduce poverty. Spearheaded the review of existing land tenure holding policies to enhance agrarian policies.

In 1986, she served as Loan and Program Officer of Sta. Maria Della Strata Parish, a Church Livelihood Program in partnership with the Philippine Business for Social Progress. In 1988 to 1990, as Assistant Branch Manager she was also assigned to the Savings and Credit Program for the Philippine Rural Reconstruction Movement, Inc. (PPRM) Bataan Branch as well as Program Officer for the Eco development tourism Program of PRRM from 1998 to 2000.

A professional social worker, Director Orogo has a Bachelor's degree in Social Work from La Concordia College and a Diploma in Social Work from the University of the Philippines. She has also taken multiple skills enhancement programs, including a Certificate in Tourism Projects in Rural Areas from the Development Study Center in Rehovot, Israel; a Certificate in Social Entrepreneurship and Enterprise Development from the Asian Institute of Management; and training in Developmental Marketing & Alternative Trading from the Development Academy of the Philippines, among others. Director Orogo now represents the Agrarian Reform Beneficiaries Sector as part of the LANDBANK Board of Directors.



GAUDENCIO S. HERNANDEZ JR.

Acting Member, Private Sector Representative

75 years old, Filipino

Gaudencio "Goody" S. Hernandez, Jr. was appointed by President Ferdinand R. Marcos Jr. as a Board Member of LANDBANK, representing the Private Sector, and assumed office on Feb. 13, 2025.

Director Hernandez brings a wealth of experience spanning both the private and public sectors, with expertise in finance, corporate governance, and international development.

Currently, he serves as an Independent Director of PHINMA Insurance Brokers Inc., Ovialand Inc., St. Peter Life Plan Inc., and the Philippine International Convention Center; an Advisor to the Office of the President of Concrete Masters, Inc.; Director and Treasurer of TOEI Animation Phils. Inc., and Trustee and Treasurer of the Ateneo Alumni Association Inc. He is likewise a financial consultant for the National Home Mortgage Finance Corporation, contributing to key housing finance initiatives in the country.

From 2010 to 2016, he served as the Philippine Representative to the Asian Development Bank Executive Board, where he played a key role in international financial development and governance. Prior to this, he had a distinguished 31-year career at EEI Corporation as Senior Vice President, Chief Financial Officer, and Treasurer, driving the company's financial strategy and growth.

Director Hernandez holds a Bachelor of Arts degree in Economics from the Ateneo de Manila University (1972) and a Master's in Business Administration from the Ateneo Graduate School of Business (1983). He also completed the Top Management Program at the Asian Institute of Management in 1989.

With his extensive background in finance, governance, and international relations, Director Hernandez is a valuable addition to LANDBANK's Board, contributing to its mission of empowering Filipinos for a better future.

Board of Directors



OMAR BYRON T. MIER

Acting Member, Private Sector Representative

79 years old, Filipino

President Ferdinand R. Marcos Jr. appointed Omar Byron T. Mier as a Board Member of LANDBANK to represent the Private Sector. He assumed office on Mar. 5, 2025.

A seasoned professional with extensive experience in finance and corporate governance, Director Mier currently serves as Director of Maya and Robinsons Land Corporation.

Prior to his current roles, Director Mier built a distinguished career in the financial sector, including as Independent Director of Robinsons Land, Independent Director of RCBC Leasing, and President and EVP-Chief Credit Officer of Philippine National Bank. His extensive leadership experience also includes roles as Deputy General Manager at Deutsche Bank and Country Risk Manager at Citibank.

A Certified Public Accountant (CPA), Director Mier earned his Bachelor of Arts degree in Economics from the University of the Philippines Diliman.

With his extensive background in banking, risk management, and corporate governance, Director Mier brings invaluable insight and leadership to the LANDBANK Board, further strengthening the Bank's mission of empowering Filipinos for a better future.

Alternate Members of the Board



SHARON P. ALMANZA

Primary Alternate
Treasurer, Bureau of the Treasury

48 years old, Filipino

Ms. Almanza is the current Treasurer of the Philippines. Prior to her appointment, she served as Deputy Treasurer of the Bureau of the Treasury (BTr) and was seconded to the World Bank Group from 2021 to 2023 as the Alternate Executive Director and Senior Advisor for the Constituency of Brazil, Colombia, Dominican Republic, Ecuador, Haiti, Panama, Philippines, Suriname, and Trinidad & Tobago. Before entering the BTr, she held various positions in the Department of Finance. She received her Bachelor of Science degree in Economics at the University of the Philippines Diliman. She later took up master's in public policy at the Hitotsubashi University in Tokyo, Japan.



MA. NANETTE C. DIAZ

Secondary Alternate
Officer-in-Charge / Deputy Treasurer,
Bureau of the Treasury

63 years old, Filipino

Ma. Nanette C. Diaz is a Career Executive Service Officer and a senior public finance executive with extensive experience in sovereign debt management, capital market development, and government treasury operations. She currently serves as Officer-in-Charge, Deputy Treasurer of the Philippines, and concurrently as Director of the Liability Management Service of the Bureau of the Treasury.

A graduate of the University of Santo Tomas, Ms. Diaz holds a Bachelor of Science in Commerce, major in Economics, and has pursued postgraduate studies in the same field from the same institution.

Throughout her career in public service, Ms. Diaz has played a key role in the formulation and implementation of the National Government's borrowing and liability management strategies. Her work encompasses domestic and external financing, debt portfolio and risk management, government securities market development, and initiatives aimed at broadening the investor base and strengthening the efficiency, resilience, and competitiveness of the Philippine capital market.

In addition to her responsibilities in debt management, Ms. Diaz provides executive oversight of the Bureau's Management Information Systems Service and key financial market infrastructure supporting Treasury operations. These include the National Registry of Scripless Securities, which serves as the central registry and securities settlement infrastructure for government securities, as well as systems supporting debt monitoring, financial analysis, and information and communications technology governance. Her leadership contributes to the continued modernization, security, and operational resilience of the Bureau's critical systems and processes.

Ms. Diaz has undertaken extensive international training in public debt and treasury management, financial and risk management, and capital market development. She has also represented the Philippines in regional and international forums and capacity-building programs, including the ASEAN Bond Market Forum, Cross-Border Settlement Infrastructure Forum, and sovereign debt management programs and conferences organized by multilateral institutions such as the Asian Development Bank and the International Monetary Fund.

With her extensive experience in public finance, institutional governance, and financial markets, Ms. Diaz brings to the LANDBANK Board a strong understanding of sovereign finance, risk management, financial infrastructure, and capital market development. She remains committed to sound governance, prudent financial management, and public service in support of the country's sustainable and inclusive economic development.

Our Leaders

Alternate Members of the Board



ATTY. ASIS G. PEREZ

Alternate Member
Undersecretary for Policy, Planning, and Regulation, Department of Agriculture

61 years old, Filipino

Atty. Asis G. Perez currently serves as Alternate to the Agriculture Secretary in the Board of LANDBANK. As Undersecretary of Agriculture, he provides strategic leadership in policy formulation, regulatory frameworks, research, and international trade negotiations in agriculture and fisheries. He also directs the integration of climate change adaptation and mitigation functions across all DA offices and oversees the full implementation of the Food Safety Act.

From 2011 to 2016, he led the Bureau of Fisheries and Aquatic Resources (BFAR) as Director, where he drove wide-ranging reforms in policy, enforcement, and governance. Beyond government service, he has distinguished himself as a consultant, faculty member, and environmental law lecturer, contributing to strengthened institutions and sustainable management of natural resources and fisheries.

Atty. Perez's professional journey reflects a breadth of leadership across government, academe, and international development. He has worked with the US Department of the Interior's International Technical Assistance Program and the World Wildlife Fund, and has represented the Philippines in numerous international conferences on agriculture, climate change, and biodiversity. His work has been recognized through prestigious awards, including the Clark R. Bavin Law Enforcement Award (2010), the Quezon Medalya ng Karangalan (2008), and the First Gawad Sagip Dagat Award.

A lawyer and veterinarian by training, Atty. Perez earned his Juris Doctor from the Ateneo de Manila University and his Doctor of Veterinary Medicine from Francisco Balagtas College. A farmer at heart, he cultivates rice, corn, fish, and coconut, while also raising livestock—grounding his leadership in the lived realities of Filipino farmers and fisherfolk.



BENEDICTO ERNESTO R. BITONIO JR.

Primary Alternate
Undersecretary, Department of Labor and Employment

64 years old, Filipino

Undersecretary Bitonio currently serves as the Undersecretary of the Department of Labor and Employment. Prior to his appointment in 2022, he held various positions including the Executive Vice President at the Development Bank of the Philippines, Chairman at the National Labor Relation Commission, and Assistant Secretary and Director at the Department of Labor and Employment, and Head Executive of the Department of Labor and Employment, among others.

Undersecretary Bitonio completed his bachelor's degree in Arts and Laws from the University of the Philippines. He also holds a master's degree in Public Management from the National University of Singapore Kennedy School of Government, Harvard University. He obtained his bar license in 1989.



ATTY. LENNARD CONSTANTINE C. SERRANO

Secondary Alternate
Assistant Secretary, Department of Labor and Employment

40 years old, Filipino

Atty. Lennard Constantine C. Serrano or "Atty. Leng" is currently serving as one of the Assistant Secretaries under the Department of Labor and Employment. His work as a public officer mainly revolves around concerns on Labor Relations, Policy and International Affairs and Regional Operations.

He was the Head of the Philippine Delegation in the 5th Meeting of the Special Tripartite Committee of the Maritime Labour Convention, 2006, held last April 2025 in the International Labor Organization, Geneva, Switzerland.

In addition to his private and public milestones, Atty. Leng served as Director in the Integrated Bar of the Philippines, Quezon City Chapter, and a Law Professor engaged in teaching Labor Law 1, Labor Law 2 and Labor Review.



NAPOLEON U. GALIT

Primary Alternate
Undersecretary, Department of Agrarian Reform

73 years old, Filipino

Prior to his appointment as Undersecretary of the Department of Agrarian Reform in 2022, Mr. Galit was a Senior Managing Partner of Galit Law Firm, where his experience and expertise focused primarily on land disputes and escrow accounts, including but not limited to foreclosure of collaterals, their remedies, and its dispositions within the five-year limitation—from the date of consolidation under the General Banking Law (RA 8791). Mr. Galit graduated from the Manuel L. Quezon University with a bachelor's degree in Commerce, and completed his bachelor's degree in Law (LL.B.) at the University of Manila. He became a Member of the Philippine Bar in 1994.

Alternate Members of the Board



ATTY. FACUNDO O. PALAFOX V

Secondary Alternate
Assistant Secretary,
Department of Agrarian Reform

55 years old, Filipino

Atty. Facundo O. Palafox V serves as Assistant Secretary of the Department of Agrarian Reform (DAR), where he is assigned to the Legal Affairs Office (LAO) for Agrarian Law Implementation and Agrarian Legal Assistance.

Appointed to his current DAR post on May 15, 2025, Atty. Palafox brings to public service more than two decades of legal practice and government experience, with specialization in agrarian law, labor law, election law, litigation, real estate, and land titling.

Prior to his appointment as Assistant Secretary, he served as Head Executive Assistant at the Department of Agrarian Reform from 2001 to 2003, supporting the implementation of key agrarian reform programs and legal initiatives.

Atty. Palafox was also previously engaged in private legal practice. He founded The Palafox and Romero Law Firm, formerly the Palafox Patriarca Romero & Mendoza Law Firm (MRPP Law), a professional law partnership established in 2014. The Firm brings together lawyers with collective experience and expertise across their respective fields of legal specialization. He was also an associate of Angara Abello Concepcion Regala and Cruz Law Offices (ACCRA Law). He has been invited as a resource speaker on agrarian reform by various institutions and organizations.

Since 2021, Atty. Palafox has also been serving as Senior Lecturer II at the University of the Philippines College of Law, where he shares his expertise in law with aspiring legal professionals.

Earlier in his career, he served as Supervising Legislative Staff Officer II and Legislative Staff Researcher at the House of Representatives, where he gained experience in legislative research and policy work.

He was admitted to the Philippine Bar in 1999 after earning his Bachelor of Laws degree from the University of the Philippines Diliman, College of Law in 1998. He also holds a Bachelor of Arts degree in Philosophy and Political Science from the University of the Philippines Baguio.

Management Team



MARILOU L. VILLAFRANCA

Senior Vice President
Branch Banking Sector

57 years old, Filipino

SVP Villafranca has served LANDBANK for more than 30 years and currently heads the Branch Banking Sector. She joined the Bank in 1992 as a Bank Executive Officer - Cashier under the Customer Development Office and handled various positions including heading various branches, the Southeast Luzon Branches Group, and Central NCR Branches Group. She obtained her bachelor's degree in Philosophy from the University of Santo Tomas and her master's degree in Development Management from the Asian Institute of Management.



LEILA C. MARTIN

Executive Vice President
Digital Banking Sector

64 years old, Filipino

EVP Martin has over 40 years of banking experience, earning recognition in audit management, branch banking operations, and project management. She joined the Bank in 1982 as a clerk under the Land Transfer Operations Department and rose through the ranks, leading various branches, departments, and groups. In 2019, she served as President and CEO of OFBank, facilitating the bank's acquisition of the Philippines' first digital banking license and positioning it at the forefront of digital banking innovation. She returned to LANDBANK in 2023 as Head of the Digital Banking Sector.

EVP Martin holds a bachelor's degree in Mass Communication from the Pamantasan ng Lungsod ng Maynila and completed post-graduate studies in Business Administration from Colegio de San Juan de Letran. She also attended a rural banking course in Japan and international study on rural banking and finance at Massey University in New Zealand.

Management Team



ATTY. RODERICK P. SACRO
Senior Vice President
Corporate Services Sector

53 years old, Filipino

SVP Atty. Roderick P. Sacro is a Certified Public Accountant and lawyer who assumed office as Head of the Corporate Services Sector on October 1, 2024. Prior to this appointment, he served as the General Counsel and Head of the Legal Services Group. Since joining LANDBANK in 1995, he has gained extensive experience in Management and Operations Audit, Branch and Treasury Operations, Litigation and Arbitration, Asset Disposition, Risk and Remedial Management. He later assumed key leadership roles as Head of the Litigation Department and the Asset Recovery Group.

Before joining LANDBANK, Atty. Sacro held various positions with PCI Bank and the ALC Group of Companies. He earned his Bachelor's Degree in Accountancy from Saint Louis University, his Bachelor of Laws degree from Arellano University School of Law, and his Master in Business Administration degree from Ateneo Graduate School of Business.



MA. CELESTE A. BURGOS
Executive Vice President
National Development Lending Sector

61 years old, Filipino

EVP Burgos joined LANDBANK in 1986 and has served the Bank for over three decades as a seasoned lending and corporate banking professional with extensive experience in credit management and loan portfolio development. She has held key leadership positions across the Bank's lending and corporate banking units, including the Mindanao Lending Group, Northern and Central Luzon Lending Group, and Corporate Banking Group.

As Head of the National Development Lending Sector, she provides strategic direction for the Bank's lending operations, strengthening credit governance and driving lending programs nationwide. A Certified Public Accountant, she has broadened her expertise through international training, including courses at Nanyang Technological University in Singapore and Massey University in New Zealand.



ALAN V. BORNAS
Executive Vice President
Operations Sector

59 years old, Filipino

EVP Bornas has over three decades of experience in managing and responding to the technical and operational needs of LANDBANK. At present, he heads the Operations Sector in further improving the Bank's technology and operations. He joined LANDBANK in 1988 as a Technical Specialist and handled various management positions that allowed him to spearhead the digital transformation of the Bank that led to significant improvements in customer service and business operations. He obtained a bachelor's degree in Computer Science from the University of the Philippines Diliman and completed the Pacific Rim Bankers Executive Banking Course at the University of Washington in 2012.



GONZALO BENJAMIN A. BONGOLAN
Senior Vice President
Treasury and Investment Banking Sector

60 years old, Filipino

SVP Bongolan joined the Bank in 2018 as the Head of the Investment Banking Group. Prior to LANDBANK, he was Head of Merchant Banking at Philippine Commercial Capital, Inc. (PCCI) where he was previously Head of Equities Research. He was also Senior Economist at Banque Nationale de Paris-Prime East and Manager for Technical Research at First Metro Investment Corporation. His earlier government stints include being a Legislative Staff Officer at the House of Representatives and as President of the Home Guaranty Corporation. He holds bachelor's and master's degrees from the University of the Philippines School of Economics where he has taught. A prominent student leader in the 1980s, he was Chairman of the UP Student Council and Regent representing the studentry in the UP Board of Regents.

Our Leaders

Group Heads

BRANCH BANKING SECTOR



HANSEN W. CHU
Vice President
North NCR Branches Group

54 years old

VP Chu brings over two decades of banking and finance experience, holding leadership positions in the private sector before joining LANDBANK in 2015 as Assistant Vice President and Head of the Iloilo Branch. In 2024, he was designated Group Head of the Southeast Luzon Branches Group and, in 2025, appointed Head of the North NCR Branches Group.

A Certified Public Accountant (CPA), he graduated Cum Laude from the University of the Philippines Visayas with a bachelor's degree in Business Administration, Major in Accounting, and later completed his master's in Management, Major in Business Management, at the same institution. As one of the pioneering LANDBANK executives selected for the Senior Executive Class of the Public Management Development Program (PMDP), VP Chu graduated as Class Valedictorian and received the Best Capstone Paper Award.



NARDO M. MASA
First Vice President
Central NCR Branches Group

56 years old, Filipino

FVP Masa has been with LANDBANK since 1991. He started as a bank teller and worked in various positions within the Branch Banking Sector, heading various branches before being designated to lead the Central NCR Branches Group. He studied his bachelor's degree in Business Administration at Philippine School of Business Administration and his master's degree in Business Administration at Philippine Christian University.



MANUEL A. DIMALALUAN
Vice President
South NCR Branches Group

57 years old, Filipino

VP Dimalaluan has served LANDBANK for more than 31 years and is currently overseeing the branches under South NCR Branches Group. He began working for the Bank in 1994 as a bookkeeper in Buendia GSU FCDU and had a number of roles, including participation in several technical working groups. He earned his bachelor's degree in Business Administration from the University of the East and finished his master's degree in De La Salle University.



ADELINE M. RAMOS
Vice President
Northwest Luzon Branches Group

54 years old, Filipino

VP Ramos has dedicated more than 30 years of service to LANDBANK and currently serves as Vice President and Head of the Northwest Luzon Branches Group. She began her career in 1993 as a Bookkeeper under the San Fernando (LU) Branch and has since managed several branches, including Bangued Abra, La Trinidad, Candon, Baguio City and San Fernando (La Union). VP Ramos graduated cum laude with a bachelor's degree in Commerce, major in Accounting, from St. Louis College and earned her master's degree in Business Administration from the College of the Holy Spirit Manila. VP Ramos is a Certified UITF Sales Person and also a Certified Public Accountant, with a strong background in branch operations and leadership that continues to inspire the teams she leads.



LIZA J. MELENDEZ
Vice President
Northeast Luzon Branches Group

59 years old, Filipino

VP Melendez began her career at LANDBANK in 1989 as an Accounting Clerk and has assumed various positions prior to her current role as Head of the Northeast Luzon Branches Group. With over 36 years of dedicated service, she has consistently exemplified professionalism, diligence, hard work, and commitment to excellence in service to the Bank. She graduated cum laude with a Bachelor of Science in Commerce, major in Accountancy, from the University of Pangasinan, and successfully passed the CPA Licensure Examination in 1988. She pursued further studies and earned her Master of Science in Business Administration from the same university under the LANDBANK-CSC Scholarship Program, and later on completed her doctorate degree in Business Administration at Lyceum Northwestern University.



ANTHONY EVAN A. LLUCH
First Vice President
Central Luzon Branches Group

58 years old, Filipino

A seasoned banking executive with over three decades of experience in branch banking, business development, and strategic relationship management. FVP Lluch spent more than 30 years with United Coconut Planters Bank (UCPB), where he held various leadership roles, culminating as Branch Banking Group Head. Following the integration of UCPB into LANDBANK in March 2022, he continued his leadership journey with the Bank and now heads the Central Luzon Branches Group, driving sustainable business growth, strengthening client relationships, and advancing inclusive and responsive banking. He holds a Bachelor of Science in Commerce, Major in Business Management, from De La Salle University–Manila, and has completed executive programs including the Leadership Development Programme at the National University of Singapore (NUS) Business School and the Chartered Business Administration (CBA) Program at the Asian Institute of Management.



ELMER E. EUROPA
Assistant Vice President
Southwest Luzon Branches Group

59 years old, Filipino

Bringing over 35 years of dedicated service to LANDBANK, AVP Europa leads the Southwest Luzon Branches Group. His banking career began in 1990 as a Securities Assistant, eventually rising through the ranks across diverse roles, including Document Examiner, Chief of Division/ Operations, Assistant Department Manager, and Department Manager.

He holds Career Executive Service Eligibility (CESE). He earned his bachelor's degree in Commerce, majoring in Accounting, from Notre Dame of Marbel College, and a master's degree in Business Administration from Notre Dame University.

Our Leaders

Group Heads

BRANCH BANKING SECTOR



ROSEMARIE D. ATIENZA
Vice President
Southeast Luzon Branches Group

56 years old, Filipino

VP Atienza joined LANDBANK in 1991 as a Cash Clerk and rose through various positions in Branch Banking, Operations, and Management. She currently serves as Vice President and Group Head of the Southeast Luzon Branches Group (SELBG).

She earned her Bachelor of Science in Business Administration, Major in Management, from the College of the Holy Spirit of Tarlac, and her MBA from the Philippine School of Business Administration (PSBA), Manila. She completed the Leadership Development Program at the Ateneo de Manila University Graduate School of Business in 2016 and is a Certified UITF Trainer under the Trust Officers Association of the Philippines (TOAP). Guided by Purpose, Passion, and Pride, VP Atienza continues to exemplify professional excellence and leadership across more than three decades at LANDBANK.



JOEY E. RODRIGUEZ
Assistant Vice President
Bicol Branches Group

55 years old, Filipino

AVP Rodriguez joined LANDBANK in 1992 as a Clearing Assistant at the Puerto Princesa Branch. He has since held various positions in Accounting, Internal Audit, and Branch Banking Operations, and headed the Brooke's Point (Palawan), Puerto Princesa City, and Batangas City Branches prior to his designation as Officer-in-Charge of the Bicol Branches Group.

He graduated cum laude with a Bachelor in Business Administration, major in Accounting, from Palawan State University and earned his Master in Business Administration degree from the College of the Holy Spirit-Manila. He is a Certified Public Accountant (CPA) and a Certified Internal Auditor (CIA).



LLEWELLYN T. CAVITE
Vice President
Central Visayas Branches Group

57 years old, Filipino

VP Cavite has served LANDBANK for over three decades, joining in 1991 as a New Accounts Clerk at the Parañaque Branch (now Baclaran Branch) and going on to lead several branches with excellence in operations and people leadership. She earned her bachelor's degree in Commerce from Divine Word University and completed LANDBANK's Leadership Development Program (LDP) Batch 9 (2016–2017) at the Ateneo de Manila University Graduate School, earning the Directors' Award for Academic Excellence.

In 2024, she was appointed inaugural Group Head of the newly established East Visayas Branches Group, and in 2025 took on leadership of the Central Visayas Branches Group, where she champions business growth, operational excellence, and client service. Her strategic vision and passion for developing people continue to advance LANDBANK's mission of inclusive and sustainable development.



BRENDALYN B. VILLAVICENCIO
Assistant Vice President
East Visayas Branches Group

54 years old, Filipino

AVP Villavicencio joined LANDBANK on Nov. 2, 1993 as a contractual teller and became a regular employee on June 13, 1994. She handled various positions and headed several branches, including Siquijor, Bacolod City and Dumaguete City before being designated to lead the East Visayas Branches Group. She earned her bachelor's degree in Business Administration, major in Management from Silliman University, Dumaguete City and her master's degree in Business Administration from Saint Vincent's College, Dipolog City.



VIVIAN M. CAÑONERO
First Vice President
West Visayas Branches Group

61 years old

FVP Cañonero has served LANDBANK for over 29 years, joining in 1996 as Division Chief at the Branch Administration Office and later heading various lending centers and branches in Panay, Iloilo, Cebu, and Negros Occidental. As head of the Corporate Affairs Group, she managed the Bank's 60th Anniversary projects, including the Serving the Nation campaign, the inauguration of the LANDBANK Leadership and Development Center (LLDC) in Intramuros, the new LANDBANK Song, and the DIAMOND Awards.

In late 2023, she was reassigned as head of the West Visayas Branches Group. Prior to LANDBANK, she worked as Chief Accountant, Finance Officer, and Comptroller at AFC Agribusiness Corporation and AFC Fertilizer and Chemicals, Inc. She holds a bachelor's degree in Business Management, Major in Accounting, and a master's in Business Management from the University of the Philippines Visayas, and is a Certified Public Accountant.



LINA K. PACIO
First Vice President
North Mindanao Branches Group

62 years old, Filipino

FVP Pacio has served the Bank for over 35 years, starting as a clerk at the Davao City Field Office then handling various positions before heading branches in Mindanao and currently the West Mindanao Branches Group. She earned undergraduate and master's degrees in Business Administration from Silliman University. She also graduated with a bachelor's degree in Law from Misamis University.

Group Heads

BRANCH BANKING SECTOR



LANELI F. ELUM
Assistant Vice President
South Mindanao Branches Group

58 years old, Filipino

AVP Laneli F. Elum joined LANDBANK on Feb. 5, 1991 and brings more than three decades of dedicated service and leadership experience to the Bank. A graduate of the Ateneo de Zamboanga University and a Certified Public Accountant (CPA), she has held various key positions throughout her career, developing expertise in banking operations, financial management, and branch leadership.

On Aug.1, 2024, she assumed leadership of the South Mindanao Branches Group and, on Jan. 5, 2026, became the Group Head of the West Mindanao Branches Group, where she provided strategic direction and leadership to 32 branches across the region.

With her extensive banking experience and steadfast commitment to service excellence, AVP Elum continues to advance LANDBANK's mission of delivering responsive, inclusive, and meaningful banking services to communities across Western Mindanao.



AUGUSTUS MANUEL E. MANTUA
Vice President
West Mindanao Branches Group

55 years old, Filipino

VP Mantua began his career at LANDBANK in 1992, steadily rising through the ranks by serving in various rank-and-file positions. His leadership journey commenced with his appointment as Officer-in Charge of Bislig, followed by his designation as Head of Surigao. He was later transferred to Butuan, where he continued to serve in the same capacity. In January 2024, VP Mantua assumed the role of Head of the West Mindanao Branches Group.

He holds a bachelor's degree in Commerce, major in Accounting, from Father Saturnino Urios University, and earned his master's in Business Administration from the College of the Holy Spirit, Manila. He is also a graduate of LANDBANK's Branch Operations Development Program (BODP) and Leadership Development Program (LDP).



KRISTINE MARIE G. CUEVAS
First Vice President
Retail Banking Group

55 years old, Filipino

FVP Cuevas is a seasoned banking executive with over three decades of experience in operations management, risk and compliance, and strategic banking leadership. She began her career in 1993 with Citytrust Banking Corporation and advanced through leadership roles at Bank of Southeast Asia, RCBC Savings Bank, Sterling Bank of Asia, and United Coconut Planters Bank (UCPB), where she served as Vice President for over a decade.

Since joining LANDBANK as First Vice President in Mar. 2022, she has driven institutional growth by overseeing critical banking operations aligned with regulatory standards and national development objectives. She earned her Bachelor of Science in Accountancy from Assumption College, San Lorenzo, and holds specialized training in Anti-Money Laundering, Risk Management, Business Analytics, and leadership development, including the Certified Professional Manager's Mini MBA. A Career Service Professional Eligible, she champions accountability, collaboration, and continuous improvement.

CORPORATE SERVICES SECTOR



EMMANUEL G. HIO JR.
First Vice President
Property Valuation and Field Operations Group

53 years old, Filipino

FVP Hio joined the Bank in 1994 as a Human Resource Management Officer, where he gained extensive experience in Personnel Administration before being appointed Head of the Organization Development Department. He also held a key leadership role as Head of the Facilities and Engineering Services Group. Currently, he leads the Property Valuation and Field Operations Group, bringing with him decades of experience in organizational development, facility and field operations management, and leadership.

He earned a degree in Philosophy from De La Salle University, where he also served as a faculty member. He further earned a Master of Business Administration degree from the College of the Holy Spirit Manila.



MAY D. ARIZABAL
First Vice President
Human Resource Management Group

48 years old, Filipino

FVP Arizabal is a seasoned LANDBANK executive with over 20 years of leadership experience spanning human resource management, organizational development, corporate services, branch operations, and lending programs. As Head of the Human Resource Management Group (HRMG) in 2025, she provided strategic direction in talent management, workforce optimization, employee development, and organizational effectiveness.

Under her leadership, HRMG strengthened programs on talent acquisition and retention, leadership development, and employee engagement, contributing to a capable, engaged, future-ready workforce. Her extensive experience across leadership roles at LANDBANK has broadened her expertise in strategic planning, policy development, and organizational transformation. She holds a Master's in Business Administration from the College of the Holy Spirit and has completed executive programs at the Asian Institute of Management (AIM) and the National University of Singapore (NUS).



ATTY. MARIFE LYNN O. PASCUA
First Vice President
Facilities & Engineering Services Group

58 years old, Filipino

With over three decades of experience in public service and banking, Atty. Marife Lynn O. Pascua currently heads LANDBANK's Facilities and Engineering Services Group. Since joining the Bank in 2005 as a Legal Officer in the then CARP Legal Services Department, she has occupied various leadership roles across the Agrarian Services Group and the Property Valuation and Field Operations Group.

Before her tenure at LANDBANK, she served as a Court Attorney at the Sandiganbayan and worked as a legislative staff member at the Senate of the Philippines.

Atty. Pascua's academic credentials include a Bachelor of Science in Biology, a Juris Doctor degree, and a Master in Business Administration. She likewise holds diplomas in Business Development and Development Management and is a licensed Real Estate Consultant.

Group Heads

DIGITAL BANKING SECTOR



EMELYN M. JUSTINIANO
Vice President
Digital Banking Strategy Group

54 years old, Filipino

VP Justiniano has dedicated more than 33 years to LANDBANK and currently serves as Group Head of the Digital Banking Strategy Group, leading the Bank's digital banking marketing initiatives and driving nationwide adoption of digital payment and remittance services.

A Certified Public Accountant (CPA), she passed the CPA Board Examination in 1994 and earned her Bachelor of Science in Accountancy from Tarlac State University, graduating Cum Laude in 1992. She began her career with the Bank in 1993 and advanced through key positions across Branch Operations, Accounting, Lending, Marketing, and Digital Banking, further enhancing her leadership through various managerial and technical development programs. Her strong professional foundation and decades of service continue to make her a valuable leader in advancing LANDBANK's mission.



GRACE OFELIA LOVELY V. DAYO
First Vice President
Digital Solutions and Product Management Group

53 years old, Filipino

FVP Dayo joined LANDBANK in 1998 as an LBPSC Programmer under the Application Systems Department, gaining further experience before progressing through key roles as information officer, bank executive officer, and department head of the Retail Banking Systems Department. She led the Digital Products Development and Management Group (DPDMG) until Dec. 2025, when she was appointed Head of the Digital Banking Sector, driving initiatives that advance the Bank's digital banking capabilities and customer-centric innovations. FVP Dayo completed her Bachelor's Degree in Secondary Education from the University of the Philippines Diliman.



MA. HAZEL A. SANTOS
Vice President/Officer-in-Charge
Digital Products Development
& Management Group

52 years old, Filipino

Ma. Hazel A. Santos is Vice President/Officer-in-Charge of LANDBANK with over 30 years of experience in banking operations, digital banking, payments, and information systems. She began her career as a Bank Teller and rose to senior management, holding leadership positions in branch operations, systems implementation, project management, and digital products management. In Dec. 2025, she took over headship of the Digital Products Development and Management Group (DPDMG).

She earned her Bachelor of Science in Business Administration, Major in Accounting, from the Philippine School of Business Administration and her MBA from the College of the Holy Spirit Manila. A graduate of the pioneering LANDBANK Management Development Program (MDP), she has also completed executive leadership programs at the Ateneo Graduate School of Business and the Asian Institute of Management. She currently leads strategic initiatives supporting digital transformation, payment innovations, and financial inclusion.

NATIONAL DEVELOPMENT LENDING SECTOR



VICTOR A. AGORTO
Vice President
North Luzon Lending Group

60 years old, Filipino

VP Agorto has been serving LANDBANK for 38 years and is currently the Group Head of North Luzon Lending Group. He started in LANDBANK as a Clerk at LBP Tuguegarao branch in Tuguegarao City, Cagayan. He has been assigned to different field units involved in branch banking and lending operations. A Bachelor of Science in Commerce – Major in Accounting graduate from the Cagayan College Tuguegarao, now University of Cagayan Valley in Tuguegarao City, Cagayan in 1986.



ROLANDO G. SANTOS
Vice President
Central Luzon Lending Group

62 years old, Filipino

VP Santos has served LANDBANK for 39 years and currently heads the Central Luzon Lending Group. He joined the Bank in 1986 as a contractual Research Assistant under the Corporate Planning Department. Prior to his current designation, he led the Pampanga Lending Center for seven years, the Tarlac Lending Center for four years, and held various positions in departments at the Head Office and Provincial Units. He earned his Bachelor of Arts in Economics from the University of the Philippines and completed his master's degree in Business Administration at the College of the Holy Spirit in Manila. He is also a licensed Fixed Asset Salesman.



MARLON C. BABAAN
Vice President
Southern Luzon Lending Group

56 years old, Filipino

VP Babaan joined LANDBANK in 1994 as a Field Operations Analyst, marking the beginning of a distinguished career spanning more than three decades with the Bank. He steadily rose through the ranks, taking on various positions of increasing responsibility and leadership. He currently serves as Vice President and Head of the Southern Luzon Lending Group. He holds a Bachelor's Degree in Agricultural Engineering from Don Severino Agricultural College (now Cavite State University). He is a licensed Agricultural Engineer.



ALLAN R. BISNAR
First Vice President
Visayas Lending Group

57 years old, Filipino

FVP Bisnar has served LANDBANK for 36 years, starting as a Loans and Credit Analyst under the then Southern Leyte Field Office in 1989. Since then, he rose from the ranks, becoming a Department Head of Regional Lending Center 8 in Tacloban to becoming the Group Head of Visayas Lending Group in 2024. He obtained his bachelor's degree in 1989 from the Visayas State University and his master's degree in Business Management from the University of the Philippines.

Group Heads

NATIONAL DEVELOPMENT LENDING SECTOR



CHARLOTTE I. CONDE
Senior Vice President
Mindanao Lending Group

60 years old, Filipino

Charlotte I. Conde has devoted 37 years of service to LANDBANK, having built her career through the ranks and gained extensive experience in development banking and lending operations. She led the Mindanao Lending Group (MLG) until Dec. 2025, when she was appointed Senior Vice President and Head of the National Development Lending Sector, leading the Bank's lending initiatives supporting key sectors such as agriculture, MSMEs, cooperatives, local government units, and infrastructure. A Certified Public Accountant, she earned her Bachelor of Science in Accountancy from Ateneo de Davao University and her Master in Business Administration from the University of the Immaculate Concepcion. Her leadership continues to advance LANDBANK's mission of promoting financial inclusion and countryside development.



JIMMY P. ARCO
Vice President
Mindanao Lending Group

59 years old, Filipino

VP Arco has served the Bank for 31 years, starting as a Loans and Credit Analyst in Surigao City Branch in 1995. Through the years, he has steadily advanced through various leadership roles across Mindanao's lending network, and expanded his expertise in credit and development lending before assuming his current role as Head of the Mindanao Lending Group on Dec. 16, 2025. He holds a Bachelor of Science in Civil Engineering degree from Mindanao State University-Marawi Main Campus and a master's degree in Management from the St. Joseph Institute of Technology, Butuan City. He is a Licensed Civil Engineer and has likewise passed the licensure examinations for Real Estate Broker and the Real Estate Appraiser.



ANN MARIJELL B. ONG
First Vice President
Corporate Banking Group

46 years old, Filipino

Ms. Ong brings over 25 years of banking experience, with extensive expertise in relationship management and corporate finance, managing client relationships across financial institutions, GOCCs, multinational companies, and top-tier local corporates. She joined LANDBANK in August 2023 under the Office of the President and CEO, was appointed Head of Corporate Banking Department I in May 2024, and assumed the role of Head of the Corporate Banking Group in October 2024.

Prior to LANDBANK, Ms. Ong served as Director of SCB Philippines from 2015, covering top-tier local corporates and leading the Bank's Client Coverage Managers. She earlier held relationship management roles at The Hongkong and Shanghai Banking Corporation, Credit Agricole Corporate & Investment Bank, and Citibank, N.A. Philippines Branch, where she began her career in 2000. She holds a Bachelor of Arts in Psychology from De La Salle University, Manila, and an MBA from the Asian Institute of Management.



ESPERANZA N. MARTINEZ
First Vice President
SME Mid-Market Lending Group

58 years old, Filipino

FVP Martinez brings more than 32 years of experience in LANDBANK, having begun her career with the Bank as a Bookkeeper at the Provident Fund Office. Prior to her appointment as Head of the SME Mid-Market Lending Group in 2023, she held various positions across the Bank, including Account Officer at SME-MID-Market Lending Department and Corporate Banking Department, Accounts Manager at the Public Sector Department, and Head of the Lending Programs Management Group.

A Certified Public Accountant, she holds a bachelor's degree in Business Administration, major in Accounting, from the Pamantasan ng Lungsod ng Maynila. She also earned her Masters in Business Administration from the College of Holy Spirit, which she completed through a LANDBANK scholarship



EDEN B. JAPITANA
First Vice President
Lending Program Management Group

56 years old, Filipino

FVP Japitana serves as Head of the Lending Program Management Group (LPMG), with more than three decades in banking spanning branch operations, capacity development, rural credit, and development finance. Throughout his 31-year career, he has advanced inclusive and sustainable financing initiatives, currently overseeing lending programs serving agriculture and non-agriculture sectors, including MSMEs, cooperatives, corporations, microfinance institutions, and local government units.

FVP Japitana earned his bachelor's degree in Fisheries, Major in Inland Fisheries, from the University of the Philippines, and pursued postgraduate studies in Business Administration. He completed executive development programs at the Ateneo Center for Continuing Education, the Asian Institute of Management (AIM), and the Institute for the Development of Agricultural Cooperation in Asia (IDACA) in Tokyo, Japan, under a JICA scholarship. He continues to champion initiatives strengthening financial inclusion and sustainable growth.

Our Leaders

Group Heads

OPERATIONS SECTOR



LANI U. PORNUEVO
First Vice President
Banking Operations Group

56 years old, Filipino

FVP Pornuevo is a homegrown Landbanker with more than three decades of service at the institution. Rising through the ranks from an initial role as an Executive Assistant, she has held key leadership positions across the Operations, Lending, and Technology groups. She holds a bachelor's degree from Adamson University and a master's degree from the College of the Holy Spirit.



LILIAN B. CRUZ
Senior Vice President
Technology Systems and Applications Management Group

53 years old

Ms. Lilian B. Cruz, Senior Vice President and Chief Information Officer of LANDBANK. With over 30 years of experience in banking technology and digital transformation, she has successfully led major modernization initiatives across RCBC, BDO Unibank, and now LANDBANK. Today, she heads the Technology Systems and Applications Management Group and spearheads the Bank's digital transformation agenda, driving innovative, secure, and inclusive financial solutions that empower Filipinos and contribute to national development. She is a graduate of the Mapúa Institute of Technology.



ALWIN I. REYES
First Vice President
Banking Services Group

55 years old, Filipino

FVP Reyes is a homegrown LANDBANK executive with more than three decades of service, having started his career as an Accounting Clerk at the Kalibo Branch in 1991. Throughout his tenure, he has held key roles across Branch Banking, Internal Audit, Project Management, and Procurement before his appointment as Head of the Banking Services Group. He holds a Bachelor of Science in Business Administration degree from the University of the Philippines in the Visayas and an Executive Master of Business Administration degree from De La Salle University-Dasmariñas. A Certified Public Accountant, he is also a graduate of LANDBANK's Management Development Program and Leadership Development Program, conducted by the Asian Institute of Management and the Ateneo Graduate School of Business, respectively.



RUSTUM H. CORPUZ JR.
Vice President
Controllership Group

47 years old, Filipino

VP Corpuz brings more than two decades of extensive experience in banking and finance, having held various professional roles in both the private and public sectors prior to joining LANDBANK. He began his career with the Bank in 2024 as Vice President of the Agrarian Accounting Department. In 2025, he was designated as Group Head of the Controllership Group, where he continues to contribute his expertise in financial management and governance.

As a Certified Public Accountant, VP Corpuz earned his Bachelor of Science in Accountancy from De La Salle University and Masters degree in Business Administration from the Pamantasan ng Lungsod ng Maynila. Further strengthening his leadership credentials, he completed the Postgraduate Certificate Program in Enterprise Leadership from the Asian Institute of Management (AIM) on Aug. 6, 2026.



ARCHIEVAL B. TOLENTINO
Vice President
Technology Infrastructure Management Group

57 years old, Filipino

VP Tolentino served as Vice President and Chief Information Technology Security Officer of LANDBANK, leading the Technology Infrastructure Management Group (TIMG). With more than 30 years of distinguished government service, he spearheaded initiatives in ICT governance, cybersecurity, infrastructure modernization, and digital transformation that strengthened the Bank's technology capabilities and operational resilience. Prior to heading TIMG, he served as Assistant Vice President and IT Manager of the Network Operations Department and held various leadership roles in network management and ICT governance. He earned his Master's in Business Administration from the College of the Holy Spirit Manila and his Bachelor of Science in Electronics and Communications Engineering from New Era University. He also served as President and now Chairman of the Information Security Officers Group (ISOG) and was recognized as a Chief Security Officer ASEAN Awardee for advancing cybersecurity governance in the Philippine banking sector.

Our Leaders

Group Heads

TREASURY AND INVESTMENT BANKING SECTOR



ADELFA R. MASACUPAN
First Vice President
Asset & Liability Management Group

52 years old, Filipino

FVP Masacupan is a treasury executive with more than two decades of dedicated service in LANDBANK. Her experience spans fixed income and foreign exchange sales, liquidity and reserve management, and asset and liability management. A Certified Treasury Professional and Licensed Fixed Income Market Salesman, she plays a key role in the Bank's financial resilience, capital stewardship, and balance sheet management. Prior to joining LANDBANK, she served as Legislative Staff Officer at the Office of Senator Heherson Alvarez, bringing a blend of policy, governance, and financial market experience to her leadership. A cum laude graduate of Mass Communication from the University of the Philippines Diliman and an MBA Silver Medalist from the De La Salle University, she likewise topped LANDBANK's Management Development and Leadership Development Programs, reflecting her commitment to professional growth and leadership.



MA. FRANCIA O. TITAR
First Vice President
Financial Markets Group

55 years old, Filipino

FVP Titar brings over 30 years of dedicated service to LANDBANK, having begun her career in 1992 as a Document Specialist in the Treasury Services Department. Over the years, she has held key positions across various units, including the Domestic Currency Department, the Capital Markets Trading Department, and the Asset and Liability Management Group.

She currently leads the Financial Markets Group. FVP Titar holds multiple professional credentials: she is a Certified Treasury Professional, a Licensed Fixed Income Salesman, and a Certified Securities Specialist. She earned her bachelor's degree in Business Management from the Polytechnic University of the Philippines.



VILMA B. CERVANTES
Senior Vice President
Investment Banking Group

53 years old, Filipino

Ms. Cervantes was appointed Head of the Investment Banking Group on Jan. 7, 2025, bringing over three decades of experience in corporate finance, credit analysis, and investment banking. She began her career as a Management Trainee and advanced through leadership positions at the Development Bank of the Philippines (DBP), culminating in her appointment as Assistant Vice President in its Investment Banking Department.

She later joined Mizuho Bank, Ltd., where she helped expand the bank's corporate banking franchise among non-Japanese corporations and multinational clients, rising from Assistant Vice President to Deputy General Manager. She holds a Bachelor of Arts in Political Science from the University of the Philippines Diliman, an MBA from the Ateneo Graduate School of Business, and a Master's in Development Economics from the Center for Development Economics at Williams College, Massachusetts.

UNITS UNDER THE OFFICE OF THE PRESIDENT AND BOARD OF DIRECTORS



EMELLIE V. TAMAYO
Senior Vice President
Asset Recovery Group

58 years old, Filipino

SVP Tamayo joined LANDBANK as a management and audit officer of the Management and Operations Audit Department in 1989. She took on different positions, heading the Financial Asset Department, Loan Recovery Department and Lending Program Management Group. Currently, she is serving as the head of the Asset Recovery Group.

Prior to LANDBANK, she worked as a junior auditor at Sycip, Gorres, Velayo and Company. SVP Tamayo earned a bachelor's degree in Business Administration from the Philippine School of Business Administration and a master's degree in Business Administration from the College of the Holy Spirit-Manila. She is a CPA.

ATTY. CESAR S. CABAÑES
First Vice President
Compliance Management Group

51 years old, Filipino

FVP Atty. Cabañes started his career with LANDBANK in 2003 as a legal officer at the Banking Legal Services Department. He rose from the ranks in the department before becoming its Head in 2016. FVP Cabañes was later assigned as the Officer-in-Charge of the Legal Services Group and was appointed as the Head of the Compliance Management Group in 2022. He graduated with a bachelor's degree in Classical Studies from the University of Santo Tomas. He earned his law degree from the Arellano University.



CATHERINE ROWENA B. VILLANUEVA
Senior Vice President
Corporate Affairs Group

54 years old, Filipino

SVP Villanueva brings over 30 years of experience in marketing, advertising, and public relations, 21 of them in banking. Since joining LANDBANK in 2012, she has spearheaded key institutional communications programs and established the Bank's Customer Care Center, drawing on her background at Citibank Philippines and Citibank Singapore, where she led regional marketing and e-banking initiatives. She also served as a former Board Director of LANDBANK's subsidiary, the LANDBANK Countryside Development Foundation, Inc. (LCDFI).

She has served as Director for the Philippine Marketing Association and the PANA Foundation, and is a long-standing Trustee of the Bank Marketing Association of the Philippines (BMAP), where she was previously Vice President and now serves as Director for Programs. She holds a Journalism degree from the University of Santo Tomas and is an alumna of the Ateneo Business School and Asian Institute of Management, with programs in leadership development and project management.

Group Heads

UNITS UNDER THE OFFICE OF THE PRESIDENT AND BOARD OF DIRECTORS



VIEMEREY E. MERCADO
Vice President/Chief Audit Executive
Internal Audit Group

57 years old, Filipino

VP Mercado joined the Bank in 1992 as an Accounting Clerk and subsequently designated as a Loans Analyst in the then Roxas Isabela Field Office, before joining internal audit in 1994. Prior to his designation as head of the Internal Audit Group, he led the Field Operations Audit Department, Head Office and Systems Audit Department, and the Lending Operations Audit Department. He earned his bachelor's degree in Business Administration with a major in Accountancy from the Philippine School of Business Administration - Manila and finished his master's degree in Business Administration at the College of the Holy Spirit Manila. He is a Certified Public Accountant.



ATTY. JOSELITO B. VALLADA
Senior Vice President
Legal Services Group

54 years old, Filipino

SVP Atty. Vallada joined the Bank in 2003 as a legal officer, gaining experience in the Administrative Legal and Litigation Department. He previously served as Head of the Personnel Administration Department, followed by his role as Head of the Human Resource Management Group, before assuming his current position as the Bank's General Counsel and Head of the Legal Services Group. Prior to joining LANDBANK, he practiced law as an associate in various law offices. He graduated with a bachelor's degree in Economics from the University of the Philippines at Los Baños and a bachelor's degree in Law from Manuel L. Quezon University.



DON V. SUMADCHAT
Vice President
Risk Management Group

53 years old, Filipino

VP Sumadchat joined LANDBANK in 1997 and brings more than 29 years of experience in banking, risk management, and regulatory compliance, holding key positions in Human Resources, Credit Policy, Compliance Management, and Risk Management. He holds a Bachelor of Science in Psychology from Far Eastern University and an MBA from the College of the Holy Spirit, and completed the Management and Leadership Development Programs at the Ateneo de Manila University Graduate School of Business, a Diploma in Business Development from Concordia International College in Canada, and a Postgraduate Certificate in Enterprise Management from the Asian Institute of Management.

He is a certified Associate in Development Banking and Affiliate in Development Bank Management of the Association of Development Financial Institutions in Asia and the Pacific (ADFIAP). He's also a commissioned officer (Major) in the Philippine Air Force Reserve. His expertise spans Enterprise Risk Management, Operational Risk and Business Continuity Management, Credit Risk Management, Strategic Planning and Execution, IT Project Management, Human Resource Management, Organizational and Career Development, and Regulatory Compliance Management.



ATTY. NIKKOLAS LORENZO DOMINGO G. TOLENTINO
First Vice President, Strategy
Knowledge Management Group
Chief of Staff, Office of the President
and CEO

38 years old, Filipino

As Chief of Staff, FVP Atty. Tolentino serves as strategic partner, operational manager, and trusted advisor to the President and CEO, analyzing complex issues and developing strategies that advance organizational priorities while cultivating strong stakeholder relationships. As Head of the Strategy and Knowledge Management Group (SKMG), he oversees corporate planning, economic policy and research, and data analytics, equipping Senior Management and the Board with business intelligence for informed decision-making.

Prior to joining LANDBANK in November 2023, he served as Director for Capital Markets, ASEAN, at Standard Chartered Bank and Director at China Bank Capital Corporation, and earlier led the Capital Markets business at the Development Bank of the Philippines. He earned his Bachelor of Arts and Juris Doctor degrees from De La Salle University, Manila, in 2007 and 2017, respectively, and was admitted to the Philippine Bar in 2018.



ATTY. MARIO S. SABINO JR.
Vice President/Chief Trust Officer
Trust Banking Group

49 years old, Filipino

Atty. Sabino, Jr. is a seasoned banking professional specializing in trust, investment management and other fiduciary services. Starting as a Bank Attorney in 2004, he has risen to his present role as Vice President and Chief Trust Officer. Atty. Sabino, Jr. earned his Bachelor of Laws from the Pamantasan ng Lungsod Ng Maynila in 2001. He completed his Trust and Investment Management Course at the Trust Institute Foundation of the Philippines and attended leadership and management development programs at the Ateneo Professional School and the Asian Institute of Management.

Senior Officers

Name	Position	Unit/Department	Group
Abalos, Luz D.	Vice President	Public Sector Department	Corporate Banking Group
Abundabar, Rhys Michael S.	Vice President	Special Legal Concerns Department	Legal Services Group
Abundo, Melissa A.	Vice President	Corporate Banking Department I	Corporate Banking Group
Acuña, Samuel E.	Vice President	Customer Care Department	Corporate Affairs Group
Alabat, Abdulkadil A.	Vice President	Cotabato, Maguindanao Branch	South Mindanao Branches Group
Almario, Jose Troy A.	Vice President	Administrative Legal Department	Legal Services Group
Aurellana Jr., Leonardo D.	Vice President	Microfinance Institutions Department	Corporate Banking Group
Basbacio, Ramilito R.	Vice President	Property Valuation Services Department	Property Valuation & Field Operations Group
Bernardo, Maria Milissa L.	Vice President	Economics and Policy Research Department	Strategy and Knowledge Management Group
Bien, Reynaldo Michael R.	Vice President	Administrative Accounting Department	Controllership Group
Bocato, Maria Aurora R	Vice President	National Development Lending Sector	National Development Lending Sector
Brual, Imelda B.	Vice President	Investment Banking Department 1	Investment Banking Group
Calado III, Prudencio E.	Vice President	Environmental Program & Management Department	Lending Program Management Group
Claveria, Florence Rosalind R.	Vice President	North NCR Branches Group	North NCR Branches Group
Cortez, Marjorie R.	Vice President	Systems & Methods Department	Systems & Methods Department
Daraman, Sandra May C.	Vice President	Corporate Planning & Strategy Management Department	Strategy and Knowledge Management Group
Dinglasan, Dennis P.	Vice President	Field Legal Services Department	Legal Services Group
Dumalagan, Guian Angelo S.	Chief Market Economist	Investment Banking Department 2	Investment Banking Group
Fajardo Jr., Vicente P.	Vice President	Mortgage Banking Department	Retail Banking Group
Gopico, Maria Luisa S.	Vice President	Merger Business Continuity Team (MBCT)	Merger Business Continuity Team (MBCT)
Lagapa Jr., Eulalio G.	Vice President	Cebu North Lending Center	Visayas Lending Group
Laureano, Margarita C.	Vice President	Special Assets Department I	Asset Recovery Group
Lazaro, Alexander S.	Vice President	Facilities Management Department	Facilities and Engineering Services Group
Limbo, Virginia C.	Vice President	Personnel Administration Department	Human Resource Management Group
Melendres, John Axel E.	Vice President	Laguna Lending Center	Southern Luzon Lending Group
Mular, Marites P.	Vice President	Provident Fund Department	Provident Fund Department
Pacasum, Mylene R.	Vice President	Asset Recovery Support Department	Asset Recovery Group
Pangilinan, Elcid C.	Senior Vice President	Strategic Initiatives Office	Office of the President & CEO
Patio, Mira Leah B.	Vice President	Employee Relations Department	Human Resource Management Group
Peñalosa, Myra-Lyn S.	Corporate Secretary	Office of the Corporate Secretary	Corporate Secretary
Pineda, Marissa B.	Vice President	Branch Banking Support Department	Branch Banking Support Department
Racela, Lizette Margaret Mary J.	Senior Vice President	Strategic Initiatives Office	Office of the President & CEO
Santos, Benjamin B.	Vice President	Field Support Services Center Region XI-Davao City (FSSC XI)	Property Valuation & Field Operations Group
Sapitula, Romulo E.	Vice President	Security Department	Security Department
Tam, Rosemarie A.	Vice President	IT Project Management Department	Technology Systems and Applications Management Group
Tempongko, Janette L.	Vice President	Retail Banking and Integrating Systems Department	Technology Systems and Applications Management Group
Tuddao, Julie Ann D.	Vice President	Litigation Department	Legal Services Group

Membership in Industry Associations (GRI 2-28)

ABCOMP

Investment House Association of the Philippines

MBC Makati Business Club

PPMI

ACI Financial Markets Association Est 1995

IT Interaction Philippines

PSQ Philippine Society for Quality • Since 1969

Bankers Association of the Philippines

ADFIAP financing sustainable development

CCAP Credit Card Association of the Philippines

bip 1941 BAIPHIL

FMAP Fund Managers Association of the Phils., Inc.

APRACA

Credit Management Association of the Philippines Inc. 1932

Bank Security Management Association 1977 In Bank Security We Trust

TOAP Treasurers Association of the Philippines

Philippine Marketing Association

Business for Sustainable Development

ISOG Information Security Officers Group

MONEY MARKET ASSOCIATION OF THE PHILIPPINES, INC.

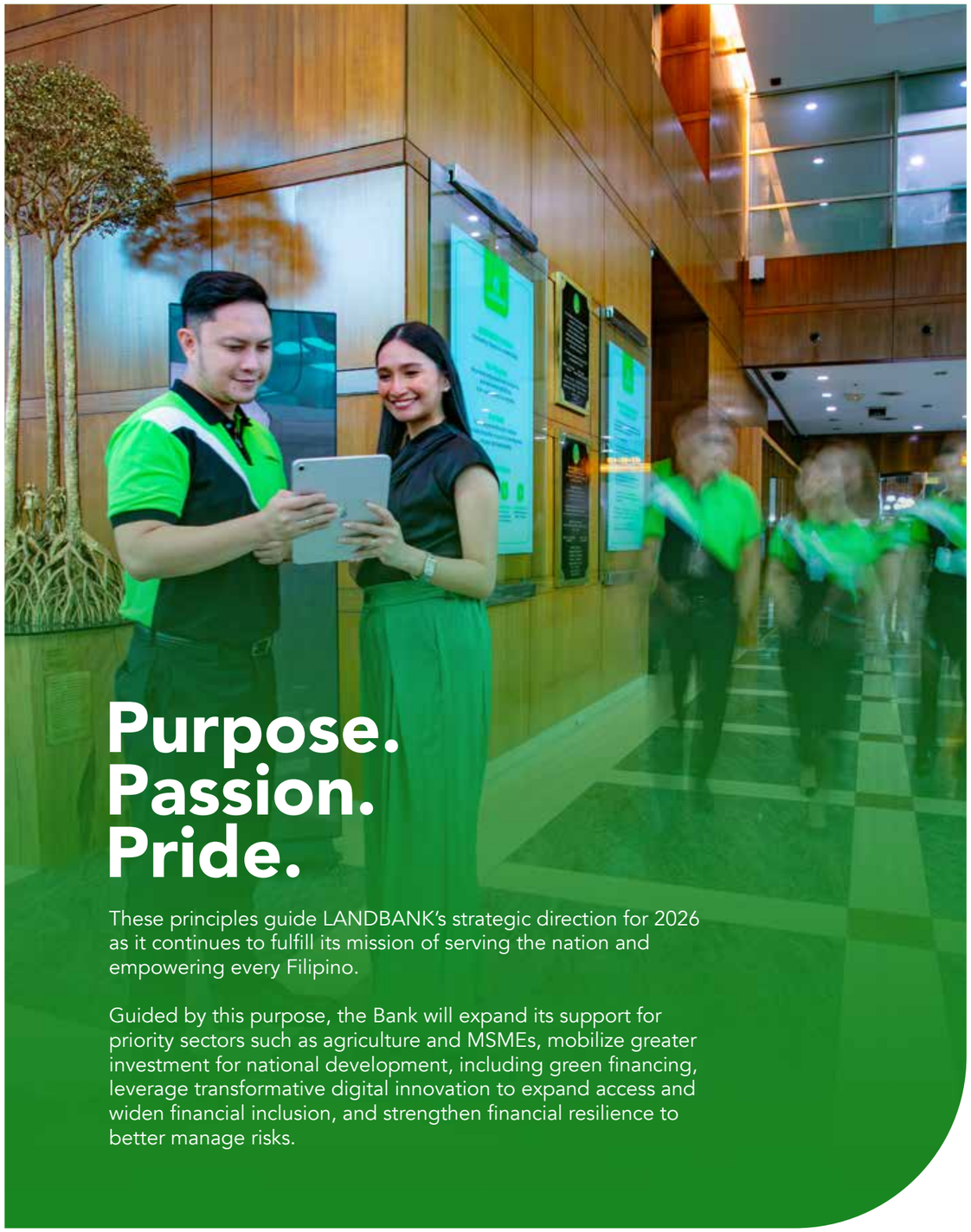
MAP Management Association of the Philippines

PSTD Philippine Society for Talent Development We Learn. We Grow. We Transform.

ODPN Organization Development Practitioners Network Philippines

Outlook

2026 Plans and Programs



Purpose. Passion. Pride.

These principles guide LANDBANK's strategic direction for 2026 as it continues to fulfill its mission of serving the nation and empowering every Filipino.

Guided by this purpose, the Bank will expand its support for priority sectors such as agriculture and MSMEs, mobilize greater investment for national development, including green financing, leverage transformative digital innovation to expand access and widen financial inclusion, and strengthen financial resilience to better manage risks.

Guided by these priorities, the following key plans and programs will be pursued in 2026:









Advancing Inclusive and Sustainable Development

LANDBANK will expand its lending and provide targeted interventions across the agricultural value chain, MSMEs, and rural communities. To achieve this, the Bank will strengthen field-level partnerships, streamline MSME onboarding processes, and establish dedicated units catering to these sectors to accelerate credit delivery to smallholder farmers and fishers.

To widen access for Filipinos, the Bank will continue expanding digital and physical touchpoints in underserved areas, including Cash-Lite ecosystems, mobile banking units, and agent banking partnerships.

Services for Overseas Filipinos (OFs) will also be expanded through improved access to credit, strengthened remittance ecosystems, and enhanced financial education programs, empowering OFs and their beneficiaries.

Financing the Green Transition

The Bank will also advance its green and climate financing initiatives through the development of technical standards, support for renewable energy projects, and the promotion of sustainable investment instruments such as green bonds and blue bonds. The Bank sees strategic partnerships with development institutions as a key enabler to support risk-sharing mechanisms while expanding climate finance in the country.

Scaling Customer Access and Digital Channels

LANDBANK will expand its digital channels and transaction platforms across priority segments and underserved markets, where customers can expect more digital onboarding and wider agent banking networks to cater to their needs.

As part of enhancing its digital solutions to improve accessibility and convenience, the Bank will roll out more QR-enabled services and ecommerce platforms together with providing integrated card offerings. By providing more digital touchpoints for customers to engage with LANDBANK supported by the necessary connectivity infrastructure, these initiatives aim to increase account penetration among underserved communities and OFs.

Advancing Service Excellence and Operational Resilience

To enhance its service delivery, the Bank will upgrade customer touchpoints, strengthen branch and digital service channels, and reduce turnaround times for key processes. The Bank will also prioritize initiatives that will ensure 24/7 system availability across the Bank's network, providing uninterrupted service for its customers.

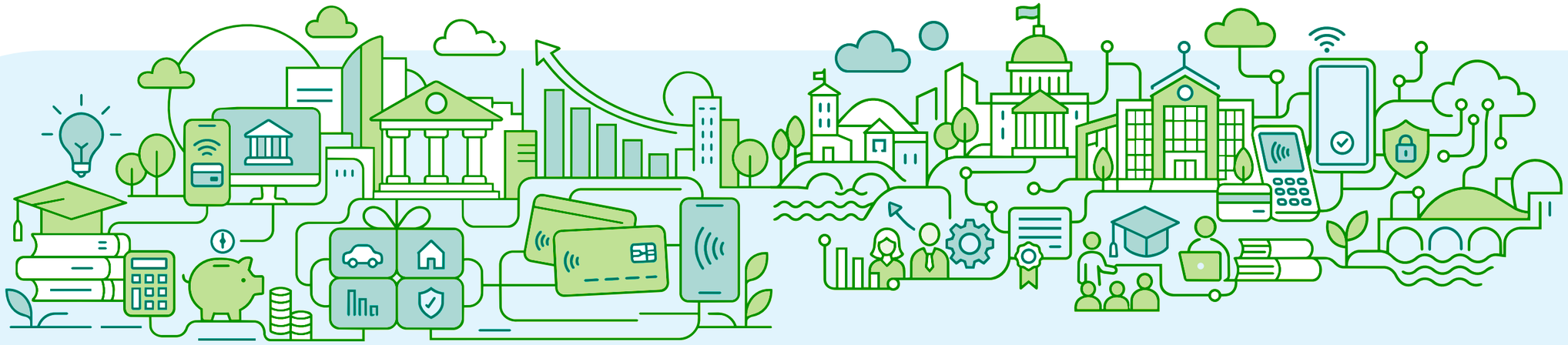
The Bank's cybersecurity and compliance are paramount. These will be reinforced through stronger security infrastructure, enhanced risk management frameworks, and improved regulatory reporting systems.

Strengthening Financial Resilience and Profitability

LANDBANK will reinforce its financial resilience through robust risk management practices and portfolio quality management. The Bank will focus on early risk identification, improved collections, and stronger credit performance, powered by data-driven approaches, predictive analytics, and disciplined lending processes.

The Bank aims to grow its revenues by expanding its fee-based income streams, introducing innovative financing structures, and deepening capital market participation. The Bank will also optimize treasury operations and pursue new investment opportunities to improve portfolio yield and financial performance.





Accelerating Retail Market Growth

The Bank continues to see retail banking as a key driver of growth through deposits, loans, and card products for its diverse customers. To continue serving as their partner in their financial goals and reaching more customers, the Bank will introduce product bundling, enhance its credit card programs, promote its Shari'ah-compliant offerings, and offer customized financial solutions. The Bank will also strengthen its financial education programs particularly for the youth and emerging digital users.

To support this strategy, the Bank will utilize advanced customer data analytics and digital tools to improve the customer experience at every step.

Strengthening Enterprise Technology and Data Governance

Beyond customer-facing channels, LANDBANK will strengthen enterprise technology capabilities through the responsible adoption of artificial intelligence (AI), cloud technologies, and API-enabled systems. Key initiatives include process automation, AI-assisted tools, and advanced analytics capabilities to improve operational efficiency, decision support, and enterprise integration.

These will be supported by enhancements to the Bank's data governance through the establishment of a single source of truth, improvement of data quality standards, and integration of a greater enterprise-wide system to support regulatory compliance and evidence-based decision making to inform strategy.

Deepening Public Sector Partnerships and Mandate Support

LANDBANK will deepen institutional partnerships with government agencies and local government units through digital payment solutions, co-financing arrangements, and infrastructure support initiatives that enhance public service delivery and development outcomes.

Building Workforce Capability and Culture

LANDBANK's growth and transformation are only possible through its people. The Bank will invest in leadership development, technical training, and targeted capacity-building aligned with evolving industry and organizational needs to support its employees and leaders.

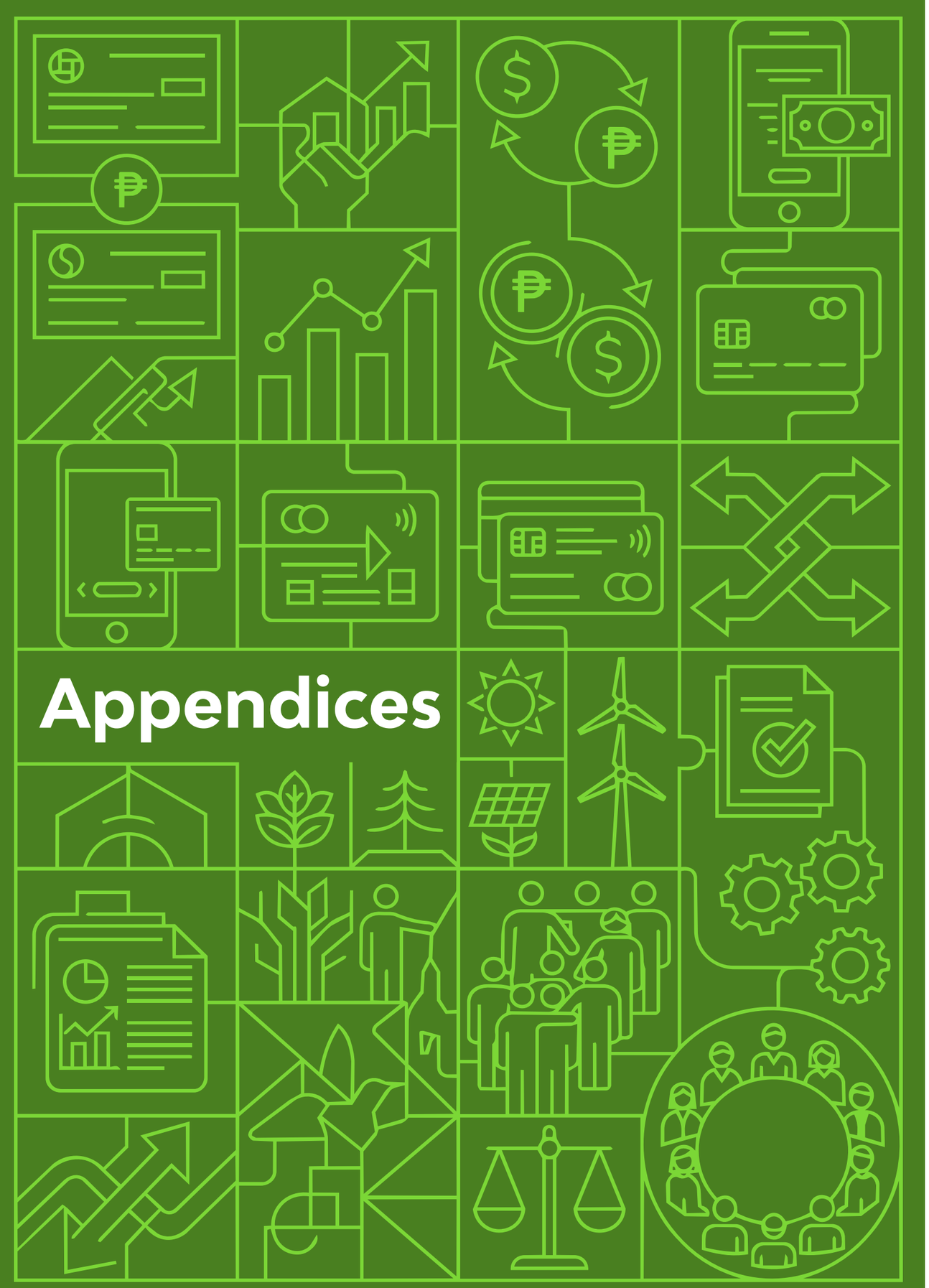
The Bank will continue to foster a culture of innovation, digital literacy, and continuous learning, utilizing collaborative tools and appropriate AI-enabled training platforms. Beyond investing in their professional development, the Bank will also enhance its employee engagement and wellbeing programs, helping employees find purpose in the work that they do with LANDBANK.











Appendices

STATEMENT OF USE	Land Bank of the Philippines (LANDBANK) has reported the information cited in this GRI content index for the period Jan. 1, 2025 to Dec. 31, 2025 with reference to the GRI Standards.
GRI 1 used	GRI 1: Foundation 2021

GRI STANDARD		DISCLOSURE	PAGE NO.	RESPONSE / REMARKS
GRI 2: General Disclosures 2021	2-1	Organizational details	1-5	
	2-2	Entities included in the organization's sustainability reporting	1	
	2-3	Reporting period, frequency and contact point	1	
	2-4	Restatements of information	-	There are no restatements of information in the report.
	2-5	External assurance	-	This report was not externally assured.
	2-6	Activities, value chain and other business relationships	6	
	2-7	Employees	95	
	2-8	Workers who are not employees	95	
	2-9	Governance structure and composition	119-139	
	2-10	Nomination and selection of the highest governance body	119-139	
	2-11	Chair of the highest governance body	119-139	
	2-12	Role of the highest governance body in overseeing the management of impacts	119-139	
	2-13	Delegation of responsibility for managing impacts	119-139	
	2-14	Role of the highest governance body in sustainability reporting	119-139	
	2-15	Conflicts of interest	162-167	
	2-16	Communication of critical concerns	162-167	
	2-17	Collective knowledge of the highest governance body	124	
	2-18	Evaluation of the performance of the highest governance body	119-139	
	2-19	Remuneration policies	119-139	
	2-20	Process to determine remuneration	119-139	
	2-21	Annual total compensation ratio	-	No data is available for this disclosure during the reporting year.
	2-22	Statement on sustainable development strategy	8-9	
	2-23	Policy commitments	118-171	
	2-24	Embedding policy commitments	118-171	
	2-25	Processes to remediate negative impacts	118-171	
	2-26	Mechanisms for seeking advice and raising concerns	118-171	
	2-27	Compliance with laws and regulations	162-167	
	2-28	Membership associations	231	
	2-29	Approach to stakeholder engagement	27-29	
	2-30	Collective bargaining agreements	-	LANDBANK's 8th Collective Negotiation Agreement for CY 2024-2028 was officially registered with the Civil Service Commission and confirmed by the LANDBANK Board of Directors on Oct. 22, 2024 and Nov. 15, 2024, respectively.

GRI STANDARD	DISCLOSURE		PAGE NO.	RESPONSE / REMARKS
GRI 3: Material Topics 2021	3-1	Process to determine material topics	25-29	
	3-2	List of material topics		
	3-3	Management of material topics		
GRI 102: Climate Change 2025	102-1	Transition plan for climate change mitigation	34-43 44-51	
	102-2	Climate change adaptation plan		
	102-3	Just transition		
	102-4	GHG emissions reduction targets and progress		
	102-5	Scope 1 GHG emissions		
	102-6	Scope 2 GHG emissions		
	102-7	Scope 3 GHG emissions		
	102-8	GHG emissions intensity		
	102-9	GHG removals in the value chain		
	102-10	Carbon credits		
GRI 201: Economic Performance 2016	201-1	Direct economic value generated and distributed	13	
	201-2	Financial implications and other risks and opportunities due to climate change	34-43	
	201-3	Defined benefit plan obligations and other retirement plans	195-196	
	201-4	Financial assistance received from government	-	This disclosure is not applicable.
GRI 202: Market Presence 2016	202-1	Ratios of standard entry level wage by gender compared to local minimum wage	-	No data is available for this disclosure during the reporting year.
	202-2	Proportion of senior management hired from the local community	-	No data is available for this disclosure during the reporting year.
GRI 203: Indirect Economic Impacts 2016	203-1	Infrastructure investments and services supported	52-117	
	203-2	Significant indirect economic impacts	52-117	
GRI 205: Anti-corruption 2016	205-1	Operations assessed for risks related to corruption	-	Data not yet available. However, LANDBANK implements anti-bribery and anti-corruption measures in its operations in compliance with government laws and regulations.
	205-2	Communication and training about anti-corruption policies and procedures	-	
	205-3	Confirmed incidents of corruption and actions taken	-	No data is available for this disclosure during the reporting year.

GRI STANDARD	DISCLOSURE		PAGE NO.	RESPONSE / REMARKS
GRI 401: Employment 2016	401-1	New employee hires and employee turnover	96-97	
	401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	-	No data is available for this disclosure during the reporting year.
	401-3	Parental leave	93-94	
GRI 403: Occupational Health and Safety 2018	403-1	Occupational health and safety management system	-	No data is available for this disclosure during the reporting year.
	403-2	Hazard identification, risk assessment, and incident investigation	-	No data is available for this disclosure during the reporting year.
	403-3	Occupational health services	116	
	403-4	Worker participation, consultation, and communication on occupational health and safety	-	No data is available for this disclosure during the reporting year.
	403-5	Worker training on occupational health and safety	-	No data is available for this disclosure during the reporting year.
	403-6	Promotion of worker health	116	
	403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	-	No data is available for this disclosure during the reporting year.
	403-8	Workers covered by an occupational health and safety management system	-	No data is available for this disclosure during the reporting year.
	403-9	Work-related injuries	-	No data is available for this disclosure during the reporting year.
	403-10	Work-related ill health	-	No data is available for this disclosure during the reporting year.
GRI 404: Training and Education 2016	404-1	Average hours of training per year per employee	-	No data is available for this disclosure during the reporting year.
	404-2	Programs for upgrading employee skills and transition assistance programs	97-108	
	404-3	Percentage of employees receiving regular performance and career development reviews	112	Specific data on percentage not yet available for this disclosure.
GRI 405: Diversity and Equal Opportunity 2016	405-1	Diversity of governance bodies and employees	200-231	
	405-2	Ratio of basic salary and remuneration of women to men	-	No data is available for this disclosure during the reporting year.

GRI STANDARD	DISCLOSURE		PAGE NO.	RESPONSE / REMARKS
GRI 406: Non-discrimination 2016	406-1	Incidents of discrimination and corrective actions taken	-	Data not yet available. LANDBANK applies the Equal Employment Opportunity Principle (EEOP) in recruitment, selection, and placement, and ensures inclusivity in serving all customer segments.
GRI 413: Local Communities 2016	413-1	Operations with local community engagement, impact assessments, and development programs	52-117	
	413-2	Operations with significant actual and potential negative impacts on local communities	52-117	
GRI 418: Customer Privacy 2016	418-1	Substantiated complaints concerning breaches of customer privacy and losses of customer data	87	

REPUBLIC OF THE PHILIPPINES
COMMISSION ON AUDIT
Commonwealth Avenue, Quezon City

INDEPENDENT AUDITOR'S REPORT

The Board of Directors
Land Bank of the Philippines
Manila City

Report on the Audit of Financial Statements

Opinion

We have audited the financial statements of the Land Bank of the Philippines and its subsidiaries (the Group), and of Land Bank of the Philippines (the Parent), which comprise the statements of financial position as at December 31, 2025 and 2024, and the statements of comprehensive income, statements of changes in equity and statements of cash flows for the years then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Group and of the Parent as at December 31, 2025 and 2024, and their financial performance and their cash flows for the years then ended in accordance with Philippine Financial Reporting Standards (PFRS) Accounting Standards.

Basis for Opinion

We conducted our audits in accordance with International Standards of Supreme Audit Institutions (ISSAIs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Group and of the Parent Bank in accordance with the Revised Code of Conduct and Ethical Standards for Commission on Audit Officials and Employees (Code of Ethics) together with the ethical requirements that are relevant to our audit of the financial statements in the Philippines, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with PFRS Accounting Standards, and for such internal control

as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Group's and the Parent's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group and the Parent or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's and the Parent's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISSAIs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISSAIs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and the Parent Bank's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's and the Parent Bank's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and the Parent Bank to cease to continue as a going concern.

Financial Statements

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Regulatory Requirements

Our audits were conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information required under Revenue Regulations No. 15-2010 in Note 23 and the BSP Circular No. 1074 in Note 35 to the financial statements is presented for purposes of filing with the Bureau of Internal Revenue and the BSP, respectively, and is not a required part of the basic financial statements. Such supplementary information is the responsibility of the Parent and has been subjected to the auditing procedures applied in our audits of the basic financial statements. In our opinion, the supplementary information is fairly stated in all material respects, in relation to the basic financial statements taken as a whole.

COMMISSION ON AUDIT

MARIE FRANCES HAZEL S. ACEBEDO
Supervising Auditor

June 10, 2026

LANDBANK

03 June 2026

STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL STATEMENTS

The management of **Land Bank of the Philippines and Subsidiaries (the Group)** and the **Land Bank of the Philippines (the Parent)** is responsible for the preparation and fair presentation of the financial statements including the schedules attached therein, for the years ended December 31, 2025 and 2024 in accordance with the prescribed financial reporting framework indicated therein, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Group's and Parent's ability to continue as a going concern, disclosing, as applicable matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Bank or to cease operations or has no realistic alternative but to do so.

The Board of Directors is responsible for overseeing the Group's and the Parent's financial reporting process.

The Board of Directors reviews and approves the financial statements including the schedules attached therein, and submits the same to the regulators, creditors and other users.

The Commission on Audit has audited the financial statements of the Group and of the Parent in accordance with the International Standards of Supreme Audit Institutions, and its report to the Board of Directors has expressed its opinion on the fairness of presentation upon completion of such audit.

FREDERICK D. GO
Chairman of the Board

MA. LYNETTE V. ORTIZ
President and Chief Executive Officer

ALAN V. BORNAS
Executive Vice President/Head, Operations Sector

Signed this 10th day of June 2026

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LAND BANK OF THE PHILIPPINES
STATEMENTS OF FINANCIAL POSITION
As at December 31, 2025 and 2024
(In Philippine Peso)

	NOTE	GROUP		PARENT	
		2025	2024 As Restated	2025	2024 As Restated
ASSETS					
Cash and Cash Equivalents	6	261,053,212,661	417,188,395,279	259,919,816,730	415,885,025,009
Trading and Investment Securities	7	1,489,398,750,151	1,319,660,867,227	1,483,891,955,824	1,314,216,390,255
Investment in Subsidiaries	8	0	0	5,654,367,708	5,654,367,708
Investment in Associates	9	51,152,984,278	50,634,365,141	51,152,984,278	50,634,365,141
Loans and Other Receivables	10, 17	1,668,809,638,750	1,581,670,172,875	1,647,043,863,599	1,562,515,181,414
Inventories		326,940,599	347,269,873	286,893,990	297,082,544
Investment Property	11	19,299,756,179	17,527,560,935	17,721,698,985	16,140,421,515
Property and equipment	12	13,946,081,965	12,085,780,631	12,536,579,649	10,923,717,617
Right-of-Use Assets	13	3,058,349,885	3,105,594,773	2,368,982,618	2,393,198,496
Non-current assets held for sale	14	1,683,952,730	927,469,427	1,626,095,734	876,176,232
Other intangible assets	15	1,828,847,482	1,269,739,406	1,775,051,265	1,213,877,706
Other assets	16	33,991,509,618	37,820,793,675	33,791,622,113	37,643,921,568
Deferred Tax Assets	22	21,475,144,327	18,731,376,794	20,438,708,754	17,763,938,066
TOTAL ASSETS		**3,566,025,168,625**	**3,460,969,386,036**	**3,538,208,621,247**	**3,436,157,663,271**
LIABILITIES AND EQUITY					
Liabilities					
Deposit liabilities	18	3,117,980,331,200	3,013,468,585,980	3,101,664,891,254	2,998,889,744,152
Financial Liabilities	19	58,412,195,250	69,521,730,896	53,737,747,638	64,848,010,983
Inter-Agency Payables	20	14,693,834,333	10,263,652,438	14,829,584,657	10,807,032,409
Trust Liabilities		1,706,410,224	1,411,565,682	0	0
Deferred Credits/Unearned Income		354,827,656	373,953,733	39,578,535	54,550,880
Provisions		1,742,489,587	733,092,781	1,649,037,631	651,956,146
Other Payables	21	64,011,336,297	66,403,355,210	63,481,390,331	65,997,789,000
Total Liabilities		**3,258,901,424,547**	**3,162,175,936,720**	**3,235,402,230,046**	**3,141,249,083,570**
Equity	30				
Common stock		163,787,711,308	163,787,711,308	163,787,711,308	163,787,711,308
Paid-in Surplus		101,098,220	101,098,220	101,098,220	101,098,220
Retained earnings free		75,642,556,967	72,161,632,705	73,721,390,888	70,875,024,234
Retained earnings reserve		15,323,798,974	15,507,458,325	13,541,374,740	13,541,374,740
Undivided profits		51,603,596,948	39,648,928,828	51,124,690,078	39,195,742,745
Revaluation Increment		61,200,000	61,200,000	0	0
Other Comprehensive Income					
Net unrealized gains (losses) on FVOCI investments		404,612,008	7,739,966,964	378,099,814	7,668,582,484
Remeasurement of retirement benefit obligation		(31,033,608)	(29,033,458)	0	0
Others		160,250,766	7,489,497	153,750,766	989,497
Translation Difference and Others		(1,344,112)	(261,943,527)	(1,724,613)	(261,943,527)
Minority Interest		71,296,607	68,940,454	0	0
Total Equity		**307,123,744,078**	**298,793,449,316**	**302,806,391,201**	**294,908,579,701**
TOTAL LIABILITIES AND EQUITY		**3,566,025,168,625**	**3,460,969,386,036**	**3,538,208,621,247**	**3,436,157,663,271**

The Notes on pages 253 to 347 form part of these financial statements.

LAND BANK OF THE PHILIPPINES
STATEMENTS OF COMPREHENSIVE INCOME
For the years ended December 31, 2025 and 2024
(In Philippine Peso)

	NOTE	GROUP		PARENT	
		2025	2024 As Restated	2025	2024 As Restated
INTEREST INCOME					
Loans		91,042,330,943	85,807,354,374	89,618,346,679	84,518,372,349
Investments	32(a)	59,433,421,466	50,875,679,396	59,165,878,013	50,620,950,475
Due from Bangko Sentral ng Pilipinas		3,286,031,648	5,178,724,585	3,195,619,831	5,101,671,954
Deposit in banks		81,708,661	163,891,230	138,976,797	240,139,619
Others		969,398,695	406,421,793	584,549,043	126,697,017
		154,812,891,413	142,432,071,378	152,703,370,363	140,607,831,414
INTEREST EXPENSE					
Deposit liabilities		40,586,783,864	42,086,329,966	40,231,239,636	41,777,269,816
Borrowed funds		884,816,198	935,843,526	705,983,000	765,352,371
Bonds payable		723,275,968	700,187,322	723,275,968	700,187,322
Finance Lease Payment Payable		189,282,884	159,752,210	177,568,152	181,067,173
Others		4,383,034	359,982	4,383,034	359,982
		42,388,541,948	43,882,473,006	41,842,449,790	43,424,236,664
NET INTEREST INCOME		112,424,349,465	98,549,598,372	110,860,920,573	97,183,594,750
PROVISION FOR CREDIT AND IMPAIRMENT LOSSES	17	15,215,127,214	20,565,700,129	15,136,302,408	20,518,811,264
NET INTEREST INCOME AFTER PROVISION FOR CREDIT AND IMPAIRMENT LOSSES		97,209,222,251	77,983,898,243	95,724,618,165	76,664,783,486
OTHER OPERATING INCOME					
Dividends		923,869,431	1,335,653,982	917,758,351	1,328,364,167
Rent		159,444,315	150,698,245	14,711,168	14,577,285
Fees and commission		5,509,614,054	5,412,536,959	4,932,528,395	4,868,560,690
Gain on Sale of Investment/Unrealized Gain/(Loss)- FVTPL	32(b)	925,741,676	882,992,084	916,627,908	890,340,077
Gain on Loan Modification		619,833,764	0	585,171,615	0
Gain on Foreign Exchange		1,258,572,213	2,599,508,379	1,258,571,957	2,599,508,362
Gain on Sale/Derecognition of Non-FA Assets		7,060,336,587	3,483,582,943	6,883,602,166	3,424,714,214
Miscellaneous income	31	4,648,644,440	3,885,758,465	3,510,563,795	2,973,789,830
		21,106,056,480	17,750,731,057	19,019,535,355	16,099,854,625
OTHER OPERATING EXPENSES					
Compensation and fringe benefits		27,377,995,474	20,278,753,415	26,553,532,222	19,579,925,051
Financial Expenses		635,748,567	592,785,636	634,591,833	574,259,717
Depreciation and Amortization		3,988,440,924	3,270,558,151	3,821,614,089	3,112,325,371
Loss on Loan Modification		0	81,323,490	0	81,323,490
Loss on Sale/Redemption/Transfer of Investments		20,283,511	0	0	0
Loss on Sale/Derecognition of Non-FA Assets		1,966,847,450	0	1,966,691,978	0
Maintenance and Other Operating Expenses	33	34,381,250,506	31,972,516,262	32,453,969,193	30,471,015,073
		68,370,566,432	56,195,936,954	65,430,399,315	53,818,848,702
INCOME BEFORE INCOME TAX		49,944,712,299	39,538,692,346	49,313,754,205	38,945,789,409
PROVISION FOR INCOME TAX	22	1,199,572,717	1,093,831,833	1,048,602,044	955,418,460
INCOME TAX BENEFIT	22	(2,860,727,606)	(1,205,620,398)	(2,859,537,917)	(1,205,371,796)
NET INCOME		51,605,867,188	39,650,480,911	51,124,690,078	39,195,742,745
Attributable to:					
Equity of the Parent Bank		51,603,596,948	39,648,928,828		
Non Controlling Interests		2,270,240	1,552,083		
		51,605,867,188	39,650,480,911		
NET INCOME		**51,605,867,188**	**39,650,480,911**	**51,124,690,078**	**39,195,742,745**
OTHER COMPREHENSIVE INCOME FOR THE YEAR, NET OF TAX	30				
Items that may not be reclassified to Profit or Loss:					
Change in net unrealized gain/(loss) on equity securities at FVOCI		(16,808,830,639)	3,702,138,316	(16,818,496,777)	3,699,495,494
Remeasurement of retirement benefit obligation		(2,000,150)	9,884,799	0	0
Others		152,761,269	989,497	152,761,269	989,497
Translation adjustment and Others		260,599,415	(272,974,232)	260,218,914	(270,701,858)
		(16,397,470,105)	3,440,038,380	(16,405,516,594)	3,429,783,133
Items that may be reclassified to Profit or Loss:					
Change in net unrealized gain/(loss) on debt securities at FVOCI		9,473,475,683	1,731,932,202	9,528,014,107	1,731,810,722
		9,473,475,683	1,731,932,202	9,528,014,107	1,731,810,722
		(6,923,994,422)	5,171,970,582	(6,877,502,487)	5,161,593,855
Attributable to:					
Equity of the Parent Bank		(6,923,429,542)	5,172,621,376		
Non Controlling Interests		(564,880)	(650,794)		
		(6,923,994,422)	5,171,970,582		
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		**44,681,872,766**	**44,822,451,493**	**44,247,187,591**	**44,357,336,600**

The Notes on pages 253 to 347 form part of these financial statements.

LAND BANK OF THE PHILIPPINES
STATEMENTS OF CHANGES IN EQUITY - GROUP
For the years ended December 31, 2025 and 2024
(In Philippine Peso)

	Common Stock (Note 30)		Paid-In Surplus	Retained Earnings Free	Retained Earnings Reserve (Note 30)	Undivided Profits	Revaluation Increment	Other Comprehensive Income (Loss) (Note 30)	Minority Interest	TOTAL
	Shares	Amount								
Balance, December 31, 2023	1,637,877,113	163,787,711,308	101,098,220	58,188,683,026	15,351,295,444	42,074,646,450	61,200,000	2,284,508,894	59,926,253	281,909,069,595
Net income for CY 2024, as restated						39,648,928,828				39,648,928,828
Transfer of 2023 net income to retained earnings-free				42,074,646,450		(42,074,646,450)				0
Revised capitalization threshold for Bank Premises, Furnitures, Fixtures & Equipment per Bd. Res 22-924				24,022,688						24,022,688
Fx currency translation for the accrual of ERP payments				147,882,741				(147,882,741)		0
Gain on sale of Equity Investment per BSP Cir. 708 s. 2011				75,369,726				(75,369,726)		0
Prior period adjustments on recomputation of former UCPB Leases as required by PFRS 3 per Bd. Res 23-745				4,169,909						4,169,909
Cash dividend to the National Government based on CY 2023 Net Income in compliance with R.A. 7656				(32,119,045,158)						(32,119,045,158)
Proportional residual share of Land Bank of the Philippines to PISO Development Bank				33,037,786						33,037,786
Partial redemption of Advent Capital and Finance Corporation				11,231,063						11,231,063
Net unrealized gain/(loss) on securities								5,657,322,986		5,657,322,986
Amortization of Intangible Assets				(236,954,025)						(236,954,025)
Cash dividends				(418,638,595)						(418,638,595)
Remeasurement of retirement benefit obligation								9,884,798		9,884,798
Transferred to LLFC Retained Earnings Reserve				(100,000,000)	100,000,000					0
Transferred to/from LIBI Retained Earnings Reserve				(5,683,416)	5,683,416					0
Transferred to LBRDC Retained Earnings Reserve				(58,227,393)	58,227,393					0
Transferred from LSI Bank Retained Earnings Free				(130,000,000)						(130,000,000)
Transferred from UCPB Savings Bank Retained Earnings Reserve				7,942,520	(7,942,520)					0
Minority Interest - UCPB Savings Bank				817,270	194,592				9,014,201	10,026,063
Parent's share in Maharlika Investment Corporation								989,497		989,497
Prior Period Adjustments				4,665,514,133						4,665,514,133
Currency translation difference and others				(3,136,020)				(272,974,232)		(276,110,252)
Balance, December 31, 2024, as restated	1,637,877,113	163,787,711,308	101,098,220	72,161,632,705	15,507,458,325	39,648,928,828	61,200,000	7,456,479,476	68,940,454	298,793,449,316
Net income for CY 2025						51,603,596,948				51,603,596,948
Transfer of 2024 net income to retained earnings-free				39,648,928,828		(39,648,928,828)				0
Reclassification to OCI-Cumulative FX Currency Translation account				(254,379,374)				254,379,374		0
Loss on sale of Equity Investment per BSP Cir. 708 s. 2011				(1,663,454,675)				1,663,454,675		0
Cash dividend to the National Government based on CY 2024 Net Income in compliance with R.A. 7656 per LBP Board Res. No. 25-255 dated April 30, 2025				(33,526,194,180)						(33,526,194,180)
PPA per LBP Board Resolution No. 25-791 dated December 24, 2025				1,828,277,880						1,828,277,880
Net unrealized gain/(loss) on securities								(9,199,099,015)		(9,199,099,015)
Cash dividends from Subsidiaries				(262,407,160)						(262,407,160)
Transferred to/from LIBI Retained Earnings Reserve				(36,907,750)	36,907,750					0
Transferred from USBI Retained Earnings Reserve				(1,755,890)	1,755,890					0
Minority Interest - UCPB Savings Bank				1,552,083	(43,019)					0
LLFC -Unrealized Gain on foreclosure of ULFC				286,045,471	(222,279,972)					63,765,499
Remeasurement of retirement benefit obligation								(1,890,929)		(1,890,929)
Parent's share in Maharlika Investment Corporation								152,761,269		152,761,269
Prior Period Adjustments				(2,537,352,051)				(54,113,297)		(2,591,465,348)
Currency translation difference				(1,428,920)				260,599,415		259,170,495
Balance, December 31, 2025	1,637,877,113	163,787,711,308	101,098,220	75,642,556,967	15,323,798,974	51,603,596,948	61,200,000	532,485,054	71,296,607	307,123,744,078

The Notes on pages 253 to 347 form part of these financial statements.

LAND BANK OF THE PHILIPPINES
STATEMENTS OF CHANGES IN EQUITY - PARENT
For the years ended December 31, 2025 and 2024
(In Philippine Peso)

	Common Stock (Note 30)		Paid-in Surplus	Retained Earnings Free	Retained Earnings Reserve (Note 30)	Undivided Profits	Other Comprehensive Income (Loss) (Note 30)	TOTAL
	Shares	Amount						
Balance, December 31, 2023	1,637,877,113	163,787,711,308	101,098,220	56,780,824,653	13,541,374,740	41,697,815,954	2,246,034,599	278,154,859,474
Net income for CY 2024, as restated						39,195,742,745		39,195,742,745
Transfer of 2023 net income to retained earnings-free						(41,697,815,954)		0
Revised capitalization threshold for Bank Premises, Furnitures, Fixtures & Equipment per Bd. Res 22-924				41,697,815,954				0
Fx currency translation for the accrual of ERP payments				24,022,688				24,022,688
Gain on sale of Equity Investment per BSP Cir. 708 s. 2011				147,882,741			(147,882,741)	0
Prior period adjustments on recomputation of former UCPB Leases as required by PFRS 3 per Bd. Res 23-745				75,235,700			(75,235,700)	0
Cash dividend to the National Government based on CY 2023 Net Income in compliance with R.A. 7656				4,169,909				4,169,909
Proportional residual share of Land Bank of the Philippines to PISO Development Bank				(32,119,045,158)				(32,119,045,158)
Partial redemption of Advent Capital and Finance Corporation				33,037,786				33,037,786
Net unrealized gain/(loss) on securities				11,231,063				11,231,063
Amortization of Intangible Assets							5,654,424,657	5,654,424,657
Parent's share in Maharlika Investment Corporation				(236,954,025)				(236,954,025)
Prior Period Adjustments							989,497	989,497
Currency translation difference				4,459,938,943				4,459,938,943
Balance, December 31, 2024, as restated	1,637,877,113	163,787,711,308	101,098,220	(3,136,020)	13,541,374,740	39,195,742,745	(270,701,858)	(273,837,878)
Net income for CY 2025				70,875,024,234		51,124,690,078	7,407,628,454	294,908,579,701
Transfer of 2024 net income to retained earnings-free						(39,195,742,745)		51,124,690,078
Reclassification to OCI-Cumulative FX Currency Translation account				39,195,742,745				0
Loss on sale of Equity Investment per BSP Cir. 708 s. 2011				(254,379,374)			254,379,374	0
Cash dividend to the National Government based on CY 2024 Net Income in compliance with R.A. 7656 per LBP Board Res. No. 25-255 dated April 30, 2025				(1,663,336,129)			1,663,336,129	0
PPA per LBP Board Resolution No. 25-791 dated December 24, 2025				(33,526,194,180)				(33,526,194,180)
Net unrealized gain/(loss) on securities				1,828,277,880				1,828,277,880
Parent's share in Maharlika Investment Corporation							(9,208,198,173)	(9,208,198,173)
Prior Period Adjustments							152,761,269	152,761,269
Currency translation difference				(2,732,315,368)				(2,732,315,368)
Balance, December 31, 2025	1,637,877,113	163,787,711,308	101,098,220	(1,428,920)	13,541,374,740	51,124,690,078	260,218,914	258,789,994
				73,721,390,888			530,125,967	302,806,391,201

The Notes on pages 253 to 347 form part of these financial statements.

LAND BANK OF THE PHILIPPINES
STATEMENTS OF CASH FLOWS
For the years ended December 31, 2025 and 2024
(In Philippine Peso)

	NOTE	GROUP		PARENT	
		2025	2024 As restated	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES					
Interest received		150,853,893,579	138,863,527,738	148,732,974,911	137,091,489,323
Interest paid		(44,587,266,688)	(44,289,505,231)	(44,056,502,725)	(43,822,358,284)
Fees and commission		5,509,614,054	5,412,536,959	4,932,528,395	4,868,560,690
Realized Gain/(Loss) on Financial Assets & Liab - Fair Value Through Profit or Loss	32	1,132,325,561	(1,072,258,367)	1,133,341,329	(1,064,910,374)
Realized Gain/(Loss) from Foreign Exchange Transactions-Derivatives	32	416,257,150	186,945,800	416,257,150	186,945,800
Gain on Other Financial Assets Mandatory Measured at FV Thru P/L	32	5,879,253	52,229,885	5,879,253	52,229,885
Gain from dealings in foreign currency		810,842,196	819,807,882	810,841,940	819,807,865
Miscellaneous Income		11,868,425,342	7,520,039,653	10,408,877,129	6,413,081,329
General and administrative expenses		(64,507,305,809)	(51,178,152,056)	(61,823,357,629)	(49,372,107,408)
Operating income before changes in operating assets and liabilities		**61,502,664,638**	**56,315,172,263**	**60,560,839,753**	**55,172,738,826**
Changes in operating assets and liabilities					
(Increase) Decrease in operating assets					
Interbank Loans Receivable		(16,764,115,628)	12,044,640,861	(16,764,341,854)	12,044,867,087
Securities purchased under agreements to resell		(12,271,911,974)	(37,432,933,261)	(10,781,911,974)	(38,019,064,138)
Loans and Receivable		(66,869,890,130)	(108,128,013,084)	(65,693,319,939)	(107,148,092,891)
Fair Value Through Profit or Loss		3,465,798,988	441,008,403	3,276,087,070	596,312,120
Right-Of-Use Assets		47,244,888	(164,048,840)	24,215,878	(131,868,015)
Other Intangible Assets		(1,088,076,121)	(299,785,589)	(1,056,489,343)	(303,479,095)
Other Assets		3,464,196,217	28,383,444,504	3,477,070,895	28,805,910,037
Deferred Income Tax		(2,743,767,533)	(1,215,153,635)	(2,674,770,688)	(1,209,121,796)
Increase (Decrease) in operating liabilities					
Deposit liabilities		104,511,745,220	116,720,188,066	102,775,147,102	116,490,352,520
Derivative Liabilities		859,824,090	64,288,611	859,824,090	64,288,611
Payment Order Payable		(17,585,891)	8,184,671	(17,585,891)	8,184,671
Marginal Deposits		(95,585,808)	(396,179,753)	(95,585,808)	(396,179,753)
Cash Letters of Credit		3,818,294,919	3,260,616,701	3,818,294,919	3,260,616,701
Treasurer's, Manager's & Cashier's Checks		(1,088,544,852)	882,719,903	(1,083,110,368)	888,400,422
Other liabilities		(13,769,979,998)	18,722,263,936	(14,548,653,790)	18,714,924,400
Net cash generated from operations		**62,960,311,025**	**89,206,413,757**	**62,075,710,052**	**88,838,789,707**
Income taxes paid		0	(88,250,930)	0	0
Net cash generated from operating activities		**62,960,311,025**	**89,118,162,827**	**62,075,710,052**	**88,838,789,707**
CASH FLOWS FROM INVESTING ACTIVITIES					
(Additions to)/Disposals of property and equipment		(5,610,503,699)	(2,639,664,449)	(5,246,000,358)	(2,366,543,050)
(Additions to)/Disposals of investment property		(2,965,892,403)	(5,335,957,570)	(2,758,864,094)	(4,988,044,649)
(Additions to)/Disposal of Non-Current Assets Held for Sale		(756,483,303)	17,344,306	(749,919,502)	54,607,866
Dividends received		923,869,431	1,335,653,982	917,758,351	1,328,364,167
Gain from investment securities	32	190,699,390	1,766,346,734	184,200,670	1,766,346,734
Decrease (increase) in:					
Fair Value Through Other Comprehensive Income		(200,118,451,911)	(108,710,165,567)	(200,482,865,109)	(108,494,055,482)
Amortized Cost		18,759,995,365	48,714,500,122	19,417,679,306	48,847,515,333
Investment in associates		(518,619,137)	(50,634,365,141)	(518,619,137)	(50,634,365,141)
Net cash used in investing activities		**(190,095,386,267)**	**(115,486,307,583)**	**(189,236,629,873)**	**(114,486,174,222)**
CASH FLOWS FROM FINANCING ACTIVITIES					
Cash dividends paid		(33,699,929,672)	(32,454,131,385)	(33,526,194,180)	(32,119,045,158)
Other charges to capital		620,439,808	5,459,580,075	449,336,189	5,451,088,220
Increase (decrease) in:					
Bills and acceptances payable		3,444,235,424	669,126,490	3,713,698,758	(515,206,844)
Bonds payable		184,063,697	155,056,698	184,063,697	155,056,698
Finance lease payment payable		3,353,350	240,491,889	(72,922,939)	112,164,902
Net cash generated used in financing activities		**(29,447,837,393)**	**(25,929,876,233)**	**(29,252,018,475)**	**(26,915,942,182)**
EFFECTS OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS		447,730,017	1,779,700,497	447,730,017	1,779,700,497
NET DECREASE IN CASH AND CASH EQUIVALENTS		**(156,135,182,618)**	**(50,518,320,492)**	**(155,965,208,279)**	**(50,783,626,200)**

The Notes on pages 253 to 347 form part of these financial statements.

LAND BANK OF THE PHILIPPINES
STATEMENTS OF CASH FLOWS
For the years ended December 31, 2025 and 2024
(In Philippine Peso)

	NOTE	GROUP		PARENT	
		2025	2024 As restated	2025	2024
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR					
Cash and other cash items		45,278,936,081	48,670,213,204	44,829,391,130	47,764,985,343
Due from Bangko Sentral ng Pilipinas		368,961,132,259	411,298,247,642	366,564,508,801	409,379,718,847
Due from other banks		2,948,326,939	7,738,254,925	4,491,125,078	9,523,947,019
		417,188,395,279	**467,706,715,771**	**415,885,025,009**	**466,668,651,209**
CASH AND EQUIVALENTS AT END OF YEAR					
Cash and other cash items		52,152,160,843	45,278,936,081	51,513,220,538	44,829,391,130
Due from Bangko Sentral ng Pilipinas		193,392,918,857	368,961,132,259	191,224,568,842	366,564,508,801
Due from other banks		15,508,132,961	2,948,326,939	17,182,027,350	4,491,125,078
		261,053,212,661	**417,188,395,279**	**259,919,816,730**	**415,885,025,009**

LAND BANK OF THE PHILIPPINES
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2025 and 2024
(All amounts in Philippine Peso unless otherwise stated)

1. Corporate Information

The Land Bank of the Philippines ("LANDBANK" or "Parent") is a financial institution wholly-owned by the NG. The Parent was established in 1963 as the financial intermediary of the Land Reform Program of the government. Later, it became the first universal bank by charter with expanded commercial banking powers to sustain its social mission of spurring countryside development.

The Parent is a depository bank of the government and its various instrumentalities. The Parent services the requirements of the NG, LGUs and GOCCs. As of December 31, 2025, 59 per cent of the deposit portfolio came from the government while the rest came from private depositors.

The Parent and its subsidiaries (Group) are engaged in the business of banking, financing, leasing, real estate, insurance brokering and other related services to personal, commercial, corporate and institutional clients. The Group's products and services include deposit-taking, lending and related services, treasury and capital market operations, trade services, payments and cash management, and trust services.

The Parent's principal office of business is located at the LANDBANK Plaza, 1598 M.H. Del Pilar corner Dr. J. Quintos Streets, Malate, Manila.

2. Summary of Material Accounting Policies

2.1 Statement of Compliance

The consolidated financial statements of the Group and of the Parent have been prepared in compliance with the PFRS Accounting Standards.

The accompanying comparative financial statements of the Parent were authorized for issue by the Parent's Board of Directors on June 10, 2026 while those of the subsidiaries were approved for issue by their respective Board of Directors on various dates.

2.2 Basis of Financial Statements Preparation

The accompanying financial statements have been prepared on a historical cost basis unless stated otherwise.

The financial statements of the Parent include the accounts maintained in the RBU and FCDU. The financial statements individually prepared for these units are combined after eliminating inter-unit accounts.

The functional currency of RBU and FCDU is Philippine Peso and USD, respectively. For financial reporting purposes, FCDU accounts and foreign currency-denominated assets and liabilities in the RBU are translated in Philippine Peso based on the BAP closing rate prevailing at end of the year and at the BAP Weighted Average Rate for the year for income and expenses.

The consolidated financial statements are presented in Philippine peso and all values are rounded to the nearest peso except when otherwise indicated.

The consolidated financial statements have been prepared on a going-concern basis, except for MSI.

The financial statements of MSI have been prepared on a non-going-concern basis pursuant to Memorandum Order No. 2020-02 issued by the GCG approving the deactivation of MSI, pending its formal abolition by the Office of the President. Accordingly, MSI's assets are measured at estimated net realizable values and its liabilities are presented at estimated settlement amounts as at December 31, 2025.

The Parent and the Group's other subsidiaries continue to be going concerns.

2.3 Basis of Consolidation

The consolidated financial statements include the financial statements of the Parent and the following subsidiaries:

Name	Country of Incorporation	Principal Activity	% of Ownership 2025	% of Ownership 2024	Functional Currency
LBP Leasing and Finance Corporation	Philippines	Leasing	100%	100%	Philippine peso
LBP Insurance Brokerage, Inc.	Philippines	Insurance brokerage	100%	100%	Philippine peso
LBP Resources and Development Corporation	Philippines	Real estate	100%	100%	Philippine peso
Masaganang Sakahan, Inc.	Philippines	Trading	100%	100%	Philippine peso
Oversees Filipino Bank, Inc.	Philippines	Banking	100%	100%	Philippine peso
UCPB Leasing and Finance Corporation	Philippines	Leasing	0%	100%	Philippine peso
United Foreign Exchange Corporation	Philippines	Trading	100%	100%	Philippine peso
LBP Securities, Inc.	Philippines	Trading	100%	100%	Philippine peso
Green Homes Development, Inc.	Philippines	Real estate	100%	100%	Philippine peso
UCPB Savings Bank, Inc.	Philippines	Banking	97.55%	97.55%	Philippine peso

The consolidated financial statements were prepared using consistent accounting policies for like transactions and other events in similar circumstances. All significant inter-company balances and transactions have been eliminated in consolidation.

Merger of LLFC and ULFC

On February 28, 2025, the merger between LLFC and ULFC became effective, with LLFC as the surviving entity. In accordance with the merger, all assets, liabilities, rights, obligations, and operations of ULFC were transferred to and assumed by LLFC as of the effective date.

The merger constitutes a business combination under common control and, therefore, is outside the scope of PFRS 3, *Business Combinations*. Accordingly, the transaction was accounted for using the pooling of interests method in accordance with the guidance issued by the Philippine Interpretations Committee.

Under this method:

- The assets and liabilities of LLFC and ULFC were recognized at their respective carrying amounts at the date of the merger;
- No goodwill was recognized as a result of the transaction;
- Any difference between the carrying amount of ULFC's net assets and the consideration transferred was recognized directly in equity; and
- The comparative financial statements have been restated to present the financial position and performance of the combined entities as if the merger had occurred from the date the entities first came under common control.

2.4 Adoption of New and Amended PFRS

The Group and the Parent adopted for the first time the following new PFRS, amendments to PAS or PFRS, interpretation and annual improvements to PFRS, which are mandatorily effective for annual periods beginning on or after January 1, 2025.

Amendment to PAS 21, Lack of Exchangeability

The amendments specify how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. When applying the amendments, an entity cannot restate comparative information.

The application of this amendment had no significant impact on the Group and the Parent Bank's financial statement.

Standards issued but not yet effective

Pronouncements issued but not yet effective are listed below. Unless otherwise indicated, the Group and the Parent does not expect that the future adoption of the said pronouncements to have a material impact on its consolidated financial statements. The Group and the Parent intends to adopt the following pronouncements when they become effective.

Effective beginning on or after January 1, 2026

PFRS 9 and PFRS 7 (Amendments), Classification and Measurement of Financial Instruments *(effective on or after January 1, 2026)*

The amendments clarify that a financial liability is derecognized on the 'settlement date', i.e., when the related obligation is discharged, cancelled, expires or the liability otherwise qualifies for derecognition. They also introduce an accounting policy option to derecognize financial liabilities that are settled through an electronic payment system before settlement date if certain conditions are met.

The amendments also clarify how to assess the contractual cash flow characteristics of financial assets that include environmental, social and governance-linked features and other similar contingent features. Furthermore, the amendments clarify the treatment of non-recourse assets and contractually linked instruments.

PFRS 17 – Insurance Contracts *(effective on or after January 1, 2027)*

PFRS 17 is a comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure. Once effective, PFRS 17 will replace PFRS 4, Insurance Contracts. This new standard on insurance contracts applies to all types of insurance contracts (i.e., life, non-life, direct insurance and re-insurance), regardless of the type of entities that issue them, as well as to certain guarantees and financial instruments with discretionary participation features. A few scope exceptions will apply.

The overall objective of PFRS 17 is to provide an accounting model for insurance contracts that is more useful and consistent for insurers. In contrast to the requirements in PFRS 4, which are largely based on grandfathering previous local accounting policies, PFRS 17 provides a comprehensive model for insurance contracts, covering all relevant accounting aspects. The core of PFRS 17 is the general model, supplemented by:

- A specific adaptation for contracts with direct participation features (the variable fee approach)
- A simplified approach (the premium allocation approach) mainly for short-duration contracts

On December 15, 2021, the Financial and Sustainability Reporting Standards Council amended the mandatory effective date of PFRS 17 from January 1, 2023 to January 1, 2025, with comparative figures required. This is consistent with Circular Letter No. 2020-62 issued by the Insurance Commission which deferred the implementation of IFRS 17 by two years after its effective date as decided by the International Accounting Standards Board. Early application is permitted.

PFRS 18, Presentation and Disclosure in Financial Statements *(effective on or after January 1, 2027)*

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

PFRS 19, Subsidiaries without Public Accountability *(effective on or after January 1, 2027)*

The standard allows eligible entities to elect to apply PFRS 19's reduced disclosure requirements while still applying the recognition, measurement and presentation requirements in other PFRS accounting standards. The application of the standard is optional for eligible entities.

PFRS 10 (Amendments), Consolidated Financial Statements, and PAS 28, Sale or Contribution of Assets between an Investor and its Associate or Joint Venture *(effective date deferred indefinitely)*

The amendments address the conflict between PFRS 10 and PAS 28 in dealing with the loss of control of a subsidiary that is sold or contributed to an associate or joint venture. The amendments clarify that a full gain or loss is recognized when a transfer to an associate or joint venture involves a business as defined in PFRS 3. Any gain or loss resulting from the sale or contribution of assets that does not constitute a business, however, is recognized only to the extent of unrelated investors' interests in the associate or joint venture.

PAS 21 (Amendments), Translation to a Hyperinflationary Presentation Currency *(effective on or after January 1, 2027)*

The amendments require translation from a non-hyperinflationary functional currency into a hyperinflationary presentation currency at the closing rate.

If an entity's functional currency and presentation currency are the currency of a hyperinflationary economy (or are the currencies of different hyperinflationary economies) and it translates the results and financial position of foreign operations whose functional currency is that of a non-hyperinflationary economy, then it is required to apply the amendments from the beginning of the annual reporting period in which it first applies the amendments. In addition, it restates the comparative amounts of its foreign operations included in the entity's previously issued financial statements by applying the general price index it applies to corresponding figures in accordance with paragraph 34 of PAS 29.

2.5 Material Accounting Policies

2.5.1 Financial Assets and Financial Liabilities

The Group adopted the classification and measurement, impairment and hedge accounting requirements of the *PFRS 9 - Financial Instruments.*

2.5.1.a Financial Assets

I. Classification, Measurement and Reclassification of Financial Assets

The classification of financial assets depends on the contractual terms and the business model for managing them. Subsequent to initial recognition, the Group may reclassify its financial assets only when there is a change in its business model for managing these assets. The classification and measurement of financial assets are described below.

a. Financial Assets at amortized cost

Financial assets at amortized cost are debt financial assets that meet both of the following conditions:

(i) These are held within a business model whose objective is to hold the financial assets in order to collect contractual cash flows; and
(ii) The contractual terms give rise on specified dates to cash flows that are SPPI on the principal amount outstanding.

The Group first assesses the contractual terms of financial assets to identify whether they pass the contractual cash flow test (SPPI test). For the purpose of the SPPI test, principal is defined as the fair value of the financial assets at initial recognition and may change over the life of the financial asset. The most significant elements of interest within a lending arrangement are typically the consideration for the time value of money and credit risk. In contrast, contractual terms that introduce a more than insignificant exposure to risks or volatility in the contractual cash flows that are unrelated to a basic lending arrangement do not give rise to contractual cash flows that are SPPI. In such cases, the financial asset is required to be measured at FVTPL. Only financial assets that pass the SPPI test are eligible to be measured at FVOCI or at amortized cost.

After initial measurement, financial assets at amortized cost are subsequently measured at amortized cost using the effective interest method, less allowance for credit losses. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees that are an integral part of the effective interest rate. The amortization is included in 'Interest Income' in the Statement of Comprehensive Income. Losses arising from credit losses are recognized in 'Provision for impairment, credit and other losses' in the Statement of Comprehensive Income.

Loans and receivables, amounts due from BSP and other banks, interbank loans receivable and securities purchased under resale agreements are measured at amortized cost. These are financial assets with fixed or determinable payments and fixed maturities that are not quoted in an active market. They are not entered into with the intention of immediate or short-term resale and are not classified as other financial assets held for trading, designated as FVOCI investments.

b. Financial assets at FVOCI

Financial assets at FVOCI include debt and equity securities. After initial measurement, financial assets at FVOCI are subsequently measured at fair value. The unrealized gains and losses arising from the fair valuation of investment securities at FVOCI are excluded, net of tax, as applicable, from the reported earnings and are recognized in the statement of comprehensive income as 'Net unrealized gains/(losses) on financial assets at FVOCI'.

Debt securities at FVOCI are those that meet both of the following conditions:

(i) The asset is held within a business model whose objective is to hold the financial assets in order to both collect contractual cash flows and sell financial assets; and
(ii) The contractual terms of the financial asset give rise on specified dates to cash flows that are SPPI on the outstanding principal amount.

The effective yield component (including premium, discounts and directly attributable transaction costs) and foreign exchange restatement of debt securities are reported in the Statement of Comprehensive Income.

Equity securities designated at FVOCI are those that the Group made an irrevocable election at initial recognition to present in OCI the subsequent changes in fair value. Dividends earned on holding equity securities at FVOCI are recognized in the Statement of Comprehensive Income as 'Dividends' when:

a. the Group's right to receive payment of the dividend is established;
b. it is probable that the economic benefits associated with the dividend will flow to the entity; and
c. the amount of the dividend can be measured reliably.

c. Financial assets at FVTPL

Financial assets at FVTPL include financial assets held for trading, financial assets designated upon initial recognition at FVTPL, or financial assets mandatorily required to be measured at fair value. Financial assets are classified as held for trading if they are acquired for the purpose of selling or repurchasing in the near term.

Financial assets with cash flows that are not SPPI are classified and measured at financial assets at FVTPL, irrespective of the business model. Financial assets at FVTPL are carried in the statement of financial position at fair value with net changes in fair value recognized in the statement of comprehensive income.

II. Impairment of Financial Assets

On a quarterly basis, the Parent applies an ECL parameter-based estimation model and assesses ECL on a forward-looking basis associated with its financial assets measured at amortized cost and FVOCI including the following:

a. Loans and receivables measured at amortized cost;
b. Investments in debt instruments that are measured at amortized cost;
c. Investments in debt instruments that are measured at FVOCI;
d. Due from BSP and Due from Other Banks;
e. Credit commitments and financial guarantee contracts that are not measured at FVTPL; and
f. Other Financial Assets measured at amortized cost (Accounts Receivables, etc.)

To measure the ECL, for financial assets initial assessment is first done on a per security basis to assess its level of credit risk. The estimated ECL per instrument is based on credit losses that result from possible default events within the next 12 months if there is no SICR since initial recognition or with low credit risk. Otherwise, credit losses that result from all possible default events over the expected life of a financial instrument is considered in the ECL calculation.

The Parent's exposures shall be classified into the following stages:

STAGE	CHARACTERISTICS	ECL ASSESSMENT
Stage 1	credit exposures that are considered "performing" and with no SICR since initial recognition or with low credit risk	12 month
Stage 2	credit exposures that are considered "under-performing" or not yet non-performing but with SICR since initial recognition	Lifetime
Stage 3	credit exposures with objective evidence of impairment, these are considered as "non-performing"	Lifetime

The Parent's definition of credit risk and information, how credit risk is mitigated, and the detailed ECL assessment and measurement are disclosed in Note 36.

III. Derecognition of Financial Assets and Modification of Loans

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognized when:

- the rights to receive cash flows from the asset expired;
- the Group retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a 'pass-through' arrangement; or
- the Group has transferred its rights to receive cash flows from the asset and either (a) has transferred substantially all the risks and rewards of the asset, or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Where the Group has transferred its rights to receive cash flows from an asset and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognized to the extent of the Group's continuing involvement in the asset. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

As practiced, the specific identification method or the "matched deal close-out" is applied in the measurement of realized and unrealized gain or loss on sale of debt securities wherein the book value of the specific deal in the inventory is allocated for the sale.

Modification of Contractual Cash flows of Financial Assets - Restructured loans

These are loans and other credit accommodations whose original prescribed terms and conditions have been modified in accordance with a formal restructuring agreement that sets a revised schedule of payments for the purpose of lessening the financial difficulty of the borrower and maximizing collection and realizable economic value on an obligation within a reasonable period of time. The amendment may include, but is not limited to, change in

principal due, maturity date, interest rate and other charges, collateral, or other terms and conditions.

PFRS 9 – *Financial Instruments* provides that when the contractual cash flows of a financial assets are renegotiated or otherwise modified and renegotiation or modification does not result in the derecognition of that financial asset in accordance with this Standard, an entity shall recalculate the gross carrying amount of the financial asset and shall recognize a modification gain or loss in profit or loss.

2.5.1.b Classification and Measurement of Financial Liabilities

Financial liabilities are initially recognized on the date when the Group becomes a party to the contractual provisions of the instrument. At initial recognition, financial liabilities are measured at fair value, and in the case of financial liabilities at amortized cost, plus directly attributable transactions costs. The Group classifies its financial liabilities at initial recognition as:

- Amortized cost; or
- FVTPL

Financial liabilities at amortized cost are subsequently measured at amortized cost using the effective interest method. Interest expense is recognized in profit or loss over the term of the liability. Financial liabilities at FVTPL are measured at fair value, and any gains or losses arising from changes in fair value are recognized in profit or loss.

As of reporting date, the Group's financial liabilities measured at amortized cost include deposit liabilities, bills payable, bonds payable, and other liabilities such as finance lease payment, accrued interest, and accounts payable. Finance liabilities measured at FVTPL are finance liabilities held for trading related to derivatives with negative fair value (see Note 2.5.1d).

Derecognition of a financial liability of the Group happens when the obligation under the liability is discharged, cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in profit or loss.

2.5.1.c Offsetting of financial assets and financial liabilities

Offsetting of financial assets and financial liabilities are only made and the net amount are reported in the statement of financial position when there is a legally enforceable right to offset the recognized amounts and the Group intends to either settle on a net basis, or to realize the asset and the liability simultaneously.

2.5.1.d Derivative Financial Instruments

The Parent enters into derivative contracts such as currency forwards and currency swaps to manage its foreign exchange exposure. These derivative financial instruments are initially recorded at fair value on the date at which the derivative contract is entered into and are subsequently remeasured at fair value. Any gains or losses arising from changes in fair values of derivatives (except those accounted for as accounting hedges) are taken directly

to the statement of comprehensive income. Derivatives are carried as assets when the fair value is positive and as liabilities when the fair value is negative. Derivative instruments are booked at its notional amount under contingent account on trade date and subsequently measured using the mark to forward methods. Any gains/(losses) arising from the market valuation are booked under asset account "Derivatives with positive fair value" if the market valuation is positive and under the liability account "Derivatives with negative fair value" if the market valuation is negative contra foreign exchange gain/(loss) account.

The Parent did not apply hedge accounting treatment for its derivative transactions.

2.5.2 Fiduciary Activities

Assets and income arising from fiduciary activities together with related undertakings to return such assets to customers are excluded from the financial statements where the Group acts in a fiduciary capacity such as nominee, trustee or agent.

2.5.3 Subsequent Events

Any post-year-end event that provides additional information about the Group's position at the statement of financial position date (adjusting event) is reflected in the financial statements. Post-year-end events that are non- adjusting events, if any, are disclosed in the Notes to the Financial Statements, when material.

2.5.4 Cash and Cash Equivalents

For purposes of reporting cash flows, cash and cash equivalents consist of cash and other cash items, COCI, Due from BSP and Due from other banks. Due from BSP includes the statutory reserves required by the BSP.

2.5.5 Impairment of Property and Equipment, Investment Property and Other Resources

At each reporting date, the Group assesses if there is any indication that the property and equipment and investment properties may be impaired.

Where an indicator of impairment exists, the Group makes a formal estimate of recoverable amount. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. Recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets.

2.5.6 Investments in Subsidiaries

The Parent's investments in subsidiaries in which the Parent has control are accounted for under the cost method of accounting in the separate financial statements. These are carried in the statement of financial position at cost less any impairment in value.

2.5.7 Property and Equipment

Property and equipment of the Parent are carried at cost less accumulated depreciation and amortization and any impairment in value. When the assets are sold or retired, their cost and accumulated depreciation and amortization are eliminated from the accounts and any gain or loss resulting from their disposal is recognized in the profit or loss.

The initial cost of property and equipment comprises its purchase price, other expenditures incurred incident to the acquisition and any directly attributable cost of bringing the asset to its working condition and location for its intended use. Expenditures incurred after the fixed assets have been put into operation, such as repairs and maintenance costs, are normally charged to profit and loss in the period in which the costs are incurred.

Subsequent costs pertaining to additions (extensions, enlargement or expansion made to an existing asset) shall be capitalized if it is probable that future economic benefits will flow to the Parent for more than one year, and the costs of such additions, replacements and betterments is at least five per cent of the initial cost but should not be less than the set threshold which is P50,000.00 (per COA Circular No 2022-004).

Depreciation shall start on the month following the date that the asset is ready for use (even if not actually being used), which is when it is in the location and condition necessary for it to be capable of operating in the manner intended by the Parent, as certified by the Property Supply Officer and Department/Unit Head. Depreciation and amortization are calculated on a straight-line basis over the estimated useful life of the property and equipment as follows:

	Number of Years
Buildings	10 – 30
Furniture, fixtures and equipment	5 – 10
Leasehold rights	10 - 30*
Transportation equipment	7 – 10

**EUL shall depend on the length of the lease. It shall be the period of the lease or the EUL of the assets, as given, whichever is shorter.*

The useful life and the depreciation and amortization methods are reviewed periodically to ensure that the period and method of depreciation and amortization are consistent with the expected pattern of economic benefits from items of property and equipment.

2.5.8 Investment Properties

Property acquired by the Group in settlement of loans through foreclosure or dation in payment, and that is not significantly occupied by the Group, is classified as investment property. Investment property comprises land and building.

The Parent applies the cost model in accounting for investment properties. Investment properties are measured initially at cost including transaction costs incurred upon acquisition. An investment property is recognized upon:

- entry of judgment in case of judicial foreclosure;
- execution of the Sheriff's Certificate of Sale in case of extra-judicial foreclosure; or
- notarization of the Deed of Dacion in case of payment in kind (dacion en pago).

The initial cost of the investment property acquired is determined based on the following order:

1st - Fair value of the asset received;
2nd - Fair value of the asset given up;
3rd - Carrying amount of the asset given up, if the fair values of the assets received and asset given up cannot be determined.

Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and impairment loss. Investment properties are derecognized when they have either been disposed of or when the investment property is permanently withdrawn from use and no future benefit is expected from its disposal. Any gains or losses on derecognition of an investment property are recognized in the profit and loss in the year of derecognition.

Expenditures incurred after the fixed investment properties have been put into operation, such as repairs and maintenance costs, are normally charged to expense in the period in which the costs are incurred.

Depreciation is calculated on a straight-line basis over 10 to 30 years, which is the estimated useful life of the investment properties.

A 10 per cent residual value shall be deducted from the initial cost of the investment property before computing the depreciation. Depreciation shall start the month following the date the asset is required or classified as Investment Property.

2.5.9 Non-Current Assets Held for Sale

NCAHS include other properties (chattels, auto and real estate) acquired through repossession or foreclosure that the Group intends to sell within one year from the date of classification as held for sale.

The Group classifies a NCAHS if its carrying amount will be recovered principally through a sale transaction rather than through continuing use. The Group is committed to a plan to sell these foreclosed assets and the assets are actively marketed for sale at a price that is reasonable in relation to their current fair values. The sale is to be expected to qualify as completed sale within one year from date of reclassification to NCAHS; that, a minimum 10 per cent refundable earnest money based on the purchase price must be paid by the prospected buyer. In the event that the sale of the asset is extended beyond one year, the extension of the period required to complete the sale does not preclude an asset from being classified as held for sale if the delay is caused by events or circumstances beyond the control of the Group and there is sufficient evidence that the Group remains committed to sell the asset.

Assets classified as NCAHS are measured at the lower of their carrying amounts immediately prior to their classification as NCAHS and their fair value less costs to sell. The cost of assets foreclosed includes the carrying amount of the related loan less allowance for impairment at the time of foreclosure. The Group recognizes an impairment loss for any initial and subsequent write-down of the asset to fair value less cost to sell. Gain for any subsequent increase in fair value less cost to sell of an asset is recognized to the extent of the cumulative impairment loss previously recognized. Assets classified as NCAHS are not subject to depreciation or amortization. As of December 31, 2025, the carrying amount of the Group's and the Parent's NCAHS amounted to P1,683,952,730 and P1,626,095,734, respectively.

2.5.10 Intangible Assets

Computer software

The acquired computer software licenses of the Parent are capitalized on the basis of the costs incurred to acquire and bring to use the specific software. These costs are amortized on the basis of the expected useful lives (three to five years) using the straight-line method.

Costs associated with developing or maintaining computer software programs are recognized as an expense as incurred.

2.5.11 Income Taxes

Current taxes of the Parent

The 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 taxing authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the statement of financial position date.

Deferred taxes of the Parent

The deferred tax is provided on temporary differences at the statement of financial position 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, except:

a. Where the deferred tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

b. In respect of taxable temporary differences associated with investments in subsidiaries, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognized for all deductible temporary differences, carryforward of unused tax credits from the excess of MCIT over the regular income tax, and unused NOLCO, to the extent that it is probable that taxable income will be available against which the deductible temporary differences and carryforward of unused tax credits from MCIT and unused NOLCO can be utilized except:

a. Where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

b. In respect of deductible temporary differences associated with investments in subsidiaries, deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at each statement of financial position date and reduced to the extent that it is no longer probable that sufficient future taxable profit will be available to allow all or part of the deferred income tax asset to be utilized. Unrecognized deferred tax assets are reassessed at each statement of financial position date and are recognized to the extent that it has become probable that future taxable income will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the statement of financial position date.

Current tax and deferred tax relating to items recognized directly in equity are recognized in OCI and not in the Statement of Comprehensive Income.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and deferred taxes relate to the same taxable entity and the same taxation authority.

2.5.12 Employee Benefits

A defined contribution plan is maintained under which the entity pays fixed contributions into a separate entity (a fund) and will have no legal or constructive obligation to pay further contributions if the fund does not hold sufficient assets to pay all employee benefits relating to employees' service in the current and prior period. The standard requires an entity to recognize contributions to a defined contribution plan when an employee has rendered service in exchange for those contributions.

The Parent maintains a defined contribution plan which provides for estimated pension benefits on its contributory retirement plan covering all regular employees under RA No. 8291, "*GSIS Act of 1997*". As of December 31, 2025, the total Parent's contribution to GSIS amounted to P1.59 billion.

Early Retirement Incentive Program

A one-time retirement program approved by the GCG which aims to incentivize the early retirement of tenured employees or those suffering from incapacitating, debilitating and critical diseases or ailments with known actual or potential adverse impact on productivity and effectivity at work. The effectivity period of ERIP shall be from January 1, 2024 to December 31, 2025 only. As of December 31, 2025, the Parent's actual expenses for ERIP amounted to P1,730,489,707 and has remaining accrued expenses of P2,406,600,349.

2.5.13 Leases

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

At the commencement date of the lease, the Group recognizes lease liabilities measured at the present value of total lease payments of the entire lease term. The Group uses the incremental borrowing rate at the lease commencement date in calculating for the present value of lease payments because the interest rate implicit in the lease is not determinable. After the commencement date, the amount of lease liabilities is increased to reflect the interest accretion and reduced for the lease payments made. The carrying amount of lease liabilities is accordingly re-measured if there is a modification, a change in the lease term or a change in the lease payments. The lease liability is classified and presented under the Financial Liabilities, as disclosed in Note 19.

Group is the lessee

The Group applies a single measurement approach for all leases, except for short-term leases which pertains to a lease term of 12 months or less, and leases of low-value assets amounting to P300,000.00 or less which shall be booked as "Rent Expense" and recognized on a straight-line basis or another systematic basis over the lease term which includes short-term leases of office spaces, transportation, photocopier and other equipment.

The Group recognizes lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Group is the lessor

Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents are recognized as revenue in the period in which they are earned.

2.5.14 Provisions

Provisions are recognized when the following criteria were met:

- The Group has a present obligation (legal or constructive) as a result of a past event;
- It is probable that an outflow of resources embodying economic benefits will be required to settle the obligation;
- Any of the following circumstances are present:
  a. The Group has already filed a Motion for Reconsideration of an adverse decision of the SC;
  b. A decision has been rendered against the Group in a case governed by the Rule of Procedure for Small Claims Cases;
  c. A decision has been rendered against the Group in a case where the governing law or rules expressly provide that the decision is immediately final, executory and unappealable;
  d. An award has been issued against the Group in a case submitted to arbitration or other alternative modes of dispute resolution where the law, rules and/or submission agreement provide that the award is immediately final, executory and unappealable; and
  e. Other similar or analogous circumstances.

- A reliable estimate can be made of the amount of the obligation.

2.5.15 Contingent Liabilities and Contingent Assets

Contingent liabilities are not recognized in the financial statements but are disclosed in the notes to the financial statements unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized but are disclosed in the notes to the financial statements when an inflow of economic benefits is probable.

2.5.16 Revenue Recognition

A Revenue from Contract with Customers is recognized to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. The consideration promised in a contract with a customer may include fixed amounts, variable amounts, or both.

PFRS 15 provides a five-step model framework for revenue arising from contracts with customers.

This five-step model is as follows:

1. Identify the contract(s) with a customer;
2. Identify the performance obligations in the contract;
3. Determine the transaction price;
4. Allocate the transaction price to the performance obligation in the contract; and
5. Recognize revenue when (or as) the entity satisfies a performance obligation.

Under PFRS 15, revenue is recognized when (or as) the entity satisfies a Performance obligation by transferring a promised good or service (i.e. an asset) to a customer. An asset is transferred when (or as) the customer obtains control of that asset. If an entity transfers control of a good or service over time and, therefore, satisfies a performance obligation and recognizes revenue over time by measuring the progress towards complete satisfaction of that performance obligation. PFRS 15 requires the Group to exercise judgement, taking into account all of the relevant facts and circumstances when applying each step of the model to contracts with their customers. The standard also specifies the accounting for the incremental costs of obtaining a contract and the costs directly related to fulfilling a contract.

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

Revenues within the scope of PFRS 15

Service charges and penalties

Service charges and penalties of the Parent are recognized only upon collection or accrued when there is reasonable degree of certainty as to its collectability.

Fees and commissions

The Group earns fee and commission income from a diverse range of services it provides to its customers, which are divided into the following two categories:

a. Fee income earned from services that are provided over time

   Fees earned for the provision of services over a period of time are accrued over that period. Commitment fees received to originate a loan are deferred and recognized as an adjustment to the effective interest rate. If the loan commitment expires, the fee is recognized as revenue on expiry.

b. Fee income from providing transaction services

   Fees arising from negotiating or participating in the negotiation of a transaction for a third party, such as underwriting fees, corporate finance fees, and brokerage fees for the arrangement of the acquisition of shares or other securities or the purchase or sale of businesses, are recognized on completion of the underlying transaction. Fees or components of fees that are linked to a certain performance are recognized after fulfilling the corresponding criteria.

Other income

Income from the sale of services of the Group is recognized upon completion of service.

Income from sale of properties is recognized upon completion of earnings process and the collectability of the sales price is reasonably assured under 'Gain/(Loss) on Sale/Derecognition of Asset' in the Statement of Comprehensive Income.

Rewards Program

The Parent's Credit Card Rewards Program is a point-based loyalty program automatically computed by the system and credited to Cardholder's account based on card usage or purchases made by a Cardholder. As approved by the Parent, one point is earned for every P50 pesos purchase charged on the credit card. The points will accumulate and have no expiry however, in accordance with PFRS 15, the peso equivalent of all outstanding Rewards points, net of points allocated to cancelled cards, is booked as Miscellaneous Liability on a monthly basis. The accrued amount for Rewards Program is adjusted when rewards points are redeemed. Currently, redemption is done in the form of rebate to be applied as credit/payment to Cardholder's account based on computed peso equivalent.

The peso value of total Rewards points credited to Cardholders for the month is recognized as Miscellaneous Expense in the Statement of Comprehensive Income while the outstanding balance of contra account is reflected in the Statement of Financial Position under Miscellaneous Liability.

Fees received in connection with the issuance of credit cards are deferred and amortized on a straight-line basis over the period the cardholder is entitled to use the card. Fees are booked to 'Fees and Commission Income – Others' account when they are charged to cardholders.

Revenues outside the scope of PFRS 15

Interest income

The Parent's Interest on interest-bearing financial assets at FVTPL investments are recognized based on the contractual rate. Interest on financial instruments measured at amortized cost and FVOCI are recognized based on the effective interest method of accounting.

The effective interest method is a method of calculating the amortized cost of a financial asset or a financial liability and allocating the interest income or interest expense over the relevant period.

Interest is recognized on impaired loans and other financial assets based on the rate used to discount future cash flows to their net present value.

Recovery on charged-off assets

The Parent's income arising from collections on accounts or recoveries from impairment of items previously written off is recognized in the year of recovery.

Dividend income

Dividend income is recognized in profit or loss when:

a. the Group's right to receive payment of the dividend is established;
b. it is probable that the economic benefits associated with the dividend will flow to the entity; and
c. the amount of the dividend can be measured reliably.

Rental income

The Parent's rental income arising on leased premises is accounted for on a straight-line basis over the lease terms on ongoing leases.

2.5.17 Borrowing Costs

Borrowing costs refer to the interest and other costs that the Parent incurred in connection with the borrowing of funds. These costs include interest in bonds payable, bills payable and finance leases which are expensed when incurred.

2.5.18 Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Group's chief operating decision-maker. The chief operating decision maker is responsible for allocating resources and assessing performance of the operating segments.

In identifying its operating segments, the Parent generally follows the Group's products and service lines as disclosed in Note 5, which represent the main products and services provided by the Group.

Each of these operating segments is managed separately as each of these service lines requires different technologies and other resources as well as marketing approaches. All inter-segment transfers are carried out at arm's length prices.

The measurement policies the Group uses for segment reporting under PFRS 8, Operating Segments, are the same as those used in its consolidated financial statements.

3. Significant Accounting Judgments and Estimates

The preparation of the financial statements in compliance with PFRS Accounting Standards requires the Group to make estimates and assumptions that affect the reported amounts of resources, liabilities, income and expenses and disclosure of contingent resources and contingent liabilities. Future events may occur which will cause the assumptions used in arriving at the estimates to change. The effects of any change in estimates are reflected in the financial statements as they become reasonably determinable.

Estimates and judgments 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.

Judgments

In the process of applying the Group's accounting policies, the following are the critical judgments, apart from those involving estimations, which have the most significant effect on the amounts recognized in the financial statements:

Leases

Group as Lessor

The Group has entered into commercial property leases on its investment property portfolio and over various owned fixed assets. The Group has determined, based on an evaluation of the terms and conditions of the arrangements (i.e., the lease does not transfer ownership of the asset to the lessee by the end of the lease term, the lessee has no option to purchase the asset at a price that is expected to be sufficiently lower than the fair value at the date the option is exercisable and the lease term is not for the major part of the asset's economic life), that it retains all the significant risks and rewards of ownership of these properties which are leased out on operating leases.

Group as Lessee

The Group has entered into lease on premises it uses for its operations. The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

Extension and termination options

The Group has several lease contracts that include extension and termination options. The Group applies judgment in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors such as leasehold improvements and location that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate.

Estimating the Incremental Borrowing Rate for lease liabilities

The Group uses the IBR at the lease commencement date in calculating for the present value of lease payments because the interest rate implicit in the lease is not determinable. The IBR for lease liabilities is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the ROU asset in a similar economic environment.

The carrying values of the Group's and the Parent's ROU assets and the Parent's lease liability are disclosed in Note 13.

Impairment of Financial Assets

The Parent adopted ECL model in measuring credit impairment of financial assets in accordance with the provisions of PFRS 9. These financial assets are booked as amortized cost/FVOCI such as:

1. Loans and receivables that are measured at amortized cost;
2. Investments in debt instruments that are measured at amortized cost;
3. Investments in debt instruments that are measured at FVOCI;
4. Credit commitments and financial guarantee contracts that are not measured at FVTPL;
5. Due from BSP and Due from Other Banks; and
6. Other financial assets measured at amortized cost.

To measure the ECL, for financial assets initial assessment is first done on a per security basis to assess its level of credit risk. The estimated ECL per instrument is based on credit losses that result from possible default events within the next 12 months if there is no SICR since initial recognition or with low credit risk. Otherwise, credit losses that result from all possible default events over the expected life of a financial instrument is considered in the ECL calculation.

Estimates

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

a. Fair value of financial instruments (including derivatives) of the Parent

The fair value of financial instruments that are not quoted in active markets are determined by using generally accepted valuation techniques. Where valuation techniques (for example, models) are used to determine fair values, they are validated and periodically reviewed by the RMG. All models are reviewed before they are used to ensure that outputs reflect actual data and comparative market prices. To the extent practicable, models use only observable data, however, areas such as credit risk (both own and counterparty), volatilities and correlations require Parent to make estimates. Changes in assumptions about these factors could affect reported fair values of financial instruments.

b. Useful lives of property and equipment

The Group determines the estimated useful lives and related depreciation charges for its property and equipment. The Parent will increase the depreciation charge where useful lives are less than previously estimated, or it will write-off or write-down technically obsolete or non-strategic assets that have been abandoned or sold. The carrying values of property and equipment of the Group and the Parent are P13,946,081,965 and P12,536,579,649 as of December 31, 2025 and P12,085,780,631 and P10,923,717,617 as of December 31, 2024.

c. Estimation of allowance for ECL

The measurement of the allowance for ECL on debt financial assets at amortized cost and FVOCI is an area that requires the use of significant assumptions about the future economic conditions and credit behavior (e.g., likelihood of customers defaulting and the resulting losses).

4. Fair Value Hierarchy

These levels are based on the inputs that are used to determine the fair value and can be summarized in:

Level 1: quoted prices in active markets for identical assets or liabilities
Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (as prices) or indirectly (derived from prices)
Level 3: inputs that are not based on observable market data or unobservable inputs

For assets and liabilities not listed in an active market, the Group uses valuation techniques such as net asset value and investment multiple that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

Valuation Techniques:

1. Government debt securities

Government debt securities are financial instruments issued by sovereign governments and include both long-term bonds and short-term bills with fixed or floating rate interest payments. These instruments are generally highly liquid and traded in active markets resulting in a Level 1 classification. When active market prices are not available, the Parent uses discounted

cash flow using bootstrapped rates, in which the Parent classifies those securities as Level 2. The Parent does not have Level 3 government securities where valuation inputs would be unobservable.

2. Corporate Bonds

The Parent uses active market prices when available, or other observable inputs in discounted cash flow models to estimate the corresponding fair value. Corporate bonds are generally Level 2 instruments where usually there is no active market to justify Level 1 classification. Par curves are bootstrapped to effectively value the debt security. Reference rates/curves include BVAL for Philippine peso-denominated debt securities and US Treasury Curves for US dollar-denominated debt securities. Level 3 instruments are those where significant inputs cannot be referenced to observable data and, therefore, inputs are adjusted for relative tenor and issuer quality.

3. Equity Securities

The majority of equity instruments are actively traded in the Philippine Stock Exchange with readily available active prices on a regular basis. Such instruments are classified as Level 1. Unlisted equity instruments are initially recognized at transaction price and re-measured (to the extent information is available) and valued on a case-to-case and classified as Level 2. Choice of method involves professional judgment and consideration of the facts and circumstances surrounding the measurement. Valuation methodologies used include Net Asset Value, Income Approaches and Valuation Multiples. Equity investments that lack reliable information are valued at cost. Crucial information needed for valuation includes the investee's Audited Financial Statements and other relevant market data.

4. Loans and receivables at FVTPL

For loans and receivables designated at FVTPL and mandatorily required to be measured at FVTPL (those that did not meet the SPPI criteria), a discounted cash flow model is used based on various assumptions, including current and expected future credit losses, market rates of interest, prepayment rates and assumptions regarding market liquidity, where relevant. The element of fair value attributable to the credit risk is calculated by determining the changes in credit spread implicit in the fair value of bonds issued by entities with similar credit characteristics. Classification between Level 2 and Level 3 is determined based on whether the assessment of credit quality is based on observable or unobservable data.

5. Foreign exchange contracts

Foreign exchange contracts include open spot contracts, foreign exchange forward and swap contracts and over-the-counter foreign exchange options. These instruments are valued by either observable foreign exchange rates, observable or calculated forward points and option valuation models. With the exception of contracts where a directly observable rate is available which are disclosed as Level 1, the Parent classifies foreign exchange contracts as Level 2 financial instruments when no unobservable inputs are used for their valuation or the unobservable inputs used are not significant to the measurement (as a whole).

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Parent determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value

measurement as a whole) at the end of each statement of financial position date. The Parent also determines the policies and procedures for both recurring fair value measurement, such as financial assets and liabilities at FVTPL, and for non-recurring measurement, such as investment properties.

For the purpose of fair value disclosures, the Group has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

Assets and liabilities are valued based on quotes in an active market. In absence of active market quote, the Parent uses various valuation methodologies that maximizes reliance to observable market inputs. Relevant inputs may include the relevant yield curves, industry benchmarks, financial performance and condition of issuer, and other available information.

Valuation methodology to be used shall be agreed upon by the Front, Middle, and Back Office. In some cases, valuation methodology is also agreed upon by other holders of the same asset/liability.

As of December 31, 2025 and 2024, the fair value hierarchy of the Parent's assets and liabilities are presented below:

	As of December 31, 2025				
	Book Value	Level 1 a/	Level 2 b/	Level 3 c/	Total Fair Value
FINANCIAL ASSETS:					
FVTPL	**15,625,490,566**	**13,095,838,846**	**1,285,937,101**	**1,243,714,619**	**15,625,490,566**
Debt Securities	12,192,723,698	12,117,927,076	74,796,622	0	12,192,723,698
Domestic	11,043,182,581	10,968,385,959	74,796,622	0	11,043,182,581
FCDU	1,149,541,117	1,149,541,117	0	0	1,149,541,117
Equity Securities	**2,221,626,389**	**977,911,770**	**0**	**1,243,714,619**	**2,221,626,389**
Domestic	982,411,784	977,911,770	0	4,500,014	982,411,784
FX-Reg	1,239,214,605	0	0	1,239,214,605	1,239,214,605
Derivative w/ positive FV	**1,211,140,479**	**0**	**1,211,140,479**	**0**	**1,211,140,479**
Domestic	842,047,712	0	842,047,712	0	842,047,712
FX-Reg	217,682,826	0	217,682,826	0	217,682,826
FCDU	151,409,941	0	151,409,941	0	151,409,941
FVOCI	**781,350,813,377**	**754,953,586,045**	**25,527,633,908**	**869,593,424**	**781,350,813,377**
Debt Securities	**775,119,403,898**	**749,591,769,990**	**25,527,633,908**	**0**	**775,119,403,898**
Domestic	649,126,884,781	630,128,179,135	18,998,705,646	0	649,126,884,781
FX-Reg	56,688,861,809	54,243,425,242	2,445,436,567	0	56,688,861,809
FCDU	69,303,657,308	65,220,165,613	4,083,491,695	0	69,303,657,308
Equity Securities	**6,231,409,479**	**5,361,816,055**	**0**	**869,593,424**	**6,231,409,479**
Domestic	6,230,306,477	5,361,816,055	0	868,490,422	6,230,306,477
FX-Reg	1,103,002	0	0	1,103,002	1,103,002
Amortized Cost	**686,915,651,881**	**667,071,047,597**	**8,005,743,206**	**9,592,965**	**675,086,383,768**
Debt Securities	**686,915,651,881**	**667,071,047,597**	**8,005,743,206**	**9,592,965**	**675,086,383,768**
Domestic	663,179,441,274	648,039,185,974	3,316,494,781	9,592,965	651,365,273,720
FX-Reg	10,698,640,514	5,918,887,473	4,437,279,845	0	10,356,167,318
FCDU	13,037,570,093	13,112,974,150	251,968,580	0	13,364,942,730
Total	**1,483,891,955,824**	**1,435,120,472,487**	**34,819,314,215**	**2,122,901,008**	**1,472,062,687,710**

FINANCIAL LIABILITIES:					
Bills Payable	**16,823,026,623**	**0**	**16,717,730,355**	**105,296,268**	**16,823,026,623**
BSP Rehabilitation Programs	73	0	0	73	73
Domestic Borrowings (ODA thru BTr)	105,296,195	0	0	105,296,195	105,296,195
Repurchase Agreement	5,563,535,892	0	5,563,535,892	0	5,563,535,892
Foreign Borrowings/ODA	11,154,194,463	0	11,154,194,463	0	11,154,194,463
Bonds Payable	**5,011,841,883**	**0**	**5,011,841,883**	**0**	**5,011,841,883**
Derivative Liabilities	**936,049,021**	**0**	**936,049,021**	**0**	**936,049,021**
	22,770,917,527	**0**	**22,665,621,259**	**105,296,268**	**22,770,917,527**

	As of December 31, 2024				
	Book Value	Level 1 a/	Level 2 b/	Level 3 c/	Total Fair Value
FINANCIAL ASSETS:					
FVTPL	**19,724,628,130**	**16,662,758,799**	**1,820,507,986**	**1,241,361,345**	**19,724,628,130**
Debt Securities	**15,734,607,828**	**15,674,558,180**	**60,049,648**	**0**	**15,734,607,828**
Domestic	14,601,238,082	14,546,715,994	54,522,088	0	14,601,238,082
FCDU	1,133,369,746	1,127,842,186	5,527,560	0	1,133,369,746
Equity Securities	**2,229,561,964**	**988,200,619**	**0**	**1,241,361,345**	**2,229,561,964**
Domestic	1,016,101,373	988,200,619	0	27,900,754	1,016,101,373
FX-Reg	1,213,460,591	0	0	1,213,460,591	1,213,460,591
Derivative w/ positive FV	**1,760,458,338**	**0**	**1,760,458,338**	**0**	**1,760,458,338**
Domestic	1,074,708,115	0	1,074,708,115	0	1,074,708,115
FX-Reg	536,774,070	0	536,774,070	0	536,774,070
FCDU	148,976,153	0	148,976,153	0	148,976,153
FVOCI	**588,158,430,938**	**567,100,001,675**	**20,207,639,271**	**850,789,992**	**588,158,430,938**
Debt Securities	**562,021,348,616**	**541,813,709,345**	**20,207,639,271**	**0**	**562,021,348,616**
Domestic	453,745,336,752	439,811,544,592	13,933,792,160	0	453,745,336,752
FX-Reg	38,401,889,572	36,049,736,422	2,352,153,150	0	38,401,889,572
FCDU	69,874,122,292	65,952,428,331	3,921,693,961	0	69,874,122,292
Equity Securities	**26,137,082,322**	**25,286,292,330**	**0**	**850,789,992**	**26,137,082,322**
Domestic	25,069,917,855	24,296,707,861	0	773,209,994	25,069,917,855
FX-Reg	1,067,164,467	989,584,469	0	77,579,998	1,067,164,467
Amortized Cost	**706,333,331,187**	**675,477,313,886**	**7,903,086,899**	**405,927,396**	**683,786,328,181**
Debt Securities	**706,333,331,187**	**675,477,313,886**	**7,903,086,899**	**405,927,396**	**683,786,328,181**
Domestic	679,882,827,310	654,897,260,193	3,424,174,706	15,893,226	658,337,328,125
FX-Reg	11,051,909,251	5,746,848,346	4,224,840,598	278,734,290	10,250,423,234
FCDU	15,398,594,626	14,833,205,347	254,071,595	111,299,880	15,198,576,822
Total	**1,314,,216,390,255**	**1,259,240,074,360**	**29,931,234,156**	**2,498,078,733**	**1,291,669,387,249**
FINANCIAL LIABILITIES:					
Bills Payable	**13,016,787,311**	**0**	**12,875,253,035**	**141,534,276**	**13,016,787,311**
BSP Rehabilitation Programs	23,400,825	0	0	23,400,825	23,400,825
Domestic Borrowings (ODA thru BTr)	118,133,451	0	0	118,133,451	118,133,451
Repurchase Agreement	826,313,457	0	826,313,457	0	826,313,457
Foreign Borrowings/ODA	12,048,939,578	0	12,048,939,578	0	12,048,939,578
Bonds Payable	**4,827,778,186**	**0**	**4,827,778,186**	**0**	**4,827,778,186**
Derivative Liabilities	**76,224,931**	**0**	**76,224,931**	**0**	**76,224,931**
	17,920,790,428	**0**	**17,779,256,152**	**141,534,276**	**17,920,790,428**

a/ Level 1 - quoted market price in active markets for identical assets or liabilities
b/ Level 2 - those involving inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (as prices) or indirectly (derived from prices)
c/ Level 3 - those with inputs for the asset or liability that are not based on observable market data (unobservable inputs)

			2025	2024
Financial Assets:				
FVTPL				
Equity Securities				
Domestic	Beginning Balance		27,900,754	27,900,754
Add/ (Deduct):				
Redemption/Payment			0	0
Write-Off			(23,400,734)	0
Adjustment/Reconciliation			(6)	0
Domestic	Ending Balance		4,500,014	27,900,754
Fx-Reg	Beginning Balance		1,213,460,591	1,111,208,191
Add/ (Deduct):				
Valuation			25,754,014	102,252,400
Fx-Reg	Ending Balance		1,239,214,605	1,213,460,591
FVOCI				
Equity Securities				
Domestic	Beginning Balance		773,209,994	772,966,752
Add/ (Deduct):				
Valuation			109,518,497	36,874,300
Adjustment/Reconciliation			(12)	(28,381,259)
Sale of INMES			(14,238,057)	
Redemption/Payment			0	(8,249,799)
Write-Off			0	0
Domestic	Ending Balance		868,490,422	773,209,994
Fx-Reg	Beginning Balance		77,579,998	952,300,705
Add/ (Deduct):				
Valuation			(76,476,995)	(874,720,707)
Fx-Reg	Ending Balance		1,103,003	77,579,998

The Parent follows the Fair Value Hierarchy provided by PFRS 13. As a general rule, assets and liabilities are valued using Level 1 Inputs. However, for the following cases, a Level 2 or 3 Inputs are used in determining the fair value:

1. No available quote in the market/not traded in market
2. Traded in a market but is not active

The choice of Level 2 or 3 inputs will depend on the next best available data, or if there is any agreement between holders of the same asset/liability as to what fair valuation methodology to be used.

5. Segment Information

Business Segments

The Parent's operating businesses are recognized and managed separately according to the nature of services provided and the different markets served by each segment representing a strategic business unit. The Parent derives revenues from the following main operating business segments:

(a) Branch Banking Sector and Digital Banking Sector

These two sectors oversee the operation of the Parent's branches and ATM networks, which are the primary sales and distribution platforms for products and services. Its primary tasks are to: solicit deposits; cross-sell and distribute all of the Parent's products

and services, as allowed by regulation; generate sales leads for specialized products; and manage customer relationships.

(b) National Development Lending Sector

The NDLS manages the growth of the largest asset of the Parent which is the loan portfolio targeting both consumer loan market and the corporate and institutional loan markets.

(c) Treasury and Investment Banking Sector

The TIBS manages the Parent's assets and liabilities. TIBS leads the ALCO, it recommends the pricing strategy for deposits and loans to ensure that deposit-taking units offer competitive yields to generate the funding requirements of the Parent, and the lending units, in turn, offer rates that will attract the targeted borrowers. In addition, TIBS manages the regulatory reserve requirements of the Parent as well as ensures compliance to required liquidity position. The TIBS also engages in trading of fixed income securities and foreign exchange.

(d) Other Segments

This segment includes other segments that provide support to its core activities. The Parent monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on net income before income tax, which is measured in a manner consistent with that in the statement of comprehensive income. The Parent's assets producing revenues are located in the Philippines (i.e., one geographical location), therefore, geographical segment information is no longer presented. The Parent has no significant customers which contribute ten per cent or more of the consolidated revenue, net of interest expense. Funds are ordinarily allocated between segments, resulting in funding cost transfers disclosed in operating income. Interest charged for these funds is based on the Parent's cost of capital. There are no other material items of income or expense between business segments.

PARENT'S STATEMENT OF PERFORMANCE	2025					2024 (As restated)
	BBS	NDLS	TIBS	OTHERS	TOTAL	
Income						
Loans	4,931,123,528	77,574,060,727	6,641,139,233	472,023,191	89,618,346,679	84,518,372,349
Investments	0	0	61,232,996,303	0	61,232,996,303	53,438,338,316
FX Profit/(Loss)	(71,193,378)	320,140,041	(5,303,614,989)	6,313,240,284	1,258,571,958	2,599,508,362
Others	4,775,662,844	7,970,145,631	3,504,742,470	3,362,439,833	19,612,990,778	16,151,467,012
Total Income	**9,635,592,994**	**85,864,346,399**	**66,075,263,017**	**10,147,703,308**	**171,722,905,718**	**156,707,686,039**
Expenses						
Interest Expenses						
Interest on Deposits	40,231,239,636	0	0	0	40,231,239,636	41,777,269,816
Interest on Borrowed Funds	0	0	65,818,874	640,164,126	705,983,000	765,352,371
Other Interest Expenses	149,404,208	8,250,994	4,764,219	742,807,733	905,27,154	881,614,477
Total Interest Expenses	**40,380,643,844**	**8,250,994**	**70,583,093**	**1,382,971,859**	**41,842,449,790**	**43,424,236,664**
Other Operating Expenses						
Manpower Cost	10,561,284,439	2,214,104,519	276,569,859	13,530,052,275	26,582,011,092	19,611,202,090
Seminars and Trainings	48,612,479	14,043,187	3,158,512	68,830,991	134,645,169	96,775,802
Taxes & Insurances	13,675,790,155	3,359,071,721	4,434,931,034	585,460,370	22,055,253,280	21,646,231,349
Fees & Other Charges	1,321,613,408	31,424,585	157,475,159	922,187,259	2,432,700,411	2,212,057,347
Utilities	3,574,372,472	259,397,363	16,022,799	1,054,051,907	4,903,844,541	4,364,184,259
Business Development	191,420,445	67,762,772	1,790,238	341,142,005	602,115,460	421,224,798
Information Technology Expenses	337,414,678	13,373,914	44,253,292	1,415,871,789	1,810,913,673	1,584,194,409
Litigation/Asset Acquired Expenses	107,231,310	85,802,456	0	142,179,028	335,212,794	477,306,449
Miscellaneous/Other Expenses	299,875,664	1,942,250,535	80,156	509,482,452	2,751,688,807	293,346,830
Provision/Depreciation/Amortization	1,325,398,729	4,258,675,511	2,483,652	11,560,822,731	17,147,380,623	23,381,183,297
Total Other Operating Expenses	**31,443,013,779**	**12,245,906,563**	**4,936,764,701**	**30,130,080,807**	**78,755,765,850**	**74,087,706,630**
Total Cost	**71,823,657,623**	**12,254,157,557**	**5,007,347,794**	**31,513,052,666**	**120,598,215,640**	**117,511,943,294**
NET INCOME/(LOSS)	**(62,188,064,629)**	**73,610,188,842**	**61,067,915,223**	**(21,365,349,358)**	**51,124,690,078**	**39,195,742,745**

6. Cash and Cash Equivalents

	Group		Parent	
	2025	2024 (As restated)	2025	2024
Cash and Other Cash Items	52,152,160,843	45,278,936,081	51,513,220,538	44,829,391,130
Due from Bangko Sentral ng Pilipinas	193,392,918,857	368,961,132,259	191,224,568,842	366,564,508,801
Due from Other Bank	15,508,132,961	2,948,326,939	17,182,027,350	4,491,125,078
	261,053,212,661	**417,188,395,279**	**259,919,816,730**	**415,885,025,009**

a. Cash and Other Cash Items

This account consists of:

	Group		Parent	
	2025	2024	2025	2024
Cash on hand	52,131,986,447	45,258,879,989	51,493,716,517	44,809,390,038
Checks and other cash items	7,417,478	8,121,248	7,197,379	8,121,248
Petty cash fund	12,756,918	11,934,844	12,306,642	11,879,844
	52,152,160,843	**45,278,936,081**	**51,513,220,538**	**44,829,391,130**

Cash on hand represents total amount of cash in bank's vault under the custody of the cashier or cash custodian, including notes in the possession of tellers and those kept in ATM and the like. Checks and other cash items refers to the total amount of checks and other cash items received after the selected clearing cut-off time until the close of the regular banking hours.

b. Due from Bangko Sentral ng Pilipinas

This account represents the Group's demand and special deposits in local currency maintained with BSP to meet reserve requirements and to serve as clearing account for interbank claims consistent with BSP guidelines.

This account consists of:

	Group		Parent	
	2025	2024	2025	2024
Due from BSP- Regular-DDA	148,084,082,545	305,758,295,947	147,954,732,530	305,454,672,489
Due from BSP- Regular-ODA	43,700,000,000	51,993,000,000	43,260,000,000	51,100,000,000
Due from BSP- Regular-TDA	1,599,000,000	11,200,000,000	0	10,000,000,000
Due from BSP- Small Enterprises	2,136,312	2,136,312	2,136,312	2,136,312
Due from BSP- Others	7,700,000	7,700,000	7,700,000	7,700,000
	193,392,918,857	**368,961,132,259**	**191,224,568,842**	**366,564,508,801**

c. Due from Other Banks

This account consists of:

	Group		Parent	
	2025	2024 (As restated)	2025	2024
Deposit with local banks	42,678,300	226,176,838	1,716,923,750	1,769,347,733
Deposit with foreign banks	15,468,808,253	2,723,519,555	15,468,808,253	2,723,519,555
Allowance for Credit Losses	(3,353,592)	(1,369,454)	(3,704,653)	(1,742,210)
	15,508,132,961	**2,948,326,939**	**17,182,027,350**	**4,491,125,078**

The Group maintains nostro accounts on global basis with 18 foreign depository banks totaling 23 bank accounts in 2025 and 2024, the most significant of which are as follows:

2025	2024
1. Citibank Manila	1. JP Morgan Chase Bank
2. Bank of New York	2. Wells Fargo
3. Standard Chartered Bank N.Y.	3. Bank of America N.Y.
4. Clearstream Luxembourg	4. Citibank Manila
5. JP Morgan Chase N.Y.	5. Citibank, N.Y.

7. Trading and Investment Securities

	Group		Parent	
	2025	2024 (As restated)	2025	2024
Fair Value Thru Profit or Loss	15,793,311,166	20,078,529,832	15,625,490,566	19,724,628,130
Fair Value Through Other Comprehensive Income	782,742,039,981	589,958,943,026	781,350,813,377	588,158,430,938
Amortized Cost	690,863,399,004	709,623,394,369	686,915,651,881	706,333,331,187
	1,489,398,750,151	**1,319,660,867,227**	**1,483,891,955,824**	**1,314,216,390,255**

a. FVTPL

This consists of:

	Group		Parent	
	2025	2024	2025	2024
Government Securities – Domestic	11,119,939,339	14,899,553,396	10,968,385,959	14,546,715,994
Government Securities – Foreign	1,149,541,117	1,133,369,746	1,149,541,117	1,133,369,746
Private Securities – Domestic	1,073,475,626	1,071,687,761	1,057,208,406	1,070,623,461
Private Securities – Foreign	1,239,214,605	1,213,460,591	1,239,214,605	1,213,460,591
Derivative with positive fair value	1,211,140,479	1,760,458,338	1,211,140,479	1,760,458,338
	15,793,311,166	**20,078,529,832**	**15,625,490,566**	**19,724,628,130**

The FVTPL financial assets of the Group carry interest rates at December 31 as follows:

	2025			2024		
Domestic	3.37%	To	8.00%	5.25%	To	6.24%
Foreign	4.00%	To	9.50%	4.00%	To	5.75%

FVTPL financial assets includes the FX Risk Cover of the Parent's borrowings from multilateral agencies amounting to P841,935,305 and P1,074,708,115 in 2025 and 2024, respectively, which is treated as a derivative financial instrument per BSP Monetary Board Resolution No. 1063 dated August 14, 2008.

Under a Memorandum of Agreement between the NG (thru the Department of Finance) and the Parent, the former shall guarantee and assume the FX risk relating to foreign currency denominated borrowings from multilateral agencies (i.e. World Bank, Asian Development Bank, JICA, etc.) which are relent in local currencies. The fair value changes on the FX Risk Cover are reported immediately in the statement of comprehensive income. As of December 31, 2025, the outstanding notional amount of the FX Risk Cover amounted to JPY12,348,110,642 and EUR19,060,730.

Prior to 2007, the value of the FX Risk Cover as an option derivative varies on the movement of the foreign exchange rates of the Bills Payable. Beginning 2007, in accordance with Monetary Board Resolution No. 1063 dated August 14, 2008, the Parent applied the standard option valuation model approach which resulted in an increase in the derivative asset amounting to P232,772,809 in 2025 and P599,438,147 in 2024.

The derivative with positive fair value comprises of the following:

	2025	2024
FX Risk Cover	841,935,305	1,074,708,115
Forward Contracts	217,682,825	536,774,070
Interest Rate Derivatives	112,408	0
Debt Warrants	151,409,941	148,976,153
	1,211,140,479	**1,760,458,338**

The Garman-Kohlhagen valuation model used in pricing the derivative FX Risk Cover was found acceptable by the BSP during the conduct of their on-site validation in 2009.

The Parent enters into foreign exchange forward contracts as part of its treasury activities to manage currency exposure and liquidity requirements. These contracts include both bought and sold forward positions involving major currency pairs.

As of December 31, 2025, the Parent's outstanding forward contracts consist of:

- US$/PHP contracts with a notional amount of US$1.82 billion; and
- US$/JPY contracts with a notional amount of JPY1.241 billion.

These forward contracts are measured at fair value using mark-to-market valuation techniques. The resulting gain or loss is computed based on the net present value of expected future cash flows, taking into account prevailing market rates at reporting date.

Forward contracts with favorable market movements, wherein the market value exceeds the contracted forward rate, are recognized as derivative assets. As of reporting date, the Parent recorded a positive mark-to-market valuation amounting to P217.683 million, which is presented under Derivatives with Positive Fair Value in the statement of financial position. Contracts with unfavorable positions are correspondingly recognized as derivative liabilities under Derivatives with Negative Fair Value, with changes in fair value recognized in profit or loss.

The Parent likewise holds Republic of the Philippines debt exchange warrants, which are derivative financial instruments. These warrants provide the holder with rights linked to the performance of underlying Republic of the Philippines obligations.

As of December 31, 2025, the Parent's outstanding holdings consist of:

- 143,349 warrants acquired by the Parent in June 2008 at a price of US$10.75 per warrant, with a total acquisition cost of US$1.541 million; and
- 67,800 warrants acquired from the former UCPB portfolio, with a total acquisition cost of US$0.729 million.

These warrants have a contractual maturity date of November 20, 2032.

The total market value of the Republic of the Philippines debt exchange warrants amounted to US$2,575,437, which is translated to P151,409,941 as of reporting date. These warrants are measured at fair value and the resulting changes in fair value are recognized in profit or loss. The carrying amount is presented under Derivatives with Positive Fair Value in the statement of financial position.

Financial assets representing the Parent's equity infusions in countryside financial institutions and preference shares in MRTC that are assessed as debt securities but failed the SPPI test are classified as designated at FVTPL.

Foreign – Private securities

Metro Rail Transit Corporation preference shares

Total FVTPL accounts of the Parent include investments in MRTC preference shares amounting to US$21,078,663.12 (P1,239,214,604.83). The Unsecuritized ERP, totaling US$1,527,089.00 (P88,334,459.74), were previously classified under FVOCI.

In 2008, the NG, as confirmed through Executive Order No. 855 dated January 18, 2010, directed LANDBANK and the DBP to acquire majority interest in MRTC following the recommendation of an inter-agency committee that reviewed the MRT III project. The acquisition, approved by the LANDBANK Board of Directors, included investments in unsecuritized ERPs, MRT Bonds, and preference shares issued by MRT III Funding Corporation Ltd., and was completed in May 2009. LANDBANK and DBP collectively own approximately 80 per cent of MRTC interests, with LANDBANK holding about 37.77 per cent economic interest.

Under the BLT Agreement between the DOTr and MRTC, rental fees are structured to recover the initial investment plus a 15 per cent internal rate of return over a 25-year period. These ERPs represent both return of and return on investment. Ownership of the MRT-3 system will be transferred to the DOTr for US$1.00 upon full settlement of all obligations, confirming recovery of capital and economic return.

In line with this arrangement, amortization schedules for MRTC-related investments were computed using IRR methodologies that equate the present value of expected ERP cash flows with the acquisition cost.

On October 25, 2022, a MOA was executed between DBP and LANDBANK covering their respective economic interests in MRTC. Through this arrangement, the parties hold ownership in two British Virgin Islands entities—Belsky Limited and Global Air Services, Limited—which in turn hold equity in upstream companies comprising non-securitizing ERP shareholders, namely: Astoria Investment Ventures, Inc., Emerging Allied Infrastructure Ventures Inc., Rapid Urban Transit Holdings, Inc., and Rail Way Systems Holdings Co., Inc. These entities likewise hold preference shares in MRT III Funding Corporation Ltd.

As of January 31, 2025, the Unsecuritized ERPs have fully matured, resulting in a nil book value as of December 31, 2025.

The MRTC preference shares remain classified at FVTPL, consistent with the definition of financial asset under PFRS 9. The fair value adjustment is yet to be determined and will be completed in accordance with applicable valuation methodologies of the Parent. This remains subject to the Parent's exhaustive efforts to obtain responses and additional information to support and substantiate the valuation process.

b. FVOCI

This account consists of:

	Group		Parent	
	2025	2024	2025	2024
Government				
Domestic	631,365,351,383	441,483,373,403	630,128,179,135	439,811,544,592
Foreign	123,689,988,691	106,040,718,738	123,689,988,691	106,040,718,738
Private				
Domestic	25,413,066,479	39,162,393,292	25,229,012,123	39,003,710,015
Foreign	2,303,633,428	3,302,457,593	2,303,633,428	3,302,457,593
Allowance for Credit Losses	(30,000,000)	(30,000,000)	0	0
	782,742,039,981	**589,958,943,026**	**781,350,813,377**	**588,158,430,938**

FVOCI financial assets of the Group carry interest rates at December 31 as follows:

	2025			2024		
Domestic	2.88%	To	9.25%	2.50%	To	6.98%
Foreign	0.38%	To	9.63%	0.50%	To	10.63%

In 2025, the Parent disposed equity securities at FVOCI with total carrying value of P5,468,226,216 and recognized a gain on disposal charged against Retained Earnings of P73,357,892. The Parent sold its investments in equity securities as the target fair value of the listed stocks based on discounted cash flow model has been reached. Likewise, disposition of equity investment in countryside financial institution was made to recover the Parent's matured principal investment.

The net gains or losses on FVOCI equity securities classified as FVOCI amounted to (P1,186,138,745) primarily attributable to the disposal/sale of Meralco shares in compliance with the SC's final ruling and P17,307,035,559 as of December 31, 2025 and 2024 respectively.

Domestic – Private securities

i. MERALCO shares

LANDBANK entered into a SPA with SMC Global in December 2008 for the sale of 46.6 million MERALCO shares at P90/share. The SPA was not implemented due to a levy on the shares related to a just compensation case. Only 38.6 million shares were recovered by LANDBANK following a 2011 SC ruling.

In 2014, SMC Global filed a case for specific performance and damages. The RTC ruled in 2021 in favor of SMC Global, directing the implementation of the SPA and awarding damages. This decision was affirmed by the Court of Appeals in 2022. LANDBANK's appeal to the SC was denied on December 11, 2023. A Motion for Reconsideration was filed on December 27, 2023 and remains pending.

DAR denied LANDBANK's request for the refund of the monetary equivalent of the unrestored 3.37 million shares from the Agrarian Reform Fund, citing lack of legal basis, as LANDBANK is not considered a landowner under CARP. Thereafter, LANDBANK filed a Complaint for Revival of Judgment on September 8, 2022, which is now pending with the SC.

On January 14, 2025, a favorable development occurred, when the SC granted LANDBANK's Petition for Review in the case of *Land Bank of the Philippines vs. Federico Suntay*, reversing the RTC orders and reviving the Court's earlier decision in favor of LANDBANK. However, the case remains pending due to MERALCO's Motion for Reconsideration filed on June 18, 2025.

During 2025, the LANDANK disposed of its investment in MERALCO through several tranches executed between July and November 2025. A total of 46,596,596 shares were sold at a fixed price of P90 per share.

The disposal was undertaken in line with the LANDBANK's compliance with the SC's final ruling directing the execution of the SPA entered into by the LANDANK and SMC Global in December 2008.

On November 10, 2025, the remaining 824,136 MERALCO shares have been sold/transferred to SMC Global thru LANDBANK Securities, Inc. at P90.00 per share.

ii. Private securities include investment in equity securities which are irrevocably designated at FVOCI as these are held for long-term strategic purpose rather than for trading. These equity securities include listed stocks, shares in recreational clubs, investment in countryside financial institutions and other non-marketable equity securities.

The Parent's accumulated market gains/ (losses) on FVOCI government and private securities amounted to P318,195,799 and P7,517,122,919 as of December 31, 2025 and 2024, respectively.

Outstanding equity securities at FVOCI as of December 31, 2025 and 2024 generated dividends amounting to P800 million and P1.33 billion, respectively, for the Parent.

Fair value of FVOCI-Equity Securities as of December 31, 2025, as follows:

FVOCI Equity Securities	Fair Value
Listed Stocks	4,976,316,055
Shares in Sports Clubs	385,500,000
Rural Banks	3,456,995
INMES	866,136,429
	6,231,409,479

Financial assets or a portion thereof, are derecognised when the contractual rights to receive the cash flows from the assets have expired, or when they have been transferred and either (a) the Parent transfers substantially all the risks and rewards of ownership, or (b) the Parent neither transfers nor retains substantially all the risks and rewards of ownership and the Parent has not retained control.

The Parent enters into transactions where it retains the contractual rights to receive cash flows from assets but assumes a contractual obligation to pay those cash flows to other entities and transfers substantially all of the risks and rewards. These transactions are accounted for as 'pass through' transfers that result in derecognition if the Parent:

- Has no obligation to make payments unless it collects equivalent amounts from the assets;
- Is prohibited from selling or pledging the assets; and
- Has an obligation to remit any cash it collects from the assets without material delay.

Debt securities furnished by the Parent under standard repurchase agreements and securities lending and borrowing transactions are not derecognised because the Parent retains substantially all the risks and rewards on the basis of the predetermined repurchase price, and the criteria for derecognition are therefore not met.

As of December 31, 2025, government securities amounting to P5,868,210,066 were used as security for bills payable of the LANDBANK relative of the outstanding repurchase agreement with Citibank N.A. Manila, Deutsche Bank London and DBS Bank Limited amounting P5,563,535,892; while government securities amounting to P1,007,686,148 were used as securities for the repurchase transaction with Standard Chartered Bank London as of December 31, 2024.

For debt instruments measured at FVOCI, the loss allowance is recognized in OCI and does not reduce the carrying amount of the financial asset in the statement of financial position.

Loss allowance on FVOCI that has accumulated in the net unrealized gain/(loss) account amounted to P59,904,015 and P47,597,132 as of December 31, 2025 and 2024, respectively.

c. Amortized Cost

This account consists of:

	Group		Parent	
	2025	2024 (As restated)	2025	2024
Government				
Domestic	663,962,655,335	679,791,573,999	660,590,848,212	676,628,490,817
Foreign	23,754,007,785	4,075,573,249	23,754,007,785	25,212,021,469
Private				
Domestic	3,852,883,249	25,212,021,469	3,276,943,249	3,948,543,249
Foreign	0	1,258,472,608	0	1,258,472,608
Allow. For Credit Losses	(706,147,365)	(714,246,956)	(706,147,365)	(714,196,956)
	690,863,399,004	**709,623,394,369**	**686,915,651,881**	**706,333,331,187**

Investments at amortized cost of the Group carry interest rates at December 31 as follows:

	2025			2024		
Domestic	2.88%	To	12.50%	2.88%	To	12.50%
Foreign	1.38%	To	9.50%	1.38%	To	10.63%

8. Investment in Subsidiaries

This account consists of the following investments in subsidiaries which are 100 per cent owned by the Parent except for UCPB Savings Bank which is 97.55 per cent owned and are accounted for at cost:

Name	2025	2024
Overseas Filipino Bank, Inc.	2,108,992,000	2,108,992,000
LBP Leasing and Finance Corporation (formerly LBP Leasing Corporation)	1,703,717,882	310,252,630
LBP Insurance Brokerage, Inc.	52,500,000	52,500,000
LBP Resources and Development Corporation	51,467,436	51,467,436
Masaganang Sakahan, Inc.	24,554,941	24,554,941
UCPB Leasing & Finance Corp.	0	1,393,465,252
UCPB Savings Bank, Inc.	1,981,688,477	1,981,688,477
LBP Securities, Inc. (formerly UCPB Securities, Inc.)	237,550,439	237,550,439
Green Homes Development Inc.	334,831,317	334,831,317
Total	6,495,302,492	6,495,302,492
Allowance for credit losses	(840,934,784)	(840,934,784)
Net	**5,654,367,708**	**5,654,367,708**

The merger between LLFC and ULFC, with LLFC as the surviving entity, became effective on March 1, 2025. Pursuant to the merger, the surviving entity issued an additional 39,183,052 common shares under the name of the Parent.

9. Investment in Associates

Maharlika Investment Corporation

Pursuant to RA No. 11954 (Maharlika Investment Fund Act of 2023), LANDBANK subscribed to P50 billion (500 million common shares) in MIC. In accordance with PAS 28, the investment was initially recognized at cost and subsequently measured using the equity method, which includes the Parent's 40 per cent share in MIC's post-acquisition results for 2023 and 2024 amounting to P634,365,141. Accordingly, the carrying amount of the investment amounted to P51,152,984,278 and P50,634,365,141 as of December 31, 2025 and 2024, respectively.

10. Loans and Other Receivables

This account consists of:

	Group		Parent	
	2025	2024 (As restated)	2025	2024 (As restated)
Interbank loans receivable	78,731,697,890	61,961,680,656	78,731,697,890	61,961,454,430
Allowance for credit losses	(148,618,869)	(142,717,263)	(148,618,869)	(142,717,263)
	78,583,079,021	61,818,963,393	78,583,079,021	61,818,737,167
Loans to Government	138,451,036,727	175,023,704,338	139,583,680,311	175,945,125,021
Allowance for credit losses	(119,527,345)	(117,251,517)	(119,527,345)	(117,251,517)
	138,331,509,382	174,906,452,821	139,464,152,966	175,827,873,504
GBROPS and Other AFRD	416,488,553,409	276,218,928,585	416,028,109,565	275,800,476,852
Allowance for credit losses	(2,791,246,541)	(717,918,530)	(2,790,871,075)	(717,838,828)
	413,697,306,868	275,501,010,055	413,237,238,490	275,082,638,024
Microfinance Loans	18,132,347,527	18,430,520,308	18,132,347,448	18,430,520,229
Allowance for credit losses	(1,110,690,773)	(1,674,655,468)	(1,110,690,694)	(1,674,655,389)
	17,021,656,754	16,755,864,840	17,021,656,754	16,755,864,840
SME/MSE Loans	57,722,605,754	62,437,453,180	56,770,115,464	61,263,619,419
Allowance for credit losses	(5,731,983,304)	(5,827,074,168)	(5,423,662,744)	(5,517,020,300)
	51,990,622,450	56,610,379,012	51,346,452,720	55,746,599,119
Contract to Sell	1,450,979,240	17,601,889,137	820,240,128	16,947,240,412
Allowance for credit losses	(348,576,644)	(3,741,138,747)	(273,857,529)	(3,652,976,092)
	1,102,402,596	13,860,750,390	546,382,599	13,294,264,320
Loans to Private Corporation	560,438,654,826	617,442,069,633	553,164,430,394	610,575,045,138
Allowance for credit losses	(27,687,367,938)	(37,619,323,296)	(25,787,470,786)	(35,765,399,936)
	532,751,286,888	579,822,746,337	527,376,959,608	574,809,645,202
Loans to Individuals for Housing Purposes	38,549,804,970	26,215,005,010	35,537,288,617	23,243,126,267
Allowance for credit losses	(8,946,841,221)	(4,374,908,561)	(8,910,038,324)	(4,334,404,192)
	29,602,963,749	21,840,096,449	26,627,250,293	18,908,722,075
Loans to Individual for Personal Use	81,522,860,626	70,756,770,917	76,132,235,901	66,170,320,425
Allowance for credit losses	(2,863,306,568)	(3,017,443,316)	(2,532,688,228)	(2,677,765,688)
	78,659,554,058	67,739,327,601	73,599,547,673	63,492,554,737
Loans to Individual for Other Purposes	6,001,617,121	7,598,016,454	4,539,165,366	5,855,176,175
Allowance for credit losses	(1,408,672,731)	(1,352,854,203)	(1,379,973,528)	(1,324,155,000)
	4,592,944,390	6,245,162,251	3,159,191,838	4,531,021,175
Sec Purchased Under Repurchase Agreement	299,920,821,856	287,648,909,882	298,430,821,856	287,648,909,882
General loan loss provision	(14,815,160,364)	(14,402,848,054)	(14,708,858,520)	(14,298,986,189)
Total Loan Portfolio	**1,631,438,987,648**	**1,548,346,814,977**	**1,614,683,875,298**	**1,533,617,843,856**

Accrued Interest Receivable	32,536,594,693	28,752,549,801	32,253,503,562	28,454,007,008
Allowance for credit losses	(1,982,199,231)	(2,157,152,173)	(1,895,039,271)	(2,065,938,169)
	30,554,395,462	26,595,397,628	30,358,464,291	26,388,068,839
Accounts Receivable	2,865,421,002	3,236,338,682	1,600,142,212	2,297,717,071
Allowance for credit losses	(1,259,290,475)	(1,682,439,702)	(992,395,384)	(1,408,192,241)
	1,606,130,527	1,553,898,980	607,746,828	889,524,830
Sales Contract Receivable	1,515,359,283	1,765,053,225	1,286,444,837	1,499,715,168
Allowance for credit losses	(41,110,254)	(64,466,839)	(32,121,976)	(57,852,173)
	1,474,249,029	1,700,586,386	1,254,322,861	1,441,862,995
Dividend Receivable	73,535,726	56,192,265	73,535,726	56,192,265
Lease Receivable	3,801,466,770	3,560,726,943	0	0
Allowance for credit losses	(370,107,662)	(519,994,843)	0	0
	3,431,359,108	3,040,732,100	0	0
Inter-Agency Receivable	151,693,238	218,171,189	0	0
Allowance for credit losses	(1,114,768)	(1,913,299)	0	0
	150,578,470	216,257,890	0	0
Due from Operating/Field Units	(458,622)	19,554,535	(458,622)	19,554,535
Deficiency Judgement Receivable	20,785,263	20,785,264	20,785,263	20,785,264
Due from Officers and Employees	47,021,808	81,911,030	45,591,954	81,348,830
Allowance for credit losses	0	(415,557)	0	0
	47,021,808	81,495,473	45,591,954	81,348,830
Other Receivables	14,985,664	40,051,960	0	0
Allowance for credit losses	(1,931,333)	(1,594,583)	0	0
	13,054,331	38,457,377	0	0
	1,668,809,638,750	**1,581,670,172,875**	**1,647,043,863,599**	**1,562,515,181,414**

The Parent's interest rates on loan releases for CY 2025 range from 1.00 to 18.08 per cent for peso denominated loans and from 4.42 to 8.25 per cent for foreign currency denominated loans.

Securities Purchased under Repurchased Agreement

This account consists of:

	Group		Parent	
	2025	2024	2025	2024
Domestic				
Reverse Repurchase-BSP	290,110,000,000	285,749,071,468	290,000,000,000	285,749,071,468
Repo Lending-Private	9,765,658,731	1,875,179,488	8,385,658,731	1,875,179,488
Foreign				
Margin Call	45,163,125	24,658,926	45,163,125	24,658,926
	299,920,821,856	**287,648,909,882**	**298,430,821,856**	**287,648,909,882**

The Reverse Repurchase with BSP carrying an interest rate of 4.475 per cent and 5.72 per cent as at December 31, 2025 and 2024, respectively. Reverse Repurchase as at December 31, 2025 with Metropolitan Bank and Trust Company and Bank of the Philippine Islands carries an interest rate of 4.875 and 4.925 per cent, while the outstanding reverse repurchase transaction as at December 31, 2024 with Security Bank and Trust Corp. carries an interest of 6.135 per cent.

Allowance for credit losses

The details of allowance for credit losses on loans of the Parent are:

	2025	2024
Balance, January 1	70,223,170,394	57,351,264,398
Provision	13,263,956,076	18,459,941,974
Write-offs	(15,948,375,970)	(3,524,165,378)
Transfers and other adjustments	(4,352,492,858)	(2,063,870,600)
Balance, December 31	**63,186,257,642**	**70,223,170,394**

As of December 31, 2025 and 2024, the breakdown of Gross Loans as to secured and unsecured follows:

	Parent			
	2025		2024 (As restated)	
	Amount	%	Amount	%
Secured loans:				
Guarantee of the Republic of the Philippines	150,815,000,000	8.99	145,545,024,545	9.08
Various guarantees	325,099,877,166	19.38	320,317,067,664	19.97
Various mortgages	371,670,543,495	22.15	366,026,934,405	22.82
	847,585,420,661	50.52	831,889,026,614	51.87
Unsecured loans	830,284,712,279	49.48	771,951,987,636	48.13
Gross loan at amortized cost	**1,677,870,132,940**	**100.00**	**1,603,841,014,250**	**100.00**

NPLs included in the total loan portfolio of the Parent are presented below as net of specific allowance for credit losses on NPLs in compliance with BSP Circular No. 772 and 941, which amends regulations governing NPLs.

	2025	2024 (As restated)
Total NPLs	81,145,324,663	90,204,601,292
Allowance for credit losses	(38,684,078,274)	(46,479,613,664)
Net NPLs	42,461,246,389	43,724,987,628

Accrued interest receivable consists of accrued interest on:

	Parent	
	2025	2024
Due from BSP	11,536,000	37,815,000
Due from Banks	4,274,556	6,095,833
Investments		
FVTPL	28,144,777	82,244,075
FVOCI	10,262,831,877	6,381,038,801
Amortized Cost	5,953,313,866	6,255,607,747
Loans and Receivable	15,987,860,689	15,685,643,119
Sales Contract Receivable	5,140,050	5,160,686
Other Assets	401,747	401,747
Allowance for Losses	(1,895,039,271)	(2,065,938,169)
	30,358,464,291	**26,388,068,839**

11. Investment Property

This account consists of:

	Group					
	2025			2024 (As restated)		
	Land	Building	Total	Land	Building	Total
At Cost						
At January 1	9,866,981,161	13,900,929,290	23,767,910,451	8,952,826,888	10,551,101,828	19,503,928,716
Additions/(Disposals)	307,570,889	5,920,958,470	6,228,529,359	1,045,383,679	3,410,419,849	4,455,803,528
Transfers/Adjustment	(83,128,341)	(3,989,925,578)	(4,073,053,919)	(131,229,406)	(60,592,387)	(191,821,793)
At December 31	**10,091,423,709**	**15,831,962,182**	**25,923,385,891**	**9,866,981,161**	**13,900,929,290**	**23,767,910,451**
Accumulated depreciation						
At January 1	0	4,747,369,383	4,747,369,383	0	4,518,418,482	4,518,418,482
Depreciation	0	485,456,234	485,456,234	0	694,248,189	694,248,189
Transfers/Adjustment	0	(27,853,221)	(27,853,221)	0	(465,297,288)	(465,297,288)
At December 31	**0**	**5,204,972,396**	**5,204,972,396**	**0**	**4,747,369,383**	**4,747,369,383**
Allowance for Losses at December 31	**1,101,824,930**	**316,832,386**	**1,418,657,316**	**984,079,590**	**508,900,543**	**1,492,980,133**
Net book value	**8,989,598,779**	**10,310,157,400**	**19,299,756,179**	**8,882,901,571**	**8,644,659,364**	**17,527,560,935**

	Parent					
	2025			2024		
	Land	Building	Total	Land	Building	Total
At Cost						
At January 1	8,946,460,399	13,239,340,443	22,185,800,842	8,299,721,054	9,850,534,454	18,150,255,508
Additions/(Disposals)	48,074,013	5,853,568,993	5,901,643,006	646,739,345	3,388,805,989	4,035,545,334
Transfers/Adjustment	0	(3,949,431,878)	(3,49,431,878)	0	0	0
At December 31	**8,994,534,412**	**15,143,477,558**	**24,138,011,970**	**8,946,460,399**	**13,239,340,443**	**22,185,800,842**
Accumulated depreciation						
At January 1	0	4,570,760,324	4,570,760,324	0	4,353,752,165	4,353,752,165
Depreciation	0	445,256,475	445,256,475	0	666,975,951	666,975,951
Transfers/Adjustment	0	0	0	0	(449,967,792)	(449,967,792)
At December 31	0	**5,016,016,799**	**5,016,016,799**	**0**	**4,570,760,324**	**4,570,760,324**
Allowance for Losses at December 31	**1,083,463,800**	**316,832,386**	**1,400,296,186**	**965,718,460**	**508,900,543**	**1,474,619,003**
Net book value	**7,911,070,612**	**9,810,628,373**	**17,721,698,985**	**7,980,741,939**	**8,159,679,576**	**16,140,421,515**

Investment properties include real estate properties acquired in settlement of loans and receivables.

As of December 31, 2025 and 2024, the carrying value of investment properties still subject to redemption amounted to P93,787,898 and P81,536,128, respectively, for the Parent. Investment properties with on-going cases amounted to P1,799,014,964 and P2,333,996,482 as of December 31, 2025 and 2024, respectively. Properties amounting to P28,453,042 and P59,116,060 as of December 31, 2025 and 2024, respectively, are agricultural lands covered by the government's agrarian reform program.

In 2025 and 2024, the Parent's direct operating expenses, consisting of depreciation and amortization pertaining to investment properties amounted to P445,256,475 and P666,975,951, respectively.

12. Property and Equipment

This account consists of:

GROUP										
	LAND	BUILDING	MACHINERY AND EQUIPMENT	TRANSPORT A-TION EQUIPMENT	FURNITURE & FIXTURES	LEASEHOLD RIGHTS & IMPROVEMENT	Bank Furniture, Fixtures and Equipment-Under Finance Lease	BUILDING UNDER CONSTRU-CTION	2025	2024 (As restated)
At Cost										
At January 1	3,005,918,950	6,673,366,823	10,086,126,314	249,983,547	975,366,130	1,803,723,749	1,152,722,899	935,502,515	24,882,730,927	25,730,214,747
Additions	2,697,312	97,439,149	2,493,673,652	37,886,316	107,202,116	250,208,253	206,257,461	624,563,040	3,819,927,899	2,473,809,328
Disposal	0	(2,596,000)	(394,224,839)	(1,052,720)	(9,646,766)	(10,470,160)	0	0	(417,992,485)	(871,490,323)
Transfers / reclass	797,000	719,031,815	(376,499,575)	193,174,314	2,177,262	(114,729,348)	0	(835,251,955)	(401,170,546)	(2,419,754,425)
At December 31	**3,009,403,962**	**7,487,268,787**	**11,809,075,552**	**479,991,457**	**1,075,098,742**	**1,928,732,494**	**1,358,980,360**	**724,803,590**	**27,873,354,844**	**24,882,729,927**
Accumulated Depreciation/ Impairment Loss										
At January 1	0	3,571,108,934	6,869,295,708	188,634,534	647,102,421	1,084,999,581	389,611,158	1,516,803	12,742,269,139	14,197,891,542
Depreciation/ Amortization	0	287,329,389	1,107,070,162	51,395,702	58,539,257	135,125,659	156,795	548,964	1,640,205,928	1,486,998,435
Disposal	0	(534,768)	(368,290,883)	(1,012,111)	(6,348,060)	(6,631,138)	0	0	(382,816,960)	(527,420,364)
Transfers / reclass	0	(1,263,180)	(224,429,794)	111,308,941	20,544,851	(42,073,625)	(1,607,786)	0	(137,520,593)	(2,415,200,474)
Impairment Loss	0	0	0	0	0	0	0	0	0	0
At December 31	**0**	**3,856,640,375**	**7,373,645,193**	**350,327,066**	**719,838,469**	**1,171,420,477**	**388,200,167**	**2,065,767**	**13,862,137,514**	**12,742,269,139**
Allow for Losses	0	33,119,258	26,784,575	1,792,023	2,891,289	548,220	0	0	65,135,365	54,690,157
Net Book Value	**3,009,403,962**	**3,597,509,154**	**4,408,645,784**	**127,872,368**	**352,368,984**	**756,763,797**	**970,780,193**	**722,737,823**	**13,946,081,965**	**12,085,770,631**

PARENT										
	LAND	BUILDING	MACHINERY AND EQUIPMENT	TRANSPORT A-TION EQUIPMENT	FURNITURE & FIXTURES	LEASEHOLD RIGHTS & IMPROVEMENT	Bank Furniture, Fixtures and Equipment-Under Finance Lease	BUILDING UNDER CONSTRU-CTION	2025	2024 (As restated)
At Cost										
At January 1	2,864,635,239	6,444,539,387	9,731,702,896	194,675,924	941,958,377	1,580,558,648	407,062,231	929,723,391	23,094,856,093	24,165,171,892
Additions	2,697,312	88,752,827	2,437,733,484	1,005,016	55,337,040	223,659,591	0	624,563,040	3,433,748,910	2,172,752,562
Disposal	0	(2,596,000)	(390,194,024)	(1,052,720)	(9,646,766)	(10,470,160)	0	0	(413,961,670)	(867,560,546)
Transfers / reclass	(12,000)	714,610,749	(324,548,611)	203,324,264	12,330,012	(100,999,630)	0	(835,251,955)	(330,724,181)	(2,375,507,815)
At December 31	**2,867,321,151**	**7,245,104,963**	**11,454,693,745**	**397,952,484**	**999,978,663**	**1,692,781,449**	**407,062,231**	**719,034,466**	**25,783,919,152**	**23,094,856,093**
Accumulated Depreciation/ Impairment Loss										
At January 1	0	3,439,292,117	6,561,625,937	165,625,761	625,883,539	937,938,440	386,512,324	0	12,116,878,118	13,576,090,475
Depreciation/ Amortization	0	279,220,464	1,087,235,167	46,745,716	54,597,863	112,808,708	156,795	0	1,580,804,713	1,431,248,880
Disposal	0	(534,768)	(368,290,883)	(1,012,111)	(6,348,060)	(6,631,138)	0	0	(382,816,960)	(521,605,029)
Transfers / reclass	0	(1,263,183)	(174,388,464)	89,661,390	(11,425,096)	(34,816,581)	0	0	(132,231,934)	(2,368,856,208)
Impairment Loss	0	0	0	0	0	0	0	0	0	0
At December 31	**0**	**3,716,714,630**	**7,106,181,757**	**301,020,756**	**662,708,246**	**1,009,299,429**	**386,709,119**	**0**	**13,182,633,937**	**12,116,878,118**
Allow for Losses	0	33,119,258	26,784,575	1,466,105	2,787,408	548,220	0	0	64,705,566	54,260,358
Net Book Value	**2,867,321,151**	**3,495,271,075**	**4,321,727,413**	**95,465,623**	**334,483,009**	**682,933,800**	**20,353,112**	**719,034,466**	**12,536,579,649**	**10,923,717,617**

Depreciation and amortization of the Group amounting to P1,640,205,928 and P1,486,998,435 and of the Parent amounting to P1,580,804,713 and P1,431,248,880 in 2025 and 2024, respectively, are included in depreciation and amortization expense in the Statements of Comprehensive Income.

The Parent's office equipment, furniture and vehicles with carrying amount of P318,390,129 and P58,604,408 in 2025 and 2024, respectively, are temporarily idle. The carrying amounts

of properties which are held for disposal are P33,849,317 and P30,432,510 in 2025 and 2024, respectively, while the carrying amount of fully depreciated assets still in use are P234,004,089 and P236,456,718 in 2025 and 2024, respectively.

13. Leases

Parent as lessee

The lease liabilities are secured by the related underlying assets. The undiscounted maturity analysis of lease liabilities as of December 31, 2025 for the Parent is as follows:

	Within 1 Year	After 1 Year but not more than 5 Years	More than 5 Years	Total
Finance Charge	191,257,133	296,774,178	90,530,085	578,561,396
Finance Lease Liability	775,857,638	1,556,912,882	382,798,425	2,715,568,945
Lease Payment	967,119,344	1,853,687,060	473,328,509	3,294,134,913

As of December 31, 2025, the Parent recognized interest expense on lease liabilities, presented in the Statement of Comprehensive Income, amounting to P177,568,152 and lease related rent expense of P236,766,809, recognized on a straight-line basis over the lease term, relating to leases that qualify as both short-term leases and leases of low-value assets.

Right-of-use assets consist of the following:

GROUP					
	BUILDING & OTHER STRUCTURES	MACHINERY & EQUIPMENT	TRANSPORTATION EQUIPMENT	RIGHT-OF-USE ASSETS Per F/S AAR 2025	2024 (As restated)
At Cost					
At January 1	4,671,431,357	227,748,889	378,638,943	5,277,819,189	4,875,983,643
Additions	839,506,574	765,894	0	840,272,468	1,065,735,074
Disposal	0	0	0	0	(192,066)
Transfers / reclass	(685,479,941)	0	(2,351,681)	(687,831,622)	(663,707,462)
At December 31	**4,825,457,990**	**228,514,783**	**376,287,262**	**5,430,260,035**	**5,277,819,189**
Accumulated Depreciation/ Impairment Loss					
At January 1	2,022,061,941	2,069,460	148,093,015	2,172,224,416	1,934,437,710
Depreciation/Amortization	731,187,793	38,647,968	53,193,335	823,029,096	811,870,935
Disposal	(47,749,000)	0	0	(47,749,000)	(41,774,634)
Transfers / reclass	(578,988,141)	6,211,388	(2,817,609)	(575,594,362)	(532,309,595)
Impairment Loss	0	0	0	0	0
At December 31	**2,126,512,593**	**46,928,816**	**198,468,741**	**2,371,910,150**	**2,172,224,416**
Allow for Losses	**0**	**0**	**0**	**0**	**0**
Net Book Value	**2,698,945,397**	**181,585,967**	**177,818,521**	**3,058,349,885**	**3,105,594,773**

PARENT					
	BUILDING & OTHER STRUCTURES	MACHINERY & EQUIPMENT	TRANSPORTATION EQUIPMENT	2025	2024
At Cost					
At January 1	3,839,897,314	227,748,889	378,638,943	4,446,285,146	4,124,650,594
Additions	768,083,523	765,894	0	768,849,418	955,918,029
Disposal	0	0	0	0	(192,066)
Transfers / reclass	(630,653,631)	0	(2,351,681)	(633,005,312)	(634,091,411)
At December 31	**3,977,327,206**	**228,514,783**	**376,287,262**	**4,582,129,252**	**4,446,285,146**
Accumulated Depreciation/ Impairment Loss					
At January 1	1,902,924,175	2,069,460	148,093,015	2,053,086,650	1,863,320,113
Depreciation/Amortization	672,548,724	38,647,968	53,193,335	764,390,027	734,230,637
Disposal	(47,749,000)	0	0	(47,749,000)	(41,774,634)
Transfers / reclass	(559,974,823)	6,211,388	(2,817,609)	(556,581,044)	(502,689,466)
Impairment Loss	0	0	0	0	0
At December 31	**1,967,749,076**	**46,928,816**	**198,468,741**	**2,213,146,633**	**2,053,086,650**
Net Book Value	**2,009,578,130**	**181,585,967**	**177,818,521**	**2,368,982,618**	**2,393,198,496**

Parent as lessor

The Parent has entered into commercial property leases with various tenants on its investment property portfolio and part of LANDBANK premises. Various lease contracts include escalation clauses. Rent income from leases is included in the Statement of Comprehensive Income.

The Parent retains ownership rights over assets subject to lease agreements. To manage the risks associated with these retained rights, the Parent employs a risk management strategy by requiring security deposits or guarantees.

Future minimum rentals receivable under non-cancellable operating leases as at December 31, 2025 are as follows:

	Within 1 Year	After 1 Year but not more than 5 Years	More than 5 Years	Total
Operating Lease	4,442,264	10,992,337	0	15,434,601

14. Non-Current Assets Held for Sale

The Non-current Assets Held for Sale account consists of:

	Group		Parent	
	2025	2024	2025	2024
Balance at the beg. of the year	1,106,578,244	1,063,079,077	1,052,378,854	1,049,049,442
Additions	1,727,453,068	1,616,783,870	1,668,297,861	1,537,645,756
Disposal/Adjustments	(1,007,854,416)	(1,573,284,703)	(954,017,815)	(1,534,316,344)
Balance at the end of the year	**1,826,176,896**	**1,106,578,244**	**1,766,658,900**	**1,052,378,854**
Allowance for Losses	(142,224,166)	(179,108,817)	(140,563,166)	(176,202,622)
Net book value at end of year	**1,683,952,730**	**927,469,427**	**1,626,095,734**	**876,176,232**

15. Other Intangible Assets

This account consists of:

	Group		Parent	
	2025	2024	2025	2024
Balance at the beg. of the year	4,358,036,972	4,021,212,096	4,169,027,846	3,861,338,742
Additions	1,145,776,349	507,317,855	1,124,595,054	478,182,083
Derecognition/Adjustments	(171,412,652)	(170,492,979)	(170,901,523)	(170,492,979)
Balance at the end of the year	5,332,400,669	4,358,036,972	5,122,721,377	4,169,027,846
Accumulated Amortization	(3,502,836,805)	(3,087,581,184)	(3,346,953,730)	(2,954,433,758)
Allow for Losses	(716,382)	(716,382)	(716,382)	(716,382)
Net book value at end of year	**1,828,847,482**	**1,269,739,406**	**1,775,051,265**	**1,213,877,706**

16. Other Assets

This account consists of:

	Group		Parent	
	2025	2024 (As restated)	2025	2024 (As restated)
Sundry debits	11,878,523,401	17,059,990,470	11,864,278,138	17,059,957,572
Prepayments	1,244,037,295	823,488,098	1,096,579,236	779,878,763
Documentary stamps	894,344,332	582,280,590	890,820,496	581,549,776
Other Deposits (net)	991,960	991,960	991,960	991,960
Other Properties Acquired (net)	2,269,041,811	918,989,973	2,269,041,811	918,009,963
Miscellaneous Assets	17,107,853,970	17,805,962,870	17,090,304,243	17,696,960,199
Others	621,008,994	653,381,859	600,200,618	627,167,724
Allowance for credit losses	(24,292,145)	(24,292,145)	(20,594,389)	(20,594,389)
	33,991,509,618	**37,820,793,675**	**33,791,622,113**	**37,643,921,568**

Other Assets are composed of the following:

Sundry Debit Account – This account represents debit items or transactions that cannot be immediately classified under a specific account at the time of recording. These items are subject to review and must be properly classified and cleared within one month from the date of entry.

Prepayment Account – This pertains to expenses paid in advance that will provide economic benefits in future periods not exceeding one year. These include, but are not limited to, insurance premiums, rental payments, and subscription fees.

Other Properties Acquired – This account consists of non-real property assets acquired by the Bank in settlement of loan receivables through foreclosure or similar arrangements. These are carried at cost, net of accumulated depreciation and allowance for losses, if any.

Miscellaneous Assets – These include assets and transactions that cannot be appropriately classified under other asset accounts. Examples include unserviceable fixed assets and mobilization fees advanced to suppliers.

Others – This line item includes various minor asset balances such as postage stamps, shortages, returned checks and other cash items, amounts due from ARF, and Other Assets – Subsidiaries accounts.

17. Allowance for Credit Losses and Impairment Losses

Changes in the allowance for credit losses and impairment losses of the Parent are as follows:

	2025	2024 (As restated)
Balance at beginning of year:	77,697,816,118	63,718,959,172
Provisions charged to operations	15,136,302,408	20,518,811,264
Accounts charged off and others	(16,999,969,308)	(3,734,869,613)
Transfer/adjustments	(4,894,194,532)	(2,805,084,705)
Balance December 31	**70,939,954,686**	**77,697,816,118**
Balance at end of year:		
Loans (Note 10)	63,186,257,642	70,223,170,394
Investments (Note 7 & 8)	1,547,082,149	1,555,131,740
Receivables & Other assets (Note 6,10,11,12,14, 15 & 16)	4,557,557,264	5,267,557,838
Contingent	1,649,037,631	651,956,146
	70,939,954,686	**77,697,816,118**

With the foregoing level of allowance for credit losses, the Parent believes that it has sufficient allowance to cover any losses that the Parent may incur from the non-collection or non-realization of its loans and receivables and other risk assets.

The account includes provision for credit losses/impairment losses of the Parent as follows:

	2025	2024 (As restated)
Loans (Note 10)	13,263,956,076	18,459,941,974
Investments	32,551,183	36,978,811
Receivables and other assets	1,839,795,149	2,021,890,479
	15,136,302,408	**20,518,811,264**

The calculated ECL for Treasury Exposures as of September 2025 increased from P771.37 million to P778.92 million. The table shows the computed ECL for 2025 and 2024:

INVESTMENTS *(In Thousand P)*	TOTAL		STAGE 1		STAGE 2		STAGE 3	
	2025	2024	2025	2024	2025	2024	2025	2024
Due from BSP and SPURA	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Due from Other Banks & IBLR	**3,777.73**	**1,737.16**	**3,777.73**	**1,737.16**	**0**	**0**	**0**	**0**
Due from Foreign Banks	3,250.21	1,281.94	3,250.21	1,281.94	0	0	0	0
Due from Local Banks and FIs	525.37	420.58	525.37	420.58	0	0	0	0
Inter-bank call loans receivables	2.04	0	2.04	0		0		0
Inter-bank loan and receivables	0.11	34.64	0.11	34.64	0	0	0	0
FVOCI debt investments	**60,064.52**	**47,006.76**	**60,064.52**	**47,006.76**	**0**	**0**	**0**	**0**
Local Debt Securities	0	0	0	0	0	0	0	0
Foreign Debt Securities	40,048.39	39,939.28	40,048.39	39,939.28	0	0	0	0
Private Securities	20,016.13	7,067.48	20,016.13	7,067.48	0	0	0	0

Investments at amortized cost	**715,075.31**	**722,629.95**	**19,666.12**	**28,086.13**	**865.37**	**0**	**694,543.82**	**694,543.82**
Local Debt Securities	0	0	0	0	0	0	0	0
Foreign Debt Securities	17,869.13	18,814.75	17,869.13	18,814.75	0	0	0	0
Private Securities								
Local	697,108.44	703,002.60	1,699.25	8,458.78	865.37	0	694,543.82	694,543.82
Foreign	97.74	812.60	97.74	812.60	0	0	0	0
TOTAL	**778,917.56**	**771,373.87**	**83,508.37**	**76,830.05**	**865.37**	**0**	**694,543.82**	**694,543.82**

The calculated ECL for Loans, Other Exposures and Off-Balance Sheet as of September 2025 decreased from P78,371.53 million to P69,979.07 million. The table shows the computed ECL for 2025 and 2024:

EXPOSURES	TOTAL		STAGE 1		STAGE 2		STAGE 3	
(In Millions PHP)	2025	2024	2025	2024	2025	2024	2025	2024
LOANS	**67,365.12**	**75,573.64**	**13,905.49**	**13,754.62**	**12,466.82**	**7,576.50**	**40,992.81**	**54,242,52**
Corporates	50,090.12	49,336.28	8,603.56	7,987.66	10,837.76	6,496.81	30,648.80	34,851.81
Financial Institutions	7,233.84	8,840.47	2,878.80	3,538.07	1,094.01	465.83	3,261.03	4,836.57
Government	1,569.45	1,382.52	1,448.19	1,255.79	2.37	7.84	118.89	118.89
Retail Loans	7,905.42	10,590.52	893.75	905.89	328.30	255.08	6,683.37	9,429.55
Others	566.29	5,423.85	81.19	67.21	204.38	350.94	280.72	5,005.70
INVESTMENTS	**778.92**	**771.37**	**83.51**	**76.83**	**0.87**	**0.00**	**694.54**	**694.54**
Due from BSP and SPURA	0	0	0	0	0	0	0	0
Due from other banks	3.78	1.70	3.78	1.70	0	0	0	0
Inter-bank loan and receivables	0.00	0.03	0.00	0.03	0	0	0	0
FA at FVOCI debt investments	60.06	47.01	60.06	47.01	0	0	0	0
FA at amortized cost	715.08	722.63	19.67	28.09	0.87	0	694.54	694.54
OTHER EXPOSURES	**1,200.29**	**1310.29**	**15.82**	**8.01**	**15.58**	**44.22**	**1,168.89**	**1,258.06**
Sales Contract	39.66	66.42	6.90	3.82	0	0	32.76	62.60
Accounts Receivables	1,160.63	1,243.87	8.92	4.19	15.58	44.22	1,136.13	1,195.46
OFF-BALANCE SHEET ITEMS	**634.73**	**716.23**	**634.73**	**716.23**	**0**	**0**	**0**	**0**
Loan commitments	589.75	646.54	589.75	646.54	0	0	0	0
Trade and trust receipts	42.60	31.02	42.60	31.02	0	0	0	0
Financial guarantees	2.38	38.67	2.38	38.67	0	0	0	0
TOTAL	**69,979.06**	**78,371.53**	**14,639.55**	**14,555.69**	**12,483.27**	**7,620.72**	**42,856.24**	**56,195.12**

18. Deposit Liabilities

This account consists of:

	Group		Parent	
	2025	2024	2025	2024
Domestic				
Demand deposits	1,526,203,105,410	1,474,925,968,662	1,524,107,340,687	1,472,858,217,201
Savings deposits	1,461,741,693,810	1,417,504,885,610	1,454,953,435,646	1,410,459,960,078
Time certificate of deposits	16,757,531,327	13,503,718,095	9,302,836,763	8,013,850,101
	3,004,702,330,547	2,905,934,572,367	2,988,363,613,096	2,891,332,027,380
Foreign				
Savings deposit	35,527,999,481	31,947,327,106	35,530,380,907	31,950,534,466
Time certificate of deposit	77,750,001,172	75,586,686,507	77,770,897,251	75,607,182,306
	113,278,000,653	107,534,013,613	113,301,278,158	107,557,716,772
	3,117,980,331,200	**3,013,468,585,980**	**3,101,664,891,254**	**2,998,889,744,152**

The Parent's domestic deposit liabilities earn annual fixed interest rates ranging from 0.05 to 4.25 per cent in 2025 and 2024. Foreign deposit rates range from 0.05 to 0.50 per cent in 2025 and 2024, respectively. In 2025 and 2024, deposits from the government amounted to P1,831,218,313,373 and P1,783,890,419,908, respectively, representing 59 per cent of the Parent's deposit portfolio in both years, while the rest came from private depositors.

19. Financial Liabilities

	Group		Parent	
	2025	2024 (As restated)	2025	2024
Bills Payable	19,952,479,955	16,415,703,978	16,823,026,622	13,016,787,311
Bond Payable	5,011,841,883	4,827,778,186	5,011,841,883	4,827,778,186
Financial Liabilities Held for Trading	936,049,021	76,224,931	936,049,021	76,224,931
Payables	32,511,824,391	48,202,023,801	30,966,830,112	46,927,220,555
	58,412,195,250	**69,521,730,896**	**53,737,747,638**	**64,848,010,983**

a. Bills Payable

This account consists of:

	Group		Parent	
	2025	2024	2025	2024
Bangko Sentral ng Pilipinas	73	23,400,825	73	23,400,825
Domestic borrowings	3,234,749,527	3,517,050,118	105,296,194	118,133,451
Deposit Substitute-Repurchase Agreement	5,563,535,892	826,313,457	5,563,535,892	826,313,457
Foreign Borrowings ODA	11,154,194,463	12,048,939,578	11,154,194,463	12,048,939,578
	19,952,479,955	**16,415,703,978**	**16,823,026,622**	**13,016,787,311**

The breakdown of Parent's ODA foreign borrowings are as follows:

Creditor/Funder	2025	2024
World Bank/IBRD	5,325,312,204	5,901,663,402
Asian Development Bank	17,071,139	50,781,512
Japan International Cooperation Agency	4,495,577,461	4,901,489,177
Kreditanstalt fur Wiederaufbau	1,316,233,659	1,195,005,487
	11,154,194,463	**12,048,939,578**

The total ODA foreign borrowings of P11,154,194,463 is guaranteed by the NG. Foreign borrowings relent in local currency amounting to P5,938,874,773 are provided with FX Risk Cover by the NG. This has historical value of P6,916,384,369. The Parent's foreign borrowings from multilateral and bilateral agencies have maturities ranging from 15 to 40 years.

Interest rates on foreign and domestic borrowings in 2025 range from 0.01 per cent to 5.13 per cent and 4.75 per cent, respectively.

The Parent's Bills Payable is as follows:

	Bills Payable	
	2025	2024
Beginning Balance	13,016,787,311	13,614,450,450
Availments	7,381,170,847	826,313,457
Write-Offs	(23,400,752)	0
Payments	(3,551,530,784)	(1,423,976,596)
Ending Balance	**16,823,026,622**	**13,016,787,311**

b. Bonds Payable

The Parent issued the following COI to former owners of the UCPB:

- 20-year P12 billion face value COI with interest at a fixed rate of 1.75 per cent per annum based on outstanding balance issued to the PDIC on September 24, 2021, payable annually to mature in 2041, with fair value at the time of acquisition amounting to P4.04 billion computed based on the present value of the instrument discounted using the effective interest rate of 14.93 per cent.

  The issuer may, at its sole discretion, make a prepayment on the principal on any payment date beginning on the 3rd year from the date of issuance of the COI, and every three years thereafter.

  The Issuer warrants and represents that, upon its issuance and until maturity, the COI shall be fully assignable and negotiable, and shall continue to possess the features and terms provided under the Deed of Absolute Sale.

  In the event of default in the payment of principal and/or interest in the payment date, all the remaining unpaid obligations under the COI, regardless of payment schedule, shall be declared to be forthwith due and payable, whereupon all such amounts shall become and be forthwith due and payable without presentment, demand and protest or further notice of any kind, all of which are hereby expressly waived by the Issuer. The total outstanding obligation shall be subject to a penalty of 10 per cent per annum from payment date until the said obligation shall have been paid in full.

  As of December 31, 2025, the principal has an outstanding balance of P10.80 billion.

- 20-year P1.12 billion face value COI with interest at a fixed rate of 1.75 per cent per annum based on outstanding balance issued to the Republic of the Philippines, as represented by the Trust Fund Management Committee on May 25, 2022, payable annually to mature in 2042, with fair value at the time of acquisition amounting to P0.38 billion computed based on the present value of the instrument discounted using the effective interest rate of 14.93 per cent.

  The Issuer warrants and represents that, upon its issuance and until maturity, the Certificate shall be fully assignable and negotiable, and shall continue to possess the features and terms provided under the Deed of Absolute Sale.

In the event of default in the payment of principal and/or interest in the Payment Date, all the remaining unpaid obligations under the Certificate, regardless of Payment Schedule, shall be declared to be forthwith due and payable, whereupon all such amounts shall become and be forthwith due and payable without presentment, demand and protest or further notice of any kind, all of which are hereby expressly waived by the Issuer. The total outstanding obligation shall be subject to a penalty of 10 per cent per annum from Payment Date until the said obligation shall have been paid in full.

As of December 31, 2025, the principal has an outstanding balance of P1.037 billion.

The Parent's Bonds Payable is as follows:

	2025	2024
Balance, Jan. 01 (Net of Unamortized Discount)	4,827,778,186	4,672,721,488
Amortization payment	(328,028,531)	(328,028,530)
Amortization of discount	512,092,228	483,085,228
Balance, Dec. 31	**5,011,841,883**	**4,827,778,186**

c. Financial Liabilities Held for Trading

This account consists of Parent's derivative financial liability held for trading with a negative fair value:

	2025	2024
Derivatives - Negative Fair Value	936,049,021	76,224,931

d. Payables

This account consists of:

	Group		Parent	
	2025	2024 (As restated)	2025	2024
Accounts Payable	27,127,082,991	40,621,911,011	26,176,306,016	39,849,720,585
Accrued Interest Payable	2,131,899,679	4,330,624,419	2,074,955,151	4,289,008,086
Finance Lease Payable	3,252,841,721	3,249,488,371	2,715,568,945	2,788,491,884
	32,511,824,391	**48,202,023,801**	**30,966,830,112**	**46,927,220,555**

Accounts Payable includes issuance of e-money by authorized Electronic Money Issuer-Banks and conditional cash transfer to DSWD.

The classification of the finance lease payable account as of December 31, 2025 is as follows, which the Parent has entered into for the use of office spaces and equipment (Note 13):

	Current	Non-Current	Total
Finance Lease Payable	775,857,638	1,939,711,307	2,715,568,945

20. Inter-Agency Payables

This account consists of:

	Group		Parent	
	2025	2024 (As restated)	2025	2024
Due to BIR	1,621,664,370	834,571,235	1,576,892,770	798,558,479
Due to GSIS	813,542,623	231,836,497	807,963,640	230,290,417
Due to Pag-IBIG	10,275,428	9,120,968	7,233,296	6,451,649
Due to PhilHealth	120,816,002	41,068,824	114,984,863	36,767,716
Due to Other Government Corp	6,759,119,412	6,695,315,543	6,759,119,412	6,690,628,723
Due to Treasurer of the Philippines	3,268,859,785	2,013,960,626	3,227,087,296	1,984,461,261
Due to Subsidiaries/Parent	299,215,669	106,898,466	581,408,940	770,320,486
Due to SSS	8,212,668	7,010,026	0	0
Income Tax Payable	1,776,650,801	311,192,678	1,753,516,865	288,176,103
Due to Philippine Deposit Insurance Corporation	14,100,000	11,300,000	0	0
Due to Philippine Crop Insurance Corporation	1,377,575	1,377,575	1,377,575	1,377,575
	14,693,834,333	**10,263,652,438**	**14,829,584,657**	**10,807,032,409**

21. Other Payables

This account consists of:

	Group		Parent	
	2025	2024 (As restated)	2025	2024
Accrued Other Expenses	11,752,666,584	11,876,540,774	11,437,070,033	11,651,642,436
Margin Deposits	273,925,073	369,510,881	273,925,073	369,510,881
Manager's/Gift Checks	2,462,578,526	3,551,123,378	2,419,914,431	3,503,024,799
Payment Order Payable	89,695,024	107,280,915	89,695,024	107,280,915
Unclaimed Balances	340,898,302	1,200,579,430	330,051,292	1,192,191,174
Cash Letter of Credits	27,618,930,786	23,800,635,867	27,618,930,786	23,800,635,867
Outstanding Acceptances	20,103,013	112,643,566	20,103,013	112,643,566
Others	21,452,538,989	25,385,040,399	21,291,700,679	25,260,859,362
	64,011,336,297	**66,403,355,210**	**63,481,390,331**	**65,997,789,000**

The Accrued Other Expenses account represents the estimated liabilities for various expenses that have already been incurred but remain unpaid as of the reporting date. These expenses are recognized in the current period's operations in accordance with the accrual basis of accounting.

The Others line item includes Sundry Credit, Dividends Payable, Due to ARF, Other taxes and licenses payable, Overages, Deposit for keys of Safe Deposit Boxes and Miscellaneous Liabilities accounts.

22. Income and Other Taxes

Under Philippine tax laws, the RBU of the Parent is subject to percentage and other taxes (presented as Taxes and Licenses in the statement of comprehensive income) as well as income taxes. Percentage and other taxes paid consist principally of gross receipts tax and documentary stamp taxes. Income taxes include the corporate income tax and final withholding tax on gross interest income from government securities, deposits and other deposit substitutes. These income taxes and deferred tax benefits are presented in the statement of comprehensive income either Provision for or (Benefit from) Income Tax.

On March 26, 2021, RA No. 11534, or the CREATE Law, was signed into law and amended certain provisions of the National Internal Revenue Code of 1997 effective July 1, 2020. Among major changes brought about by the CREATE Law that are relevant to and considered by the Group and its subsidiaries includes reduced NCIT rate from 30 per cent to 25 per cent, MCIT rate from two per cent to one per cent and allowable deduction for interest expense is reduced from 33 per cent to 20 per cent of the interest income subjected to final tax. However effective July 1, 2023, the MCIT shall revert to its old rate of two per cent based on the gross income.

Under the Tax Code, as amended, the income tax to be paid by a taxpayer is the higher between the rate at NCIT or the rate at MCIT. For taxable year 2025, the Parent paid its income tax based on NCIT computation since it resulted to a higher tax payable than MCIT computation.

FCDU offshore income (income from non-residents) derived by depository banks under the expanded foreign currency deposit system is exempt from income tax while gross onshore interest income (income from residents) from foreign currency loans under the Expanded Foreign Currency Deposit System is subject to 10 per cent final tax. Prior to July 1, 2025, interest income earned by resident individuals or corporations from FCDU deposits was subject to a 15 per cent final tax, however upon the effectivity of Capital Markets Efficiency Promotions Act (RA No. 12214) on July 1, 2025, the final withholding tax on interest income from all bank deposits—regardless of currency or tenor, was standardized at 20 per cent. However, any tax exemption or preferential rate on transactions prior to July 1, 2025 shall be subject to the prevailing tax rate at the time of its issuance, subject to qualifications per Revenue Regulation No. 21-2025. The exemption for non-resident income from FCDU transactions is maintained.

The provision for/ (benefit from) income tax consists of:

	Group		Parent	
	2025	2024 (As restated)	2025	2024
Current:				
Normal/MCIT	1,199,572,717	1,093,831,833	1,048,602,044	955,418,460
Deferred	(2,860,727,606)	(1,205,620,398)	(2,859,537,917)	(1,205,371,796)
Provision for Income Tax	**(1,661,154,889)**	**(111,788,565)**	**(1,810,935,873)**	**(249,953,336)**

The reconciliation of the provision for income tax computed at the statutory tax rate to the actual provision is as follows:

	Group		Parent	
	2025	2024 (As restated)	2025	2024
Statutory income tax	12,469,858,589	9,732,143,087	12,328,438,551	9,598,434,314
Additions to (reductions in) income taxes arising from:				
Non-deductible interest expense	3,807,781,721	3,574,258,558	3,807,781,721	3,574,256,657
Other Deductible/Non-deductible Expense	1,205,643,011	1,451,681,270	1,187,905,141	1,424,145,773
FCDU Income	(1,184,770,582)	(1,244,147,449)	(1,187,187,117)	(1,244,147,449)
Tax exempt & tax paid income	(15,955,037,614)	(15,116,746,950)	(15,932,468,197)	(15,106,996,057)
Others	(2,004,630,014)	1,491,022,919	(2,015,405,973)	1,504,353,427
	(1,661,154,889)	**(111,788,565)**	**(1,810,935,873)**	**(249,953,336)**

The net deferred income tax asset reported by the Parent amounted to P20,438,708,754 and P17,763,938,066 for CY 2025 and 2024, respectively, while the subsidiaries recognized deferred tax assets of P1,036,435,573 and P956,849,074 for CY 2025 and 2024, respectively.

Below are the temporary differences for which deferred tax asset (net of deferred tax liabilities) recognized by the Parent because LANDBANK believes that it is probable that future taxable profits will be available against which the asset can be utilized.

	Parent	
	2025	2024
Deferred tax asset:		
Provision for credit and impairment losses	17,734,994,847	18,553,847,129
Accrued expenses	1,082,739,951	(353,971,904)
Loss on fair value thru profit and loss	208,492,455	9,020,850
Excess MCIT over NIT	1,048,602,044	0
Net Operating Carry Loss Over (NOLCO)	475,812,016	0
	20,550,641,313	18,208,896,075
Deferred tax liability:		
Foreign exchange gain from revaluation	111,932,559	444,958,009
	111,932,559	444,958,009
Net Deferred Tax Asset	20,438,708,754	17,763,938,066

23. Supplementary Information Required Under Revenue Regulations Nos. 19-2011 and 15-2010

Supplementary information Under RR No. 19-2011

In addition to the required supplementary information under RR No. 15-2010, on December 9, 2011, the BIR issued RR No. 19-2011 (and as further amended by RR No. 2-2014 dated January 24, 2014) which prescribes the new annual income tax forms that will be used for filing effective taxable year 2011. Specifically, companies are required to disclose certain tax information in their respective notes to financial statements. For the taxable year December 31, 2025, the Parent reported the following revenues and expenses for income tax purposes:

Revenues	
Services/operations	86,899,240,805
Non-operating and taxable other income:	
Trading and securities gain	3,398,890,246
Service charges, fees and commissions	4,529,631,297
Income from trust operations	303,434,960
Others	2,516,214,014
Total Revenues	97,647,411,322
Expenses	
Cost of Services:	
Compensation and fringe benefits	10,810,154,112
Others	34,407,155,014
Total Cost of Services	45,217,309,126
Itemized deductions:	
Compensation and fringe benefits	12,205,430,889
Taxes and Licenses	10,276,817,764
Documentary Stamps Used	4,844,346,783
Depreciation and amortizations	2,150,799,582
Security, messengerial and janitorials	2,208,032,352
Information Technology Expenses	1,496,193,128
Bad Debts	16,885,929,510
Fees and Commission	1,426,504,554
Communications, Light and Water	479,598,923
Litigation/Asset Acquired Expenses	370,627,332
Miscellaneous	672,538,331
Management and professional fees	191,554,788
Office Supplies	113,062,245
Rent	46,072,107
Representation and entertainment	97,718,607
Transportation and Travel	220,422,306
Insurance	164,184,842
Repairs and Maintenance	112,224,125
Donations and Charitable Contributions	49,518,765
Advertising	107,873,198
Fuel and Oil	63,550,910
Freight Expense	43,256,619
Trainings and seminars	85,408,897
Membership Fees and Dues	12,879,235
Directors Fee	7,112,000
Fines. Penalties & Other Charges	1,681,468
Periodicals and Magazines	11,000
Total Itemized Deductions/Expenses	54,333,350,260
Total Expenses	99,550,659,386
Net Taxable Income	(1,903,248,064)

Supplementary information Under RR No. 15-2010

On November 25, 2010, the BIR issued RR No. 15-2010 to amend certain provisions of RR No. 21-2002 which provides that starting 2010 the notes to financial statements shall include information on taxes, duties and license fees paid or accrued during the taxable year.

In compliance with the requirements of the BIR hereunder are the information on taxes and license fees paid or accrued during the taxable year.

I. The DST on loan instruments and other transactions subject thereto for the tax period 2025 are as follows:

Documents / transactions	DST Paid
Debt instruments, bonds, certificate of time deposits	8,092,796,607
Original issue of shares of stocks	151,542
Mortgages, pledges, deed of assignments/trust	888,076,480
Foreign bills of exchange, letters of credit	160,551,983
Banks, checks, drafts and telegraphic transfer/others	101,487,339
Acceptance of bills of exchange	56,676,287
On Assignments and renewal of certain instruments	52,428,059
Others	1,592,529
Total DST Paid	**9,353,760,826**

II. All other taxes, local and national, paid for the tax period 2025:

National	
Percentage taxes (GRT)	9,321,341,366
Fringe benefits tax	0
National taxes	331,889,044
Total National Taxes	9,653,230,410
Local	
Real estate tax	76,396,922
Local business tax	173,224,570
Mayor's Permit/Municipal License/Other Regulatory Fees/License Permit	250,522,674
Other local taxes	6,848,913
Total Local Taxes	506,993,079
Total National and Local Taxes	**10,160,223,489**

III. The amount of withholding taxes paid/accrued for the year amounted to:

Tax on Compensation and benefits	2,407,542,327
Creditable withholding taxes	845,751,598
Final withholding taxes	7,113,972,186
	10,367,266,111

IV. Taxes withheld by client on their income payments to the Parent were claimed as tax credits:

Tax Credits against Income Tax	6,536,127,752
Tax Credits against GRT	409,784,879
	6,945,912,631

24. Retirement Cost

The Parent has separate funded contributory defined contribution retirement plans covering all its officers and regular employees. Under the retirement plans, all concerned officers and employees are entitled to cash benefit after satisfying certain age and service requirements. Total expenses charged against operations in 2025 and 2024 amounted to P848,334,708 and P566,967,192, respectively.

25. Related Party Transactions

In the ordinary course of business, the Parent has loan transactions with certain DOSRI. Existing banking regulations limit the amount of individual loans to DOSRI, 70 per cent of which must be secured by their respective deposits and book value of their respective investments in the Parent. In the aggregate, loans to DOSRI generally should not exceed the respective total unimpaired capital or 15 per cent of total loan portfolio, whichever is lower, of the Parent.

BSP Circular No. 547 dated September 21, 2006 prescribed the DOSRI rules for government borrowings in government-owned or controlled banks. Said circular considered as indirect borrowings of the ROP, loans, other credit accommodations and guarantees to: (a) GOCCs; and (b) Corporations where the ROP, its agencies/departments/ bureaus, and/or GOCCs own at least 20 per cent of the subscribed capital stocks.

Total outstanding DOSRI loans of the Parent as of December 31, 2025 amounted to P150,877,532,477 of which P150,817,075,857 are government borrowings covered by BSP Circular No. 547.

The following are the percentage of DOSRI loans:

	2025	2024
Total DOSRI Loans	150,877,532,477	141,568,443,666
Unsecured DOSRI Loans	0	900,124
% of DOSRI Loans to Total Loans	8.992%	8.827%
% Unsecured DOSRI to Total DOSRI	0%	0.001%
% of Past due DOSRI to Total DOSRI	0%	0.002%
% Non-performing DOSRI to Total DOSRI	0%	0.001%

The following are the significant transactions of the Parent with related parties:

	2025				2024			
	Key Management Personnel	Subsidiaries	Others (GOCCs, Provident Fund and Rural Banks)	Total	Key Management Personnel	Subsidiaries	Others (GOCCs, Provident Fund and Rural Banks)	Total
Receivable from customers	6,403,552	1,159,058,472	150,871,128,925	152,036,590,949	8,873,493	933,441,034	143,572,997,720	144,515,312,247
Other Assets		1,832,266,174		1,832,266,174		1,995,207,368		1,995,207,368
Deposit liabilities		1,638,060,871		1,638,060,871		1,632,484,028		1,632,484,028
Other liabilities		589,456,544		589,456,544		1,049,974,410		1,049,974,410
	6,403,552	**5,218,842,061**	**150,871,128,925**	**156,096,374,538**	**8,873,493**	**5,611,106,840**	**143,572,997,720**	**149,192,978,053**

The following are the related party transactions of the Parent with its subsidiaries:

	LLFC	LIBI	LBRDC	MSI	OFBI	UFEC	LSI	GHDI	USBI	Total 2025	2024
Due from Other Bank					1,700,000,000					1,700,000,000	1,749,627,244
Loans & Receivable	950,757,745	7,644,757	190,902,197		4,425,512		1,281,355		4,346,906	1,159,058,472	933,441,834
Other Assets	82,790,647		49,475,527							132,266,174	245,580,124
Deposit Liabilities	278,948,524	233,355,546	155,875,212	24,532,160	58,678,430	6,956,057	197,245,869	329,544,222	352,924,851	1,638,060,871	1,632,484,828
Other Liabilities	337,140,571		248,798,434		2,178,000				1,339,539	589,456,544	1,049,974,410
TOTAL	1,649,637,487	241,000,303	644,751,370	24,532,160	1,765,281,942	6,956,057	198,527,224	329,544,222	358,611,296	5,218,842,061	5,611,106,840

	2025	2024
Interest income	120,027,641	165,778,538
Interest expense	(17,604,926)	(36,721,928)
Other income	3,077,652	2,682,659
Other expenses	0	(148,060,421)

Compensation of key management personnel:

	Group		Parent	
	2025	2024	2025	2024
Short-term employee benefits	405,354,575	332,440,446	368,528,037	264,879,288
Post-employment benefits	56,152,826	44,547,572	56,152,826	42,749,202
Other long-term benefits	105,972,418	100,215,782	105,972,418	100,215,782
	567,479,819	**477,203,800**	**530,653,281**	**407,844,272**

Terms and conditions of transactions with related parties:

The Parent's related party transactions as of December 31, 2025 and 2024 amounted to P156,096,399,538 and to P149,192,978,053, respectively. There have been no guarantees provided or received for any related party receivables or payables. For the years ended December 31, 2025 and 2024, the Group has not made any provision for doubtful accounts relating to amounts owed by related parties. This assessment is undertaken each financial year through examination of the financial position of the related party and the market in which the related party operates.

26. Trust Operations

The Parent is authorized under its Charter to offer trust services and administer trust funds through its Trust Banking Group. The Parent accepts funds entrusted by clients and undertakes as trustee to invest such funds in acceptable securities or other investment outlets. Trust funds or assets under Management of the Parent under its trust operations amounted to P159,058,964,072 and P149,616,033,417 as of December 31, 2025 and 2024, respectively.

Summary of Assets under Management is as follows:

	2025 (Unaudited)	2024 (Audited)
Special Purpose Trust	59,611,809,338	58,651,091,610
Other Fiduciary Accounts	41,654,022,932	40,744,143,109
Agency	38,574,539,945	33,541,894,879
Trust	19,218,591,857	16,678,903,819
	159,058,964,072	**149,616,033,417**

In compliance with the requirements of the General Banking Law, government securities with total face value of P2,400,000,000 and P1,900,000,000 in 2025 and 2024, respectively, are deposited with BSP as security for the Parent's faithful performance of its fiduciary obligation.

27. Derivative Financial Instruments

For Derivative instruments, fair values are estimated based on quoted market prices, prices provided by independent parties or values determined using accepted valuation models with observable inputs.

Freestanding Derivatives

Currency Forwards

As of December 31, 2025, the Parent's outstanding notional amount of the currency sell forward/swap agreements with maturity of less than seven months amounted to P88,653,098,542 with market value of P88,763,262,867 while currency bought forward/swap amounted to P19,280,867,970 with a market value of P19,295,320,685.

Interest Rate Swaps

As of December 31, 2025, the Parent's outstanding notional amount of the interest rate swap agreements with maturity of six months amounted to P400,000,000 for Receive Float/Pay Fix and P200,000,000 for Receive Fix/Pay Float with market value of P13,531,094 and P13,490,315 for the receive and pay leg of the interests, respectively.

Over the Counter Interest Rate Option Contract Bought

As of December 31, 2025, the Parent's outstanding notional amount of the debt warrants bought to mature on November 29, 2032 amounted to P133,444,584 with market value of P151,409,941.

Foreign Exchange Risk Cover

The FX Risk Cover on foreign borrowings is a derivative financial instrument per BSP Monetary Board Resolution No. 1063 dated August 14, 2008 and its fair value changes are reported in the statement of comprehensive income. As of December 31, 2025, the Parent's outstanding notional amount of the FX Risk Cover amounted to JPY12,348,110,642 and EUR19,060,730.

Embedded Derivatives

Embedded Credit Derivatives

For the Parent, this includes credit default swaps embedded in host debt instruments and with credit linkages to reference entities.

Embedded Optionalities in Debt Investments

For the Parent, this includes call, put, extension, and conversion options in debt securities and loan receivables. The embedded call, put and extension options are deemed to be closely related to their host contracts, while the put option embedded in a debt investment is not deemed to be significant.

Embedded Currency Derivatives

The Group has currency derivatives embedded in host non-financial contracts such as lease agreements and purchase orders.

28. Commitments and Contingent Liabilities

In the normal course of business, the Group makes various commitments and incurs certain contingent liabilities which are not presented in the financial statements. The Group does not anticipate material losses from these commitments and contingent liabilities.

The Group is contingently liable for lawsuits or claims filed by third parties which are either pending decision by the courts or under negotiation, the outcome of which is not presently determinable. In the opinion of the Parent and its legal counsel, the eventual liability under these lawsuits or claims, if any, will not have a material effect on the Group's financial statements.

The following is a summary of various commitments and contingencies at their equivalent peso revalued amounts arising from off-balance sheet items which the Parent has contracted:

	Parent	
	2025	**2024**
Trust Department accounts	1,079,016,058,673	577,147,334,503
Commitments	158,301,841,850	172,153,238,136
Standby/commercial letters of credit	33,362,063,022	28,853,029,369
Derivatives	114,017,359,711	59,829,466,293
Outstanding guarantees	534,379,737	6,715,568,053
Spot exchange contracts	5,055,940,000	13,481,013,834
Late deposits received	22,144,352	214,586,869
Outward bills for collection	738,582,599	1,052,031,918
Liability Indemnity Fund	74,950,227	74,950,227
Others	24,112,594,525	18,271,845,618
	1,415,235,914,696	**877,793,064,820**

Other contingent accounts include miscellaneous contingent accounts representing possible obligations of the parent arising from pending court cases.

Municipal Development Fund

Created through PD No. 1914 on March 29, 1984, the MDF is a special revolving fund for re-lending to LGUs. It became an effective mechanism that enabled LGUs to avail of financial assistance from local and international sources for the implementation of various social and economic development projects. The MDF is administered by the DOF - Bureau of Local Government Finance and the Department of Public Works and Highways - Central Project Office.

In order to simplify credit administration and tighten managerial control of the MDF, Executive Order No. 41 was issued on November 20, 1998 creating the MDFO under DOF.

Section 4 (ttt) of the RA No. 11494 provides that any unutilized or unreleased balance of the MDF, including investments and undrawn portions of all loans shall be considered to have their purpose abandoned and the remaining assets of MDFO shall be immediately transferred to Parent. These Funds shall be utilized and are hereby automatically appropriated to LGU loans and borrowings from the Government Financial Institutions.

Transfer of the funds was assigned by MDFO to LANDBANK through the executed Deed of Assignment dated December 15, 2020, as follows:

Assets		*(in Peso)*
Cash in Bank (LANDBANK Account Nos:1772-1007-91 and 1772-1008-05		1,711,657,604
Loan Balances assigned to LANDBANK		
Loans Receivable	9,426,900,233	
Interest Receivable	84,203,943	
Other Receivables	79,293,458	9,590,397,634
Government Securities (GS)		
Treasury Bills (ISIN PIBL1220B052)	84,615,000	
Treasury Bonds (ISIN PIID10261057)	73,407,000	158,022,000
		11,460,077,238

Total Loan Balances assigned to LANDBANK amounting to P9,590,397,634 were booked as Miscellaneous Contingent Asset Account.

The total MDF balance as of December 31, 2025 has been validated at P12,401,512,202, which reflects a variance of P2,502,950 in loans receivable compared with the amount reported by the Program Management Department II to the DOF. The detailed breakdown of the validated balance is presented in the succeeding page.

Assets	Amount *(in Peso)*	Recorded as
Funds in LANDBANK Trust	4,448,887,512	
Operating Fund	318,174,402	Accounts Payable – Government Entities
Net Loan Balance		
Loans Receivables	7,497,960,400	MCA
Interest Receivables	40,793,161	MCA
Other Receivables (Penalty)	25,225,792	MCA
Other Payables (Excess Payment of LGUs)	(2,936,065)	MCA
Government Securities		
Treasury Bonds	73,407,000	
	12,401,512,202	

LANDBANK collects a Management Fee of three per cent per annum for the administration of the Fund which is booked under Miscellaneous Income. Management Fee is computed every end of semester based on the quarterly average loan balance.

29. Financial Performance

The following basic ratios measure the financial performance of the Parent:

	2025	2024
Net interest margin ratio	3.59%	3.37%
Return on average assets	1.47%	1.17%
Return on average equity	17.11%	13.68%

30. Equity

As of December 31, 2025, the Parent's authorized capital stock consisted of 8 billion common shares with par value of P100 per share totaling P800 billion.

In accordance with the Office of the President Memorandum from the Executive Secretary dated February 14, 2022, the Parent's authorized capital stock was increased from P200 billion to P800 billion, to be divided into 8 billion common shares priced with a par value of P100 per share.

The Parent's Paid-up capital stood at P163.79 billion equivalents to 1,637,877,113 shares with par value of P100 per share.

	Number of Shares		Amount	
	2025	2024	2025	2024
Common Stock - P100 par value				
Authorized	8,000,000,000	8,000,000,000	800,000,000,000	800,000,000,000
Issued and outstanding	1,637,877,113	1,637,877,113	163,787,711,308	163,787,711,308
Balance at the beginning and end of the period	1,637,877,113	1,637,877,113	163,787,711,308	163,787,711,308

On February 28, 2022 and March 9, 2022 the Unrestricted Retained Earnings was converted into Paid-up Capital amounting to P42.82 billion and P67.18 billion, respectively as approved by the LANDBANK Board of Directors per Board Resolution No. 22-124 and 22-165 dated February 14, 2022 and March 9, 2022, respectively. This is in compliance with Section 42 of RA No. 11232, otherwise known as the Revised Corporation Code of the Philippines, stock corporations are prohibited from retaining surplus profits in excess of 100 per cent of their paid-in capital stock.

The Retained Earnings - Reserves of the Group and the Parent consist of:

	GROUP		PARENT	
(In millions)	2025	2024 (As restated)	2025	2024
Reserve for trust business	5,045	5,045	5,045	5,045
Reserve for contingencies	5,158	5,158	5,002	5,002
Reserve for PPE and software acquisition	89	80	0	0
Reserve for business expansion	1,489	1,460	0	0
Reserve for others	3,543	3,764	3,494	3,494
	15,324	**15,507**	**13,541**	**13,541**

Retained Earnings Reserve-Others consists of reserve for automation, expansion and retirement.

The following table shows the components of Other Comprehensive Income of the Group and Parent:

	Group				
	Re-measurement of retirement benefit obligation	Net Unrealized Gain/(loss) on AFS securities	Others	Translation Adjustment	Total
Balance, as of January 1, 2025	(29,033,458)	7,739,966,964	7,489,497	(261,943,527)	7,456,479,476
Increase/(Decrease) in CY 2025	(2,000,150)	(7,335,354,956)	152,761,269	260,599,415	(6,923,994,422)
Balance, as of December 31, 2025	**(31,033,608)**	**404,612,008**	**160,250,766**	**(1,344,112)**	**532,485,054**

	Group				
(As restated)	Re-measurement of retirement benefit obligation	Net Unrealized Gain/(loss) on AFS securities	Others	Translation Adjustment	Total
Balance, as of January 1, 2024	(38,918,257)	2,305,896,446	6,500,000	11,030,705	2,284,508,894
Increase/(Decrease) in CY 2024	9,884,799	5,434,070,518	989,497	(272,974,232)	5,171,970,582
Balance, as of December 31, 2024	**(29,033,458)**	**7,739,966,964**	**7,489,497**	**(261,943,527)**	**7,456,479,476**

	Parent			
	Net Unrealized Gain/(loss) on AFS securities	Translation Adjustment	Others	Total
Balance, as of January 1, 2025	7,668,582,484	(261,943,527)	989,497	7,407,628,454
Increase/(Decrease) in CY 2025	(7,290,482,670)	260,218,914	152,761,269	(6,877,502,487)
Balance, as of December 31, 2025	**378,099,814**	**(1,724,613)**	**153,750,766**	**530,125,967**

(As restated)	Parent			
	Net Unrealized Gain/(loss) on AFS securities	Translation Adjustment	Others	Total
Balance, as of January 1, 2024	2,237,276,268	8,758,331	0	2,246,034,599
Increase/(Decrease) in CY 2024	5,431,306,216	(270,701,858)	989,497	5,161,593,855
Balance, as of December 31, 2024	**7,668,582,484**	**(261,943,527)**	**989,497**	**7,407,628,454**

Capital Management

The overall capital management objective of the Group is to create a more efficient capital structure while ensuring compliance with externally imposed capital requirements. All Business Unit of the Group are aware of the corresponding capital charge for the losses that could arise from any transaction or business they undertake.

The Group manages its capital by maintaining strong credit ratings and healthy capital ratios to support its business and sustain its mandate. Adjustments to the Group's capital structure are made in the light of changes in economic conditions and the risk characteristics of its activities. In order to maintain or adjust the capital structure, the Group may issue capital securities. No changes were made in the objectives, policies and processes from the previous years.

The Parent's capital was strong and sufficient to deliver its mandated services and to cover the risks inherent in its operations. The Parent maintains a strong capital base at all times to boost customer confidence, enhance competitiveness, ensure stability and sustain long-term growth and viability. The Parent's policy on Capital Planning was enhanced to establish capital levels that will adequately support the Parent's vision and its strategic plans and ensure continued compliance with the evolving capital and capital ratio requirements of BSP. Given that internal capital generation through earnings remains as the principal source of the Parent's capital accumulation, the primary thrust of LANDBANK's capital planning activities is to maximize its profitability and consequently, attain higher retained earnings.

Regulatory Qualifying Capital

Under existing BSP regulations, the Parent's compliance with regulatory requirements and ratios is determined based on the amount of the Parent's unimpaired capital (regulatory net worth) as reported to the BSP.

In addition, the risk-based capital ratio of a Parent, expressed as a percentage of qualifying capital to risk-weighted assets, should not be less than 10 per cent for both stand-alone basis (head office and branches) and consolidated basis (Parent and subsidiaries engaged in financial allied undertakings but excluding insurance companies). Qualifying capital and risk-weighted assets are computed based on BSP regulations. Risk-weighted assets consist of total assets less cash on hand, due from BSP, loans covered by hold-out on or assignment of deposits, loans or acceptances under letters of credit to the extent covered by margin deposits and other non-risk items determined by the Monetary Board of the BSP.

The Parent adopted BASEL III CAR computation pursuant to BSP Circular No. 781 effective January 31, 2014. FVOCI and FVTPL Equity were included as regulatory adjustments/deduction to Tier 1 capital.

	Group		Parent	
	2025	2024	2025	2024
	(Amounts in millions)			
Tier 1 Capital	278,960	276,202	278,440	275,741
Tier 2 Capital	14,441	13,986	14,212	13,764
Less: Required Deductions	16,521	35,701	22,886	42,167
Total Qualifying Capital	276,880	254,487	269,766	247,338
Risk Weighted Assets	1,649,247	1,591,561	1,622,300	1,550,847
Common Equity Tier 1 Ratio	15.91%	15.11%	15.75%	15.06%
Total Capital Adequacy Ratio	16.79%	15.99%	16.63%	15.95%

Note: Parent - On without relief basis, CET1 Ratio stands at 13.08% and the CAR at 13.95% for CY 2025.
Group - On without relief basis, CET1 Ratio stands at 13.29% and the CAR at 14.95% for CY 2025.

The regulatory qualifying capital of the Parent consists of Tier 1 (core) capital, which comprises paid-up common stock, retained earnings, current year profit less required deductions such as unsecured credit accommodations to DOSRI, deferred income tax, other intangible assets, equity investments and investment in non-marketable securities. Tier 2 (supplementary) capital includes general loan loss provision.

The BSP through its letter dated December 23, 2020 granted the Parent regulatory relief in the form of non-deduction of the Parent's equity investment in MRTC in the computation of its Common Equity Tier 1, CAR and BLR until the maturity of the equity securities on August 14, 2025.

The Group has fully complied with the CAR requirement of the BSP.

BASEL III Leverage Ratio

The Parent adopted the BLR pursuant to BSP Circular No. 881 and 990 dated May 2015 and January 5, 2018, respectively.

Basel III Leverage Ratio Common Disclosure Template
Summary Comparison of Accounting Assets vs. Leverage Ratio Exposure
As of December 31, 2025
(Amounts in millions)

	Item	Leverage Ratio Framework	
		Group	Parent
1.	Total consolidated assets as per published financial statements	3,545,730.625	3,522,378.926
2.	Adjustment for investments in banking, financial, insurance or commercial entities that are consolidated for accounting purposes but outside the scope of regulatory consolidation		
3.	Adjustment for fiduciary assets recognized on the balance sheet pursuant to the operative accounting framework but excluded from the leverage ratio exposure measure		
4.	Adjustments for derivative financial instruments	1,499.367	1,499.367
5.	Adjustments for securities financial transactions (i.e., repos and similar secured lending)	689.142	689.142
6.	Adjustments for off-balance sheet items (i.e., conversion to credit equivalent amounts of off-balance sheet exposures)	90,777.091	90,510.512
7.	Other adjustments	(51,674.002)	(58,178.059)
8.	**Leverage ratio exposure**	**3,587,022.223**	**3,556,899.888**

Basel III Leverage Ratio Common Disclosure Template
As of December 31, 2025
(Amounts in millions; Ratios in per cent)

	Item	Leverage Ratio Framework	
		Group	Parent
	On-balance sheet exposures		
1	On-balance sheet items 1/	3,558,138.721	3,536,028.054
2	Asset amounts deducted in determining Basel III Tier 1 Capital	(66,520.979)	(72,885.772)
3	**Total on-balance sheet exposures (excluding derivatives and SFTs) (sum of lines 1 and 2)**	**3,491,617.742**	**3,463,142.282**
	Derivative exposures		
4	Replacement Cost associated with all derivatives transactions	1,058.586	1,058.586
5	Add-on amounts for Potential Future Exposure associated with all derivative transactions	1,499.367	1.499.367
6	Gross-up for derivatives collateral provided where deducted from the balance sheet assets pursuant to the operative accounting framework 2/		
7	(Deductions of receivables assets for cash variation margin provided in derivatives transactions) 2/		
8	(Exempted CCP leg of client-cleared trade exposures) 2/		
9	Adjusted effective notional amount of written credit derivatives	0.000	0.000
10	(Adjusted effective offsets and add-on deductions for written credit derivatives)		
11	**Total derivative exposures (sum of lines 4 to 10)**	**2,557.953**	**2,557.953**
	Securities financing transaction exposures		
12	Gross SFT assets (with no recognition of netting)	1,380.295	0.000
13	(Netted amounts of cash payables and cash receivables of gross SFT assets)2/		
14	CCR exposures for SFT assets	689.142	689.142
15	Agent transaction exposures 3/		
16	**Total securities financing transaction exposures (sum of lines 12 to 15)**	**2,069.436**	**689.142**
	Other off-balance sheet exposures		
17	Off-balance sheet exposure at gross notional amount	223,311.876	221,978.979
18	(Adjustments for conversion to credit equivalent amounts)		
19	**Off-balance sheet items**	**90,777.091**	**90,510.512**
	Capital and total exposures		
20	**Tier 1 capital**	**212,438.556**	**205,553.909**
21	**Total exposures (sum of lines 3, 11, 16 and 19)**	**3,587,022.223**	**3,556,899.888**
	Leverage ratio		
22	**Basel III leverage ratio**	**5.92%**	**5.78%**

1/ Gross of General Loan Loss Provision (GLLP) and excluding derivatives and SFTs
2/ Not included under the framework
3/ When a bank/non-bank acting as an agent in an SFT provides an indemnity or guarantee to a customer or counterparty for any difference between the value of the security or cash the customer has lent and the value of the collateral the borrower has provided

Non-controlling Interests

This represent the portion of the net assets and profit or loss not attributable to the Group and are presented separately in the statement of comprehensive income and within equity in the statement of financial position and changes in equity.

Prior Period Restatement

In compliance with PAS 8, the balances of the following accounts were restated to reflect corrections of prior period errors as of and for the year ended December 31, 2024.

Statement of Financial Position – Parent

Line Item	As Previously Reported	Adjustment	As Restated
Assets			
Loans and Receivables - net	1,566,310,242,774	(3,795,061,360)	1,562,515,181,414
Investment on Associates	50,000,000,000	634,365,141	50,634,365,141
Property and Equipment	11,841,727,580	(918,009,963)	10,923,717,617
Other Assets	36,725,911,605	918,009,963	37,643,921,568
Total Assets	**3,439,318,359,490**	**(3,160,696,219)**	**3,436,157,663,271**
Liability			
Deferred Credits/Unearned Income	4,991,543,716	(4,936,992,836)	54,550,880
Total Liability	**3,146,186,076,406**	**(4,936,992,836)**	**3,141,249,083,570**
Equity			
Retained Earnings Free	69,651,769,268	1,223,254,966	70,875,024,234
Undivided Profit	38,643,690,591	552,052,154	39,195,742,745
Other Comprehensive Income-Others	0	989,497	989,497
Total Equity	**293,132,283,084**	**1,776,296,617**	**294,908,579,701**
Total Liability and Equity	**3,439,318,359,490**	**(3,160,696,219)**	**3,436,157,663,271**

Statement of Comprehensive Income - Parent

Line Item	As Previously Reported	Adjustment	As Restated
Miscellaneous Income	2,340,414,186	633,375,644	2,973,789,830
Loss on Loan Modification	0	81,323,490	81,323,490
Net Income	**38,643,690,591**	**552,052,154**	**39,195,742,745**

Statement of Changes in Equity – Parent

Line Item	As Previously Reported	Adjustment	As Restated
Retained Earnings Free	69,651,769,268	1,223,254,966	70,875,024,234
Undivided Profit	38,643,690,591	552,052,154	39,195,742,745
Other Comprehensive Income	7,406,638,957	989,497	7,407,628,454
Total Equity	**293,132,283,084**	**1,776,296,617**	**294,908,579,701**

a. Modification of Financial Assets – Restructured Loan

The prior year balances were restated to comply with PFRS 9, particularly on the recognition of modification gain or loss arising from restructured loans.

b. Adjustment on Maharlika Investment Corporation

The Parent's share in the net income of MIC for the years 2023 and 2024 was recognized, resulting in the restatement of prior year balances.

c. Reclassification of Other Acquired Assets

Other Acquired Assets were classified from Property and Equipment to Other Assets to better reflect their nature and usage.

31. Miscellaneous Income

This account is composed of:

	Group		Parent	
	2025	2024 (As restated)	2025	2024 (As restated)
Miscellaneous income	4,566,955,225	3,815,994,018	3,431,133,407	2,906,718,345
Recovery on charged-off assets	81,689,215	69,764,447	79,430,388	67,071,485
	4,648,644,440	**3,885,758,465**	**3,510,563,795**	**2,973,789,830**

Miscellaneous Income consists of various service and business income streams arising from the Group's non-financial subsidiaries. These include revenues from real estate sales generated by the Group's real estate development subsidiary, as well as service fees earned from manpower outsourcing and related support services. These income items are presented under Miscellaneous Income as they do not form part of the Group's core financial services operations.

32. Investment Income

The Investment Income of the Parent consists of:

a. Interest Income

	2025	2024
FVTPL	481,614,346	702,006,367
FVOCI	28,867,865,821	20,807,584,655
Amortized Cost	29,816,397,846	29,111,359,453
	59,165,878,013	**50,620,950,475**

Interest Income using the effective interest method.

b. Gain on Sale of Investment/Unrealized Gain/(loss)-FVTPL

	2025	2024
FVOCI	159,766,895	1,766,346,734
FVTPL		
Realized Gain/(Loss) from Sale/Derecognition	1,133,341,329	(1,064,910,374)
Unrealized Gain/(Loss)-Mark to Market	(823,050,494)	(50,271,968)
Realized Gain/(Loss) from Foreign Exchange Transactions-Derivative	416,257,150	186,945,800
Unrealized Gain/(Loss)-Mark to Market-Mandatory Measured- FVTPL	5,879,253	52,229,885
Amortized Cost	24,433,775	0
	916,627,908	**890,340,077**

Fees earned from securities brokering, advisory, underwriting, arranging and asset management activities amounted to P353,654,964 and P379,388,140, in 2025 and 2024, respectively. On the other hand, expenses incurred relative to BTr maintenance fees, RTGS and PHILPASS fees amounted to P41,671,687 and P33,742,043 in 2025 and 2024, respectively.

33. Maintenance and Other Operating Expenses

This account is composed of:

	Group		Parent	
	2025	2024 (As restated)	2025	2024
Taxes and licenses	10,748,538,198	10,269,076,434	10,543,382,840	10,087,503,352
Advertising and Publicity	218,840,355	106,359,548	214,949,922	102,753,304
Insurance Expense	6,724,484,082	6,040,216,867	6,667,850,773	5,987,470,267
Litigation Expense	385,408,092	502,299,678	335,612,794	477,306,450
Fees and Commission Expense	1,592,296,684	1,467,300,513	1,589,617,573	1,451,876,458
Rent Expense	309,256,596	163,470,802	236,776,809	227,434,428
Documentation Stamps Used	4,884,095,166	5,614,791,120	4,844,019,666	5,571,257,730
Other Maintenance and Operating Expenses	9,518,331,333	7,809,001,300	8,021,758,816	6,565,413,084
	34,381,250,506	**31,972,516,262**	**32,453,969,193**	**30,471,015,073**

Other Maintenance and Operating Expenses mainly include security, clerical, messengerial and janitorial services, information technology expenses, utility expenses used and miscellaneous expenses. The Group's Miscellaneous Expenses comprise the operating costs incurred by the non-financial subsidiaries, mainly consisting of the cost of real estate sales such as land, development and construction costs, and direct costs related to manpower services, including salaries and benefits of deployed personnel and other project-related expenses.

34. Events after Reporting Period

Declaration and Remittance of Cash Dividends

On February 25, 2026, the Board of Directors of the Parent declared cash dividends to the NG equivalent to 50 per cent of the Bank's 2025 Net Earnings amounting to P32.35 billion.

The first remittance amounting to P25 billion was made on February 27, 2026, while the remaining P7.35 billion is scheduled to be remitted in the third week of December 2026.

Issuance of ASENSO Bonds

On February 16, 2026, the Bank successfully raised P50 billion under its P200 billion Bond Programme through the issuance of the Agriculture, Sustainability, Environmental, and Socioeconomic (ASENSO) Bonds. These offer fixed-rate returns, with the 1.5-year Series B (due 2027) priced at 5.1714 per cent per annum and the 3-year Series C (due 2029) at 5.5615 per cent per annum, both subject to applicable withholding tax.

The issuance also marked the first-ever In-App purchase of corporate or bank bonds via the LANDBANK Mobile Banking App. With a minimum investment of just P10,000, the offer generated a record P1.199 billion in online orders from 7,100 subscriptions.

Net proceeds will fund the Parent's nationwide environmental and social financing programs, supporting inclusive and climate-resilient growth for farmers, fishers, micro, small and medium enterprises, and Filipino households.

35. Report on the Supplementary Information

Supplementary Information Under BSP Circular No. 1074

On January 8, 2020, the Monetary Board approved the amendments to the relevant provisions of the Manual of Regulations for Banks and Manual of Regulations for Foreign Exchange Transactions. Among the provisions is the requirement to include the following additional information to the Audited Financial Statements.

(1) Basic quantitative indicators of financial performance *(Note 29)*
(2) Description of capital instrument issued *(Note 30)*
(3) Significant credit exposure as to industry/economic sector *(Note 36)*
(4) Breakdown of total loans as to: (i) security (secured, including type of security, and unsecured), and (ii) status (performing and non-performing per product line) *(Note 10)*
(5) Information on related party loans *(Note 25)*
(6) Secured Liabilities and Assets Pledged as Security

The following are the carrying values of government debt securities pledged and transferred under Securities Sold Under Repurchase Agreement (SSURA) transactions of the Parent:

	2025		2024	
Particulars	Transferred Securities	SSURA	Transferred Securities	SSURA
Investment securities at FVOCI	FXTN	5,868,210,066	FXTN	999,073,746

(7) Nature and amount of contingencies and commitments arising from off-balance sheet items *(Note 28)*

Supplementary Information Under SEC Memorandum Circular No. 18

The SEC in the Philippines, in its Resolution dated December 26, 2024, has resolved to enhance transparency by requiring the disclosure of fee-related information of external auditors. This decision aims to align the SEC's rules with the Code of Ethics for Professional Accountants in the Philippines and to strengthen the independence of external auditors.

	PARENT	
	2025	2024
Total Audit Fee	168,219,964	156,922,897

36. Financial Risk Management

CREDIT RISK MANAGEMENT

Credit risk arises from the failure of a counterparty to meet the terms of any contract with the Parent. Credit risk is not limited to the loan portfolio but is found in all the Parent's activities where success depends on counterparty, issuer, or borrower performance. It arises any time the Parent's funds are extended, committed, invested, or otherwise exposed through actual or implied contractual agreements, whether reflected on or off the balance sheet. The Parent considers its loan portfolio as the major source of credit risk. However, other sources of credit risk exist throughout the activities of the Parent, including the banking and trading books and On- and Off-Balance Sheet transactions.

Maximum Credit Risk Exposure

The table below shows LANDBANK's maximum exposure to credit risk, before and after considering eligible collateral held or other credit enhancements.

On-Balance Sheet (BS) Items	2025 (In P Millions)							
	CEA	0%	20%	50%	75%	100%	150%	TOTAL
Cash on Hand	59,450	59,450	0	0	0	0	0	59,450
Checks & Other Cash Items (COCI)	7	0	7	0	0	0	0	7
Due from Bangko Sentral ng Pilipinas (BSP)	191,978	191,978	0	0	0	0	0	191,978
Due from Other Banks	15,095	0	88	14,991	0	17	0	15,095
Debt Securities Designated at FVTPL	16	0	0	0	0	16	0	16
Other Financial Assets Mandatorily Measured at FVPL	0	0	0	0	0	0	0	0
Financial Assets at FVOCI	786,643	698,735	22,508	53,812	0	11,588	0	786,643
Debt Securities at Amortized Cost	695,345	673,882	3,769	17,694	0	0	0	695,345
Loans & Receivables	*1,201,425*	0	14,740	42,736	62,214	1,044,384	37,351	1,201,425
1. Interbank Loans Receivables	79,012	0	14,431	22,082	0	42,474	25	79,012

2. Loans & Receivables - Others	1,122,413	0	309	20,654	62,214	1,001,910	37,326	1,122,413
a. Non-defaulted exposures	1,077,260	0	309	20,654	62,214	993,461	623	1,077,260
a.1. Sovereign Exposures	0	0	0	0	0	0	0	0
a.2. LGUs and Public Sector Entities	105,338	0	0	0	0	105,338	0	105,338
a.3. Government Corporation	1,689	0	0	0	0	1,689	0	1,689
a.4. Corporates	803,155	0	0	0	0	803,155	0	803,155
a.5. Microfinance/Small and Medium Enterprises	63,674	0	309	0	62,214	529	623	63,674
a.6. Loans to individuals for Housing Purposes	21,316	0	0	20,654	0	662	0	21,316
a.7 Loans to Individuals	82,088	0	0	0	0	82,088	0	82,088
b. Defaulted Exposures	45,154	0	0	0	0	8,450	36,704	45,154
b.1. Housing Loans	8,450	0	0	0	0	8,450	0	8,450
b.2. Other than Housing Loans	36,704	0	0	0	0	0	36,704	36,704
Other Loans and Receivables 1/	300,022	291,582	0	8,440	0	0	0	300,022
Sales Contract Receivable (SCR)	1,481	0	0	0	0	737	744	1,481
Real & Other Properties Acquired (ROPA)	14,950	0	0	0	0	0	14,950	14,950
Total Exposures Excluding Other Assets	3,266,413	1,915,628	41,112	137,672	62,214	1,056,741	53,046	3,266,413
Other Assets	56,658	442	0	0	0	56,216	0	56,658
Total Exposures, Including Other Assets	3,323,070	1,916,069	41,112	137,672	62,214	1,112,957	53,046	3,323,070
Total On-BS RWA not covered by CRM	0	0	8,222	68,836	46,660	1,112,957	79,569	1,316,244
Total On-BS RWA covered by CRM	0	0	10	0	0	0	0	10
Total On-BS RWA	0	0	8,232	68,836	46,660	1,112,957	79,569	1,316,254

1/ Arising from Repurchase Agreements, Certificates of Assignment/Participation with Recourse, and Securities Lending and Borrowing Transactions

Off-BS Items	2025 (In P Millions)							
	CEA	0%	20%	50%	75%	100%	150%	TOTAL
A. Direct credit substitutes	2,161	0	0	54	0	2,107	0	2,161
Risk-weighted amount	0	0	0	27	0	2,107	0	2,134
B. Transaction-related contingencies	79,136	11,100	0	0	0	68,036	0	79,136
Risk-weighted amount	0	0	0	0	0	68,036	0	68,036
C. Trade-related contingencies	6,384	0	0	5,516	0	868	0	6,384
Risk-weighted amount	0	0	0	2,758	0	868	0	3,626
D. Other commitments	0	0	0	0	0	0	0	0
Risk-weighted amount	0	0	0	0	0	0	0	0
Total Off-BS Exposures	87,681	11,100	0	5,570	0	71,011	0	87,681
Total Off-BS RWA	0	0	0	2,785	0	71,011	0	73,796
Counterparty RWA In the Trading Book	CEA	0%	20%	50%	75%	100%	150%	TOTAL
Exchange Rate Contracts	2,558	1,274	33	74	0	1,177	0	2,558
Risk-weighted amount	0	0	7	37	0	1,177	0	1,221
TOTAL	0	0	7	37	0	1,177	0	1,221
Counterparty RWA In the Banking Book	FAIR VALUE	0%	20%	50%	75%	100%	150%	TOTAL
Exchange Rate Contracts	5,949	0	650	5,298	0	0	0	5,949
Risk-weighted amount	0	0	130	2,649	0	0	0	2,779
TOTAL	0	0	130	2,649	0	0	0	2,779
Less: General Loan Loss Provision (in excess of the amount permitted to be included in Tier 2)								908
TOTAL	0	0	8,369	74,307	46,660	1,185,146	79,569	1,393,143

CEA: Credit Equivalent Amount CRM: Credit Risk Mitigant RWA: Risk-Weighted Assets CRWA: Credit Risk-Weighted Assets

Credit Exposures and Credit-Related Commitments

As of December 31, 2025, LANDBANK's Gross Loans and Receivables based on the Consolidated Capital Adequacy Ratio amounted to P1,201,426 million, net of credit risk mitigation, which consists mainly of prime collaterals such as deposit holdouts, government securities, and sovereign guarantees. The majority of the Parent's exposures are Corporates, followed by LGUs and Public Sector Entities, Loans to Individuals, and Microfinance/Small and Medium Enterprises, which stood at P803,155 million (66.85%), P105,338 million (8.77%), P82,088 million (6.83%), and P63,675 million (5.30%), respectively. The Parent likewise holds Interbank Loans Receivable amounting to P79,012 million, classified under Loans and Receivables. The Parent also holds substantial receivables from Repurchase Agreements, Certificates of Assignment/Participation with Recourse, and Securities Lending and Borrowing Transactions amounting to P300,022 million.

On the other hand, the Parent has P87,681 million outstanding Off-Balance Sheet Exposures. These exposures are primarily composed of general guarantees of indebtedness (e.g., financial standby letters of credit, both domestic and foreign), performance bonds, and warranties related to specific transactions, as well as contingencies arising from the movement of goods and trust transactions. Outstanding derivative exposures are mainly over-the-counter foreign exchange option contracts.

Outstanding derivative exposures are primarily composed of over-the-counter foreign exchange contracts, reflecting the Bank's measured approach to managing market risk.

Total counterparty exposures from derivatives and FVOCI instruments stood at P8,507 million, broken down as follows:

- P5,949 million under the Banking Book
- P2,558 million under the Trading Book

These exposures cover OTC derivatives, particularly exchange rate contracts, as well as financial assets measured at FVOCI.
The Bank's counterparty credit RWA amounted to P4,000 million, consisting of:

- P1,221 million from Trading Book exposures
- P2,779 million from Banking Book exposures

In addition, Off-Balance Sheet (Off-BS) exposures generated total RWA of P73,796 million, largely driven by transaction-related and trade-related contingencies.

The Bank's Total Credit RWA reached P1,393.14 billion, representing 85.87 per cent of the Aggregate RWA of P1,622.30 billion. This reflects LANDBANK's continued focus on maintaining a robust and well-capitalized balance sheet while supporting inclusive and sustainable development.

Management of Credit Risk

Credit Risk Management aims to adequately manage the risk of financial loss arising from the failure of borrowers or counterparties to settle their obligations in accordance with the terms and conditions of the duly approved contractual agreement.

This involves the identification, measurement and monitoring of actual or potential losses and the implementation of appropriate measures, including the setting up of applicable limits to keep credit risk exposures within the Parent's risk appetite or the acceptable level of credit risk that it is willing to accept in pursuit of its lending plans and programs.

The Parent also manages the credit risk inherent in the entire portfolio as well as the risk in individual credits or transactions and the correlation of credit risk with other risks. The effective management of credit risk is a critical component of a comprehensive approach to RM and essential to the long-term success of the Parent.

The Parent manages credit risk through a structured framework duly approved by the LANDBANK Board that sets out policies and procedures covering the identification, measurement, control, and monitoring of credit risk. Accordingly, approval of credit application goes through prescribed loan approving levels which, depending on the transaction or amount of loan applied, could be elevated to the Credit Committee a Management-level Committee, the ILC and up to the LANDBANK Board, whenever applicable. The approval process also covers proposed remedial actions aimed at helping problem accounts regain normal operations. The Parent has put in place a comprehensive set of credit policies through the issuance of Credit Manuals, Credit Policy Issuances and Credit Bulletins. As the Parent's middle office for credit risk, the Credit Risk Management Department handles credit risk oversight, risk measurement and risk rating of borrowers.

To effectively monitor and maintain the quality of its loan portfolio, the Parent conducts annual qualitative and impairment reviews to assure proper loan classification and setting-up of valuation reserves. As of December 31, 2025, the Parent's net NPL stood at P42.46 billion or 2.63 per cent of the total net loan portfolio of P1,614.68 billion.

Credit Risk Rating

LANDBANK's CRES serves as the primary platform for the automated development of statistically-based credit rating models, which are used to conduct credit ratings of borrowers to help determine their creditworthiness. The Bank continuously develops and enhances the CRES scoring facility to support its ongoing efforts in adopting applicable banking regulations and global best practices in Credit Risk Management.

The following models have been developed and implemented using CRES:

- Application Scoring Model for Salary Loan Availers
- Behavioral Scoring Model for LGUs
- Behavioral Scoring Model for Small & Medium Enterprises
- Behavioral Scoring Model for Large Enterprise
- Behavioral Scoring Model for Cooperatives
- Application Scoring Model for Credit Card
- Behavioral Scoring Model for PFIs

In parallel, the Parent uses an internally developed expert-based credit rating systems for the following segments: Universal Banks, Commercial Banks, and Offshore Banks, Housing Loans, Vehicle Loans and Small Business Loans.

Credit Risk Monitoring

The Parent has continuously adopted a formal reporting system for the LANDBANK Board and Senior Management to be able to monitor the credit quality of individual and loan portfolios using asset quality indicators such as past-due ratio, NPL ratio, level of non-performing assets, coverage ratio, top 100 past due accounts, concentration risk. Clean large exposures, breaches in regulatory and internal limits, potential credit risk, restructured loans, government accounts, exposures to the real estate sector, adverse news, credit migration, large exposure/single borrowers limit, DOSRI Loans, Related Party Transactions, ECL calculation, ROPA, PFIs, and compliance with Uniform Stress Testing and REST are intensively monitored by the ALCO, ILC and the RiskCom. The recovery of written-off accounts is also on the radar of the LANDBANK Board, RiskCom and Senior Management.

Collateral and Other Credit Enhancements

The Parent adopts cash flow lending principles and collateral is not the primary factor in granting credit. The required amount and type of collateral and other credit enhancements to mitigate credit exposures depend primarily on the results of the holistic and prudent credit assessment. When needed, the Parent diligently evaluates the enforceability, realizable value, and marketability of offered collaterals. The Parent's Credit Manual and CPIs provide guidelines on the acceptability of loan collateral and maximum valuation for each type of collateral.

The primary collaterals accepted are Holdout on Deposits, Government Securities, Real Estate Mortgage and Chattel Mortgage. The Parent also accepts government guarantees, cross suretyship from corporations and other eligible guarantees. In the case of agricultural and agriculture-related loans that are vulnerable to the effects of climate and weather disturbances, borrowers are encouraged to avail of crop insurance guarantees and other insurance mechanisms to shield them from these risks.

Credit Stress Test

LANDBANK regularly conducts stress testing of individual large exposure and its loan portfolio taking into account plausible risk events with a high probability of occurrence. Utilizing such scenarios with documented assumptions, tests are done to determine the magnitude of impact on the Parent's loan portfolio, on the Credit RWA, and finally on the Common Equity Tier 1 (CET1) Ratio. Stress testing also includes prescribed regulatory tests such as Uniform Stress Testing and REST. Likewise, various loan portfolio assessments and reviews are conducted to determine the impact of a certain event and government regulation on the Parent's loan portfolio, past due ratio and CET 1. Results of the stress testing, together with the action plans, are escalated to the ILC and RiskCom.

Risk concentrations of the maximum exposure to credit risk

Concentrations arise when a number of counterparties are engaged in similar business activities, or activities in the same geographic region, or have similar economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions.

The Parent has established concrete guidelines and procedures relative to managing, monitoring and reporting large exposures and credit risk concentrations in accordance with the rules and regulations issued by the BSP.

As of December 31, 2025, the Parent's qualifying capital covering credit risk is P246.880 billion.

On the other hand, the Parent's Single Borrower's Limit is pegged at P68.222 billion for direct lending.

Overall credit risk management oversight is a function of the Board of Directors -level Risk Management Committee. In general, mitigation measures on credit risks are implemented at various levels. However, oversight on credit risk management is vested on the RM Group which is independent from the business function. This is critical in ensuring the integrity and objectivity of the credit risk assessment, pricing, and management process.

The Parent ensures that the credit risks undertaken are commensurate with the risk appetite and the Parent's capacity to manage such risks. Thus, regular monitoring of both the level of risk and equity capital is undertaken to ensure that even in instances of major credit surprises, the Parent could sustain its operations in spite of the losses incurred and continue to be an efficient financial intermediary for development and institutional financing.

The BSP considers that credit concentration exists when total loan exposure to a particular industry exceeds 30 per cent of total loan portfolio. As of December 31, 2025, and 2024, the Parent does not have credit concentration in any particular industry.

As of December 31, 2025 and 2024, information on the concentration of credit as to industry based on carrying amount is shown below:

	Parent			
	2025		2024 (As restated)	
	Amount	%	Amount	%
Financial intermediation	463,787,506,875	28	415,863,041,235	26
Agriculture, hunting and forestry	81,789,523,920	5	81,482,990,133	5
Real estate, renting and business activities	169,609,030,886	10	172,320,699,362	11
Public administration and defense	135,022,077,245	8	118,912,294,062	7
Manufacturing	65,205,356,533	4	89,530,615,893	6
Community, social and personal services	22,487,595,850	1	24,495,414,574	2
Electricity, gas and water	234,851,993,124	14	221,526,370,664	14
Wholesale & retail trade, repair of motor vehicles, motorcycles & personal and household goods	121,018,845,836	7	103,473,673,394	6
Transport, storage and communication	37,447,883,785	2	41,443,215,921	3
Construction	112,462,838,376	7	114,728,342,641	7
Private households	76,143,383,324	5	66,193,151,213	4
Hotel and restaurant	23,338,583,533	1	24,485,363,979	1
Others	134,705,513,653	8	129,385,841,179	8
	1,677,870,132,940	**100**	**1,603,841,014,250**	**100**
Allowance for losses	**(63,186,257,642)**		**(70,223,170,394)**	
	1,614,683,875,298		**1,533,617,843,856**	

Assessment on SICR since Initial Recognition

ECL assessment/provisioning shall cover all financial assets booked at amortized cost and FVOCI such as:

1. Loans and receivables, and other financial assets that are measured at amortized cost;
2. Investments in debt instruments that are measured at amortized cost and FVOCI;
3. Credit commitments and financial guarantee contracts (e.g., unutilized credit lines, undrawn approved term loans, etc.) that are not measured at FVPL; and
4. Due from BSP and Due from Other Banks.

The Parent's exposures shall be classified into three stages as follows:

Stage 1	Credit Exposures that are considered "performing" and with no significant increase in credit risk since initial recognition or with low credit risk
Stage 2	Credit Exposures that are considered "under-performing" or not yet non-performing but with significant increase in credit risk since initial recognition
Stage 3	Credit Exposures with objective evidence of impairment, thus considered as "non-performing"

As a general rule, Staging Assessment and Account Classification for Loans, Sales Contract Receivable and Accounts Receivable (Loan and Non-Loan Related) shall be based on missed payments as follows:

Individually Assessed Loans (for loans with outstanding balance of P10 million and above)

Number of Days Unpaid/with Missed Payment	Account Classification	Stage
For Unsecured Loans and Other Credit Exposures		
31-90 days	Substandard (Underperforming)	2
91-120 days	Substandard (Non-Performing)	3
121-180 days	Doubtful	3
181 days and over	Loss	3
For Secured Loans and Other Credit Exposures		
31-90 days	Substandard (Underperforming)	2
91-365 days	Substandard (Non-Performing)	3
Over a year – 5 years	Doubtful	3
Over 5 years	Loss	3

Collectively Assessed Loans (for exposures other than those subject to individual assessment)

This includes microfinance loans, micro enterprises and small business loans and consumer loans such as salary loans, credit card receivables, auto loans, housing loans, and other consumption loans, and other loan types which fall below P10 million threshold for individual assessment.

Number of Days Unpaid/with Missed Payment	Account Classification	Stage
For Unsecured Loans and Other Credit Exposures		
1-30 days	Especially Mentioned	2
31-60 days/ 1st restructuring	Substandard	2 (Underperforming) 3 (Non-Performing)
61-90 days	Doubtful	3
91 days and over/ 2nd restructuring	Loss	3
For Secured Loans and Other Credit Exposures		
31-90 days	Substandard (Underperforming)	2
91-120 days	Substandard (Non-Performing)	3
121-360 days	Doubtful	3
Over 360 days	Loss	3

Staging Assessment for Non-Loan Related A/R shall be as follows:

STAGE	SECURED	UNSECURED
1	0-30 Days Outstanding/Missed Payment	
2	31-360 days Outstanding/ Missed Payment	31-90 Days Outstanding/ Missed Payment
3	More than 360 Days Outstanding/ Missed Payment	More than 90 Days Outstanding/ Missed Payment

NOTES:

a. *Secured Non-Loan Related A/Rs shall refer to Cash Advance, Agrarian Reform Fund Proclamation # 131, Bank Officers and Employees, Government Entities and Domestic Loan Program*

b. *Unsecured Non-Loan A/Rs shall refer to Various Receivables, and FCDU/Expanded FCDU.*

ACL Adjustment

1. Lending Units/Treasury Units/Branches shall assess the ACL provided and may propose ACL adjustment, under the following cases:

   a. There is an objective evidence of impairment; or
   b. There is an objective evidence of recovery.

2. ACL Adjustments shall be made through Specific Impairment Testing by calculating the Present Value of Future Cash Flows of the financial asset/investment.

3. For Credit Exposures, Account Staging Upgrade to "Pass" shall have one per cent ECL Rate (for GLLP booking) and use of LITS shall be no longer required. Minimum ECL rates for Stage 2 (EM & Substandard) and Stage 3 (Doubtful & Loss) are five per cent and 50 per cent, respectively.

Definition of Default

Under BSP Circular 941, s. 2017, credit obligations are considered non-performing if:

- Loans, investments, receivables, or any financial asset shall be considered non-performing, even without any missed contractual payments, when it is considered impaired under existing accounting standards (i.e., PAS 39/IFRS 9), and/or there is evidence that full repayment of principal and interest is unlikely without foreclosure of collateral, if any;
- Classified as doubtful or loss, in litigation;
- All other loans, even if not considered impaired, shall be considered non-performing if any principal and/or interest are unpaid for more than 90 days from contractual due date (excluding cure period not exceeding 30 days), or accrued interests for more than 90 days have been capitalized, refinanced, or delayed by agreement;
- Microfinance and other small loans with similar credit characteristics shall be considered non-performing after contractual due date or after it has become past due (or on the 11th day if with cure period not exceeding 10 days); and,
- Restructured loans shall be considered non-performing. However, if prior to restructuring, the loans were categorized as performing, such classification shall be retained.

The Parent defined default as:

- If credit obligation is considered non-performing under existing rules and regulations
- If a borrower/obligor has sought or has been placed in bankruptcy, has been found insolvent, of has ceased operations in the case of business
- If the Parent sells a credit obligation at a material credit related loss; i.e., excluding gains and losses due to interest rate movements
- If a credit obligation of a borrower/obligor is considered to be in a default, all credit obligations of the borrower/obligor with the same bank shall also be considered to be in default.

Policy in Writing-Off of Accounts

Accounts shall be written-off from the books only when such accounts have been classified as loss and are justified to be uncollectible after all the efforts have been exerted to collect/recover payment.

Account has become uncollectible due to any of the following reasons:

1. Death of the debtor
2. Debtor's whereabouts is unknown
3. Insolvency, bankruptcy or permanent impairment of debtor's earning capacity; and
4. The Parent's right to collect has legally prescribed

Write-off shall be booked only after approval by the Parent's Board of Directors for Non-DOSRI accounts and by the BSP Monetary Board for DOSRI accounts.

A nominal value of P1.00 for each account written-off shall be retained for monitoring purposes. The Parent shall continue to pursue efforts to collect written-off accounts.

CREDIT RISK ON INVESTMENTS

The Parent adopts a forward-looking ECL parameter-based estimation approach as an impairment approach, as prescribed by PFRS 9. ECL Assessment shall be applied to the following treasury exposures:

a. Investments in debt instruments that are measured at amortized cost;
b. Investments in debt instruments that are measured at FVOCI; and
c. Due from Bangko Sentral ng Pilipinas and Due from Other Banks, and Interbank Loans Receivables.

To measure the ECL, initial assessment is first done on a per security basis to assess its level of credit risk. The estimated ECL per instrument is based on credit losses that result from possible default events within the next twelve months if there is no SICR since initial recognition or with low credit risk. Otherwise, credit losses that result from all possible default events over the expected life of a financial instrument is considered in the ECL calculation.

Assessment of ECL for Treasury Exposures

The Parent segmented its credit exposures for purposes of ECL calculation according to groups that share similar credit risk characteristics with the objective of facilitating an analysis

that is designed to identify significant increases in credit risk on a timely basis. The segmentation is by instrument type, product terms and conditions, and industry/market segment. Treasury exposures are segmented into Due from BSP and Securities Purchased under Resell Agreements, Due from Other Banks, FVOCI Debt Investments, and Financial Assets at amortized cost. Assessment is conducted on a per security basis to determine its level of credit risk.

Moreover, the Parent conducts an assessment to determine whether a financial instrument is subject to 12-Month or Lifetime ECL. Financial instruments under treasury is deemed to have a significant increase on credit risk if 1) Rating downgraded from investment grade to speculative/non-investment grade or 2) Rating downgraded by at least two rating grades.

Treasury Exposures are considered in default upon occurrence of the following:

a. If a credit obligation is considered non-performing;
b. If a borrower has been placed in bankruptcy, has been found insolvent, or has ceased operations;
c. If the bank sells a credit obligation at a material credit-related loss; or
d. If a credit obligation of a borrower/obligor is considered to be in default, all credit obligations of the borrower/obligor with the same bank shall also be considered to be in default.

A. Staging Assessment

Treasury exposures shall be classified into the following stages:

STAGE	CHARACTERISTICS	ECL ASSESSMENT
Stage 1	Credit exposures with no significant increase in credit risk since initial recognition, with low credit risk, or with external credit rating of investment grade	12-MONTH
Stage 2	Credit exposures with significant increase in credit risk since initial recognition as follows: 1. exposures with external credit rating downgraded from investment grade to speculative/non-investment grade; or 2. exposures with risk ratings downgraded by at least two (2) rating grades	LIFETIME
Stage 3	Credit exposures with objective evidence of impairment or has defaulted	LIFETIME

B. ECL Parameters and Methodologies

The ECL is determined by the following parameters:

1. EAD is defined as the total credit exposure to a counterparty at the time of default. LANDBANK used outstanding balances of credit exposures as of cut-off date plus accrued interest receivables.

2. PD is the likelihood that the counterparty will default over a certain time horizon. It does not depend on the transaction but on the counterparty's characteristics. The Parent follows the following hierarchy to estimate the PD:

   a. Internal Credit Risk Rating - PD is estimated based on issuer/borrower rating grade produced by internal rating models.

   b. External Credit Risk Rating - PD is based on issue/issuer rating grade provided by external ratings agencies such as Moody's, S&P, and Fitch. PD Estimation already incorporates any Forward-Looking Overlays.

   c. External Credit Rating for Benchmark/Comparable Companies - PD is based on issuer rating grade of benchmark or comparable companies. The methodology used in determining the ratings of benchmark companies is either based on Bloomberg peers or industry average.

   d. Credit Default Swaps Spread Curves

3. LGD is the assigned loss estimate when a counterparty has defaulted, after all recoveries are considered. It depends on the transaction, not on the counterparty. It is computed as one less recovery rate. LGD estimation for treasury exposures follows the same hierarchy used for PD estimation.

Investments in peso-denominated debt securities issued by the Philippine Government or BSP are considered to have low credit risk and carries zero ECL.

Concentration of Credit Risk

The table shows the concentration of the Parent's treasury exposures by location:

In Million Pesos

Location	2025	2024
Philippines	1,893,699	1,915,272
USA	83,117	44,407
Indonesia	16,682	18,462
Asia	8,772	30,701
Europe	3,168	688
Others	18	31
Total	**2,005,456**	**2,009,561**

Credit Risk Exposures

The Parent is guided by its investment policy in its treasury activities. The Parent uses credit ratings provided by external rating agencies like Moody's, Standard & Poor, Fitch, or other reputable rating agencies. The following indicates the level of credit quality for each rating agencies and its relevant external rating:

Rating Agency	Rating Grade	External Rating									
Moody's	Investment	Aaa	Aa1	Aa2	Aa3	A1	A2	A3	Baa1	Baa2	Baa3
	Speculative	Ba1	Ba2	Ba3	B1	B2	B3	Caa1	Caa2	Caa3	Ca-C
	Default	SD	D								
Standard & Poor	Investment	AAA	AA+	AA	AA-	A+	A	A-	BBB+	BBB	BBB-
	Speculative	BB+	BB	BB-	B+	B	B-	CCC+	CCC	CCC-	CC
	Default	SD	D								
Fitch	Investment	AAA	AA+	AA	AA-	A+	A	A-	BBB+	BBB	BBB-
	Speculative	BB+	BB	BB-	B+	B	B-	CCC+	CCC	CCC-	CC
	Default	SD	D								

LANDBANK considers instruments that are rated 'investment grade' to have low credit risk. The tables below present the credit quality of the Parent's treasury exposure:

INVESTMENTS (As of September 2025)	EXPOSURE-AT-DEFAULT *(In Million P)*			
	TOTAL	STAGE 1	STAGE 2	STAGE 3
Due from BSP and SPURA				
External Credit Rating				
Baa2 or equivalent	627,551.80	627,551.80	0	0
Due from Other Banks, ICLR & IBLR				
Internal Credit Rating				
Prime	6.71	6.71	0	0
External Credit Rating				
Aaa or equivalent	20.34	20.34	0	0
Aa1 or equivalent	43.50	43.50	0	0
Aa2 or equivalent	6,541.05	6,541.05	0	0
Aa3 or equivalent	1,694.05	1,694.05	0	0
A1 or equivalent	6,895.67	6,895.67	0	0
Baa1 or equivalent	0.01	0.01	0	0
Baa2 or equivalent	5.03	5.03	0	0
Baa3 or equivalent	2,323.52	2,323.52	0	0
Benchmarking				
Baa2 or equivalent	1,750.15	1,750.15	0	0
Unrated	1.53	1.53	0	0
FVOCI debt investments				
Internal Credit Rating				
Prime	6,664.03	6,664.03	0	0
High Grade	1,634.13	1,634.13	0	0
External Credit Rating				
Aaa or equivalent	585.00	585.00	0	0
Aa1 or equivalent	68,369.62	68,369.62	0	0
Aa2 or equivalent	889.80	889.80	0	0
Aa3 or equivalent	1,384.47	1,384.47	0	0
A1 or equivalent	292.65	292.65	0	0
A2 or equivalent	7,221.72	7,221.72	0	0
Baa1 or equivalent	588.09	588.09	0	0
Baa2 or equivalent	563,731.50	563,731.50	0	0
Benchmarking				
A3 or equivalent	1,148.60	1,148.60	0	0
Baa1 or equivalent	6,650.47	6,650.47	0	0
Baa2 or equivalent	3,482.75	3,482.75	0	0

INVESTMENTS (As of September 2025)	EXPOSURE-AT-DEFAULT (In Million P) TOTAL	STAGE 1	STAGE 2	STAGE 3
Investment at amortized cost				
Internal Credit Rating				
Prime	2,084.88	2,084.88	0	0
Loss	83.74	0	0	83.74
External Credit Rating				
Aa1 or equivalent	820.49	820.49	0	0
A1 or equivalent	1,154.27	1,154.27	0	0
Baa2 or equivalent	689,112.82	689,112.82	0	0
Benchmarking				
A3 or equivalent	556.50	556.50	0	0
Baa2 or equivalent	1,471.39	1,471.39	0	0
B1 or equivalent	84.92	0	84.92	0
Unrated	610.80	0	0	610.80
TOTAL	**2,005,456.00**	**2,004,676.54**	**84.92**	**694.54**

INVESTMENTS (As of September 2024)	EXPOSURE-AT-DEFAULT (In Million P) TOTAL	STAGE 1	STAGE 2	STAGE 3
Due from BSP and SPURA				
External Credit Rating				
Baa2 or equivalent	692,570.78	692,570.78	0	0
Due from Other Banks & IBLR				
Internal Credit Rating				
Prime	7.38	7.38	0	0
External Credit Rating				
Aaa or equivalent	38.27	38.27	0	0
Aa1 or equivalent	1,740.57	1,740.57	0	0
Aa2 or equivalent	12,937.60	12,937.60	0	0
Aa3 or equivalent	3,869.86	3,869.86	0	0
A1 or equivalent	14,028.76	14,028.76	0	0
A3 or equivalent	19.67	19.67	0	0
Baa1 or equivalent	0.65	0.65	0	0
Baa2 or equivalent	5.03	5.03	0	0
Baa3 or equivalent	2.05	2.05	0	0
Benchmarking				
Baa2 or equivalent	1,850.21	1,850.21	0	0
Unrated	0.87	0.87	0	0
FVOCI debt investments				
Internal Credit Rating				
Prime	1,527.14	1,527.14	0	0
High Grade	981.85	981.85	0	0
External Credit Rating				
Aaa or equivalent	39,721.97	39,721.97	0	0
Aa2 or equivalent	275.70	275.70	0	0
A1 or equivalent	1,441.13	1,441.13	0	0
A2 or equivalent	567.35	567.35	0	0
Baa1 or equivalent	568.17	568.17	0	0
Baa2 or equivalent	518,651.97	518,651.97	0	0
Benchmarking				
A1 or equivalent	111.62	111.62	0	0
Baa1 or equivalent	3,046.44	3,046.44	0	0

INVESTMENTS (As of September 2024)	EXPOSURE-AT-DEFAULT (In Million P) TOTAL	STAGE 1	STAGE 2	STAGE 3
Investments at amortized cost				
Internal Credit Rating				
Prime	712.07	712.07	0	0
Good	1,457.73	1,457.73	0	0
Loss	83.74	0	0	83.74
External Credit Rating				
Aaa or equivalent	790.07	790.07	0	0
Baa2 or equivalent	708,847.11	708,847.11	0	0
Benchmarking				
A1 or equivalent	556.60	556.50	0	0
A2 or equivalent	931.61	931.61	0	0
Baa1 or equivalent	1,397.11	1,397.11	0	0
Baa2 or equivalent	208.96	208.96	0	0
Unrated	610.80	0	0	610.80
TOTAL	**2,009,560.75**	**2,008,866.21**	**0**	**694.54**

As of September 30, 2025, the Parent's total treasury exposure is at P2,005.46 billion. Due from BSP and SPURA decreased from P692.57 billion to P627.55 billion while Due from Other Banks increased from P5.34 billion to P12.35 billion. The Parent's FVOCI debt investments grew from P566.89 billion to P662.64 billion while investments at amortized cost decreased from P715.60 billion to P695.98 billion.

The Parent's exposure classified as Stage 1, Stage 2, and Stage 3 amounted to P2,004.68 billion, P0.08 billion, and P0.69 billion, respectively. An account amounting to P.08 billion was transferred from Stage 1 to Stage 2. The table below presents the Parent's exposure for 2025 and 2024:

INVESTMENTS (In Million P)	TOTAL 2025	TOTAL 2024	STAGE 1 2025	STAGE 1 2024	STAGE 2 2025	STAGE 2 2024	STAGE 3 2025	STAGE 3 2024
Due from BSP and SPURA	627,551.80	692,570.78	627,551.80	692,570.78	0	0	0	0
Due from Other Banks	12,348.35	5,344.47	12,348.35	5,344.47	0	0	0	0
Inter-bank Call loans receivables	500.07	0	500.07	0	0	0	0	0
Interbank Loans and Receivables	6,433.15	29,156.45	6,433.15	29,156.45	0	0	0	0
FVOCI debt investments	662,642.82	566,893.35	662,642.82	566,893.35	0	0	0	0
Investments at amortized cost	695,979.81	715,595.69	695,200.35	714,901.15	84.92	0	694.54	694.54
TOTAL	**2,005,456.00**	**2,009,560.74**	**2,004,676.54**	**2,008,866.20**	**84.92**	**0**	**694.54**	**694.54**

MARKET RISK MANAGEMENT

Market Risk Management Framework

LANDBANK is exposed to market risks in both its trading and non-trading banking activities. The Parent assumes market risk in market making and position taking in government securities and other debt instruments, equity, FX and other securities, as well as, in derivatives or financial instruments that derive their values from price, price fluctuations and price expectations of an underlying instrument (e.g., share, bond, FX or index). The Parent's exposure on derivatives is currently limited to currency swaps and currency forwards to

manage FX exposure. The Parent is also exposed to derivatives that are embedded in some financial contracts, although, these are relatively insignificant in volume.

The Parent uses a combination of risk sensitivities, VaR, stress testing, CET1 ratio and capital metrics to manage market risks and establish limits. The LANDBANK Board, RiskCom and the ALCO, define and set the various market risk limits for each trading portfolio. The TIBS, particularly the Financial Markets Group which manages the Parent's trading units as well as the Asset and Liability Management Group which manages the liquidity and reserve positions, conducts risk-taking activities within limits and ensures that breaches are escalated to the Senior Management for appropriate action.

A management alert is activated whenever losses during a specified period equal or exceed specified management alert level. The Parent controls and minimizes the losses that may be incurred in daily trading activities through the VaR and Stop Loss limits. Positions are monitored on a daily basis to ensure that these are maintained within established position limits to control losses. Position limits are subordinated to VaR and Stop Loss limits. Macaulay and Modified Duration are used to identify the interest rate sensitivity of the Bond Portfolio of the Parent. In the same way, certain subsidiaries of the Parent independently quantify and manage their respective market risk exposures by maintaining their respective RM system and processes in place.

Market Risk Weighted Assets

As of Dec. 31, 2025, the LANDBANK's Total Market RWA stood at P13,529 million, broken down as follows:

PARTICULARS	AMOUNT (IN MILLIONS)
Interest Rate Exposure	1,835
Equity Exposure	1,956
FX Exposure	3,687
Options	6,051
Total Market RWA	13,529

The Total Market RWA represents 0.83 per cent of the Parent's Aggregate RWA of P1,622.30 billion.

Managing Market Risk Components

Market Risk is associated to earnings arising from changes in interest rate, FX rates, equity and in their implied volatilities. Market risk arises in trading as well as non-trading portfolios. The Parent manages the following key market risk components using its internal risk mitigation techniques:

1. Interest Rate Risk in the Trading Book

   Interest Rate Risk represents exposures to instruments whose values vary with the level or volatility of interest rates as a result of market making and portfolio taking. LANDBANK continues to manage interest rate risk in trading activities through factor sensitivities and the use of VaR and stress testing. Government Securities and Foreign Securities are subject to daily mark-to-market and controlled through risk limits such as position, VaR and Stop Loss.

2. Equity Price Risk Management

   LANDBANK is exposed to equity price risk resulting from changes in the levels of volatility of equity prices, which in turn affect the value of equity securities and impacts on profit and loss of the Parent. Equities are subject to daily mark-to-market and controlled through risk limits such as position, VaR, and Stop Loss.

3. FX Risk Management

   Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in FX rates. Using the Philippine peso as the functional currency, the Parent monitors daily the currency positions to ensure that these are within established limits.

Market Risk Measurement and Validation Tools

1. Value-at-Risk

   VaR is a statistical approach for measuring the potential variability of trading revenue. It is used to measure market risk in the trading book under normal conditions, estimating the potential range of loss in the market value of the trading portfolio, over a one-day period, at 99 per cent confidence level, assuming a static portfolio.

   The Parent uses the Historical Simulation Model in computing VaR of Equities, Foreign Securities, Peso Debt, and FX trading portfolios as well as FX Net Open Position which is acceptable to BSP. Moreover, the Parent continuously pursues initiatives to improve its processes.

   The VaR both at portfolio and across portfolio level are monitored. Daily VaR calculations are compared against VaR limits which is the monetary amount of risk deemed tolerable by Management. The Parent also determines Diversified VaR that takes into account the diversification effect in which all losses in all securities in a portfolio are imperfectly correlated.

2. Stress Test

   RM models have recently become the main focus of RM efforts in the banking industry where banking activities are exposed to changes in fair value of financial instruments. However, the Parent believes that the statistical models alone do not provide reliable method of monitoring and controlling risk because these models (while relatively sophisticated) have several known limitations, at the same time, do not incorporate the potential loss caused by very unusual market events. Thus, the VaR process is complemented by Stress Testing to measure this potential risk.

Stress Test is a RM tool used to determine the impact on earnings and capital of market movements considered "extreme", i.e., beyond "normal" occurrence. The Parent utilizes Stress Tests to estimate possible losses which the VaR does not capture.

The Parent's Market Risk Stress Test analyzes the impact of major risks that emerge out of the different scenarios, considering adverse and probable risk events, on activities related to Treasury's trading and investment portfolios. This seeks to establish how far the Parent can absorb certain levels of stress, to explore the events that could cause a significant impact to the Parent and to assess its vulnerabilities and capability to deal with shocks such as price risk, interest rate risk, and FX risk.

3. Model Validation

a. Back-Test

LANDBANK adopts back-testing as the basic technique in verifying the quality of risk measures used by comparing actual trading results with model-generated risk measures.

Under the back-testing process, exception occurs if mark-to-market and trading loss exceeds the result of the model-generated risk measure. The number of exceptions is noted and the model is classified into one of the three zones as follows:

ZONE CLASSIFICATION	NUMBER OF EXCEPTIONS
safe/green zone	zero to four exceptions
non-conclusive/yellow zone	five to nine exceptions
problematic/red zone	10 or more exceptions

Back-testing results are presented to the ALCO and the RiskCom which examine the actual performance of portfolios against VaR measures to assess model accuracy and to enhance the risk estimation process in general.

b. Model Review

Risk models used in managing market risk are subjected to model review being done by RMQAU of MLRMD. On the other hand, IAG is tasked to do model audit of RM models.

LIQUIDITY RISK MANAGEMENT

Liquidity Risk Management Framework

The Parent's liquidity RM process is consistent with its general RM framework covering risk identification, measurement, monitoring and control. The policies and procedures that govern liquidity RM are reviewed and endorsed on a regular basis by ALCO and RiskCom for approval of the LANDBANK Board of Directors. The liquidity policy of the Parent is to always maintain fund availability and hence, to be in a position to meet all of its obligations, in the normal course of business.

The Parent considers liquidity risk based on market and funding liquidity risk perspectives. Trading or market liquidity risk refers to the inability to unwind positions created from market, exchanges, and counterparties due to temporary or permanent factors. It is the risk that the Parent cannot easily offset or eliminate a position at the market price because of inadequate market depth or through market disruption.

Funding liquidity risk is the risk that the Parent will not be able to meet efficiently both expected and unexpected current and future cash flow and collateral needs without affecting either daily operations or the financial condition of the Parent. Funding liquidity risk is being monitored and controlled through the classification of maturities of assets and liabilities over time bands and across functional currencies as reflected in the LGR.

The LANDBANK Board exercises oversight through RiskCom and has delegated the responsibility of managing the overall liquidity of the Parent to the ALCO. The ALCO and the TIBS are responsible for the daily implementation and monitoring of relevant variables affecting the Parent's liquidity position. The ALCO reviews the assets and liabilities position on a regular basis and, in coordination with the TIBS, recommends measures to promote diversification of its liabilities according to source, instrument and currency to minimize liquidity risks resulting from concentration in funding sources.

The RMG, through the MLRMD is responsible for the oversight monitoring of the Parent's liquidity risk positions and ensures that reports on the Parent's current risk are prepared and provided to ALCO and RiskCom in a timely manner.

The Parent performs a comprehensive liquidity risk measurement and control using the LGR, covering the bank-wide balance sheet, as a tool. Risk models used in liquidity RM are subjected to model validation as conducted by MLRMD - RMQAU and model audit by the IAG.

Liquidity Risk Measurement

The Parent manages the liquidity risk using the following tools:

1. Liquidity Gap Report

The Parent conducts liquidity gap analysis using the LGR. This risk measurement tool is used in identifying the current liquidity position and the Parent's ability to meet future funding needs. It categorizes balance sheet items according to cash flows from the Parent's assets and liabilities to determine any future mismatch such as long-term assets growing faster than long term liabilities.

MLRMD reports RBU (Peso and FX Regular), FCDU, and Solo (Parent) LGR on a monthly basis to ALCO and RisKCom. Parent and Financial Allied Subsidiaries LGR is reported on a quarterly basis.

The following behavioral assumptions are used in measuring the Parent's liquidity gap:

- Non-Maturing Deposits: Using historical balances of Non-Maturing Deposits accounts, a behavioral analysis is conducted to determine the deposit outflow rates across time buckets. The resulting run-off rates are the basis for the withdrawal pattern or actual behavior of Non-Maturing Deposits.

- Term Deposits: Term Deposits were bucketed based on maturity with run-off assumption on the balance sheet. A behavioral analysis is conducted to approximate the early termination rate based on a historical deposit data. The early termination rate is used to estimate the amount of deposit that will be withdrawn before its maturity.

- Fixed Rate Loans: A behavioral analysis is conducted to estimate the percentage of loan balance that is likely to repay before the due date.

- Drawing Pattern of Credit Lines and Credit Cards: A behavioral model to capture and estimate the drawing pattern for credit cards and credit line products.

As of December 31, 2025, the Parent has in its possession a comfortable level of highly liquid assets and identified fund sources to cover for liquidity risk that may arise in the earlier tenor buckets. Most assets (particularly loans and investments) have long term maturities.

The Parent has established guidelines for liquidity risk limit setting to enable it to properly and prudently manage and control liquidity risk, consistent with the nature and complexity of its business activities, overall level of risk and its risk appetite.

The MCO limits set by the LANDBANK Board is one of the tools used to manage and control the liquidity risk in the Parent's gap report. MCO limits put a cap on the total amount of negative gaps in the '1 day to 1 year' time buckets.

2. Liquidity Stress Test

The Parent conducts regular stress testing and scenario analysis to further assess the Parent's vulnerability to liquidity risk. This activity supplements the risk models used by the Parent, which simulates various probable to worst-case scenarios happening in the industry that would affect LANDBANK. The following are the stress testing conducted by the Parent:

- Liquidity Stress Test/Scenario Analysis
- FX Regular Stress Test
- FCDU Stress Test

3. LCR

The LCR is reported monthly to BSP to ensure that the Parent maintains an adequate level of unencumbered HQLA to meet liquidity needs for a 30 calendar-day liquidity stress scenario.

The Parent computes the LCR using the BSP prescribed formula:

$$LCR = \frac{Stock\ of\ HQLA}{Total\ Net\ Cash\ Outflow\ over\ the\ next\ 30\ calendar\ days}$$

Where:

HQLA - Refer to assets that can be converted easily and immediately into cash at little or no loss of value in private markets to meet liquidity needs during times of stress.

Total Net Cash Outflows - Pertains to the sum of the stressed outflow amounts less the sum of the stressed inflow amounts, with the inflow amounts limited to 75 per cent of outflow amounts.

a. LCR – Solo Basis

PARTICULARS	31 December (In Million Pesos)	
	2025	2024
High Quality Liquid Assets	1,953,714	1,930,406
Total Net Cash Outflows	1,022,739	1,051,114
LCR	191.03%	183.65%

As of December 31, 2025, the Parent's LCR is higher than the 100 per cent minimum requirement for the CY 2025.

b. LCR – Consolidated Basis

PARTICULARS	31 December (In Million Pesos)	
	2025	2024
High Quality Liquid Assets	1,961,074	1,936,731
Total Net Cash Outflows	1,027,868	1,056,197
LCR	190.79%	183.37%

As of December 31, 2025, the Group's LCR is higher than the 100 per cent minimum requirement for the CY 2025.

BASEL III LIQUIDITY COVERAGE RATIO DISCLOSURE (In Single Currency, Absolute Amount)
As of December 31, 2025

Nature of Item	Weighted Amount	
	Group	Parent
A. Total Stock of High-Quality Liquid Assets (After Cap)	**1,961,073,879,511.93**	**1,953,713,951,102.42**
A.1 Stock of Level 1 Assets	1,942,400,504,284.47	1,935,040,575,874.96
A.2 Stock of Level 2 Assets	18,673,375,227.46	18,673,375,227.46
A.3 Total Stock of High-Quality Liquid Assets (Before Cap)	**1,961,073,879,511.93**	**1,953,713,951,102.42**
A.4 Adjustment for 40% Cap on Level 2 Assets		
B. Total Net Cash Outflows	**1,027,868,055,553.85**	**1,022,739,257,221.41**
B.1 Total Expected Cash Outflows	1,235,782,223,367.10	1,230,256,844,642.12
B.2 Total Expected Cash Inflows Before Ceiling	207,914,167,813.25	207,517,587,420.71
B.3 Adjustment for 75% Ceiling on Cash Inflows		
B.4 Total Expected Cash Inflows After Ceiling	**207,914,167,813.25**	**207,517,587,420.71**
C. Liquidity Coverage Ratio	**190.79%**	**191.03%**

BASEL III NET STABLE FUNDING RATIO DISCLOSURE (In Single Currency, Absolute Amount)
As of December 31, 2025

Nature of Item	Weighted Amount	
	Group	Parent
A. Available Stable Funding	**1,908,526,136,723.60**	**1,894,036,780,661.13**
Capital	292,842,517,026.16	292,151,644,391.34
Retail Deposits	493,730,794,904.10	482,066,997,933.07
Wholesale Deposits	1,105,992,460,035.69	1,104,232,259,709.04
Secured and Unsecured Funding	15,897,753,627.72	15,585,878,627.67
Other Liabilities and Equities	62,611,129.93	
B. Required Stable Funding	**1,345,753,765,253.62**	**1,333,006,885,816.05**
NSFR High-Quality Liquid Assets (HQLA)	118,247,943,253.01	118,095,129,932.10
Deposits Held at Other Financial Institutions	7,547,151,156.79	7,532,937,595.87
Performing Loans and Non-HQLA Securities	923,746,045,453.88	914,662,592,233.41
Other Assets	283,153,450,393.83	279,670,380,596.83
Off-Balance Sheet Exposures	13,059,174,996.10	13,045,845,457.83
C. Net Stable Funding Ratio	**141.82%**	**142.09%**

MATURITY OF ASSETS AND LIABILITIES

The table below presents an analysis of Parent's assets and liabilities based on their expected recovery or settlement periods.

	2025		
	Within One Year	Over One Year	Total
FINANCIAL ASSETS			
Cash and Cash Equivalents	259,919,816,730		259,919,816,730
Trading and Investment Securities			
FVTPL	14,647,578,796	977,911,770	15,625,490,566
FVOCI	65,001,353,708	716,349,459,669	781,350,813,377
Amortized Cost	53,651,952,709	633,263,699,172	686,915,651,881
Loans and Other Receivables	851,436,290,292	795,607,573,307	1,647,043,863,599
Investment in Subsidiaries	0	5,654,367,708	5,654,367,708
Investment in Associates	0	51,152,984,278	51,152,984,278
Other assets	22,730,230,575	11,061,391,538	33,791,622,113
Total	**1,267,387,222,810**	**2,214,067,387,442**	**3,481,454,610,252**
NON-FINANCIAL ASSETS			
Inventories	0	286,893,990	286,893,990
Investment Property	0	17,721,698,985	17,721,698,985
Property and Equipment	0	12,536,579,649	12,536,579,649
Right-of-Use Assets	0	2,368,982,618	2,368,982,618
Non-current assets held for sale	1,626,095,734	0	1,626,095,734
Other intangible assets	0	1,775,051,265	1,775,051,265
Deferred Tax Assets	0	20,438,708,754	20,438,708,754
Total	**1,626,095,734**	**55,127,915,261**	**56,754,010,995**
TOTAL ASSETS	**1,269,013,318,544**	**2,269,195,302,703**	**3,538,208,621,247**
FINANCIAL LIABILITIES			
Deposit Liabilities	3,100,366,747,915	1,298,143,339	3,101,664,891,254
Financial Liabilities			
Bills Payable	6,606,415,259	10,216,611,363	16,823,026,622
Bonds Payable	0	5,011,841,883	5,011,841,883
Financial Liabilities Held for Trading	936,049,021	0	936,049,021
Payables	28,868,501,582	2,098,328,530	30,966,830,112
Inter-Agency Payables	14,829,584,657		14,829,584,657
Other Payables	62,522,094,781	959,295,550	63,481,390,331
Total	**3,214,129,393,215**	**19,584,220,665**	**3,233,713,613,880**
NON-FINANCIAL LIABILITIES			
Provisions		1,649,037,631	1,649,037,631
Deferred Credits/Unearned Income	39,578,535	0	39,578,535
Total	**39,578,535**	**1,649,037,631**	**1,688,616,166**
TOTAL LIABILITIES	**3,214,168,971,750**	**21,233,258,296**	**3,235,402,230,046**

	2024 (As restated)		
	Within One Year	Over One Year	Total
FINANCIAL ASSETS			
Cash and Cash Equivalents	415,885,025,009	0	415,885,025,009
Trading and Investment Securities			
FVTPL	19,724,628,130	0	19,724,628,130
FVOCI	211,485,268,408	376,673,162,530	588,158,430,938
Amortized Cost	54,253,627,885	652,079,703,302	706,333,331,187
Loans and Other Receivables	698,702,485,027	863,812,696,387	1,562,515,181,414
Investment in Subsidiaries	0	5,654,367,708	5,654,367,708
Investment in Associates	0	50,634,365,141	50,634,365,141
Total	**1,400,051,034,459**	**1,948,854,295,068**	**3,348,905,329,527**
NON-FINANCIAL ASSETS			
Inventories	0	297,082,544	297,082,544
Investment Property	0	16,140,421,515	16,140,421,515
Property and Equipment	0	10,923,717,617	10,923,717,617
Right-of-Use Assets	2,393,198,496	0	2,393,198,496
Non-current assets held for sale	876,176,232	0	876,176,232
Other intangible assets	0	1,213,877,706	1,213,877,706
Other assets	36,717,769,337	926,152,231	37,643,921,568
Deferred Tax Assets	0	17,763,938,066	17,763,938,066
Total	**39,987,144,065**	**47,265,189,679**	**87,252,333,744**
TOTAL ASSETS	**1,440,038,178,524**	**1,996,119,484,747**	**3,436,157,663,271**
FINANCIAL LIABILITIES			
Deposit Liabilities	2,974,686,999,917	24,202,744,235	2,998,889,744,152
Financial Liabilities			
Payables	44,946,115,235	1,981,105,320	46,927,220,555
Bonds Payable	328,028,531	4,499,749,655	4,827,778,186
Bills Payable	2,095,327,978	10,921,459,333.00	13,016,787,311
Financial Liabilities Held for Trading	76,224,931	0	76,224,931
Inter-Agency Payables	10,807,032,409	0	10,807,032,409
Other Payables	39,728,633,429	1,192,191,174	40,920,824,603
Total	**3,072,668,362,430**	**42,797,249,717**	**3,115,465,612,147**

NON-FINANCIAL LIABILITIES			
Provisions	0	651,956,146	651,956,146
Deferred Credits/Unearned Income	54,550,880	0	54,550,880
Other Payables	25,070,494,971	6,469,426	25,076,964,397
Total	**25,125,045,851**	**658,425,572**	**25,783,471,423**
TOTAL LIABILITIES	**3,097,793,408,281**	**43,455,675,289**	**3,141,249,083,570**

INTEREST RATE RISK IN THE BANKING BOOK

Interest Rate Risk in the Banking Book Management Framework

IRRBB is the current and prospective risk to earnings and capital arising from adverse movements in interest rates that affect banking book positions. LANDBANK's IRRBB arises from the core banking activities. The main source of this type of IRRBB is gap risk which arises from timing differences in the maturity (for fixed rate) and re-pricing (for floating rate) of the Parent's assets, liabilities and off-balance-sheet positions.

The Parent manages IRRBB based on approved policies and procedures. LANDBANK uses Re-pricing Gap/EaR and EVEaR to analyze the impact of changes in interest rates to both future earnings and net worth.

The Parent has established guidelines for IRRBB limit setting. To control re-pricing risk, a limit has been set on the EaR, putting a cap on the magnitude of re-pricing gap in the balance sheet. The EaR limit defines the maximum level of loss in net interest income due to changes in interest rates. Breaching this limit would require adjustments to be made in the balance sheet profile of the Parent. RMG-MLRMD recommends interest rate limits in coordination with ALMG and is approved by the ALCO, RiskCom, and the LANDBANK Board. On the economic value-based measure, the Parent compares the Equity level under various rate scenarios to the Equity at a base (or current) level to track change from base scenario.

The LANDBANK Board defines the Parent's risk appetite and approves business strategies relative to the management of IRRBB. It delegates to ALCO the establishment and management of the Parent's IRRBB position. The ALCO decides and allocates resources to manage IRRBB within the risk appetite set by the Parent. The TIBS ensures that ALCO's decisions pertaining to the management of structural IRRBB are implemented.

IAG is tasked to do model audit of Risk Management models. The conduct involves the review and evaluation of the effectiveness of the system and, where necessary, ensures that appropriate revisions or enhancements to internal controls are made.

In addition, model validation is also being done by the RMQAU of MLRMD to check for any enhancements or calibrations needed to the models.

To date, the Parent does not engage in hedging transactions.

Interest Rate Risk in the Banking Book Measurement Models

The two complementary measures of the potential impact of IRRBB are as follows:

1. Earnings-Based Measure: The Parent uses the EaR to estimate changes in net interest income under a variety of interest rate scenarios over a 12-month horizon.

2. Economic Value-Based Measure: The Parent uses the EVEaR to assess the impact of changes in interest rates over the remaining life of its assets, liabilities and off-balance sheet items.

Both measures are assessed to determine the full scope of the Parent's IRRBB exposure. Moreover, IRRBB is not managed in isolation. IRRBB measurement systems are integrated into the Parent's general risk measurement system and results from models are interpreted in coordination with other risks.

The interest rate risk exposures of the Parent are measured and reported to the ALCO and RiskCom on a monthly basis. Parent and Subsidiary EaR and EVEaR are prepared on a quarterly basis.

Key Behavioral and Modelling Assumptions

Behavioral assumptions enable the Parent to analyze how an instrument's actual maturity or re-pricing may vary from its contractual terms because of behavioral options. LANDBANK has established the following behavioral and modeling assumptions in the quantification of IRRBB:

1. Current Account and Savings Account Repayment

   Behavioral assumptions for deposits that have no specific maturity/re-pricing date such as NMDs can be a major determinant of IRRBB exposures under the economic value and earnings-based measures. To determine the actual behavior of NMDs, the Parent analyzed its deposits for the past 10 years to estimate the proportion of core (stable) and non-core (non-stable) deposits.

2. Term Deposits subject to Early Termination

   A behavioral analysis to estimate the amount of term deposits that will be withdrawn before its maturity.

3. Fixed Rate Loans subject to Prepayment

   A behavioral analysis to estimate the percentage of loan balances that is likely to repay before the due date.

4. Drawing Pattern of Credit Lines and Credit Cards

   Behavioral methodology to capture and estimates the drawing pattern for credit cards and credit line products.

Interest Rate Shocks and Stress Scenarios

The Parent has a wide range of static interest rate shocks consisting of parallel and non-parallel shifts in the yield curve including but not limited to the Market Outlook of the LANDBANK Market Economist, interest rate volatility for the past 10 years and standardized rate shocks prescribed under Basel Committee on Banking Supervision framework on IRRBB.

The Parent conducts Interest Rate Stress Testing using EaR and EVEaR. Results of scenario analysis help the Parent focus on coming up with contingency measures to reduce impact of IRRBB.

OPERATIONAL RISK MANAGEMENT

The ORM Framework of the Parent underwent a thorough review and validation to ensure adherence with BSP MORB 146 (Circular 900) ORM, BSP MORB 149 (Circular 951) BCM, BSP MORB 148 (Circular 808) IT Risk Management, BSP MORB 153 (Circular 1085) Sustainable Finance Framework and other operational risk-related regulations.

The ORM frameworks aim to establish and implement risk management strategies and best practices to effectively address and manage operational risk that are embedded in the day-to-day operations of the Parent and its Subsidiaries. These ORM frameworks were found to be substantially compliant to the minimum requirements of the BSP.

The risk management culture of the Parent is further reinforced with the conduct of risk awareness cascading and sharing sessions on Risk Governance Framework, ORM, BCM, and IT. Dissemination of operational risk management programs are clearly communicated through continued briefings and seminars using various channels and platforms available in the Parent. Intensive workshops and technical working group discussion reinforces the awareness and learning avenues conducted to all employees of the Parent and subsidiaries for them to effectively perform their duties in managing operational risks.

The ORM function was strengthened by designating Heads of Business Units as Operational Risk Managers through the issuance of Special Order No. 400, Series of 2021. As such, they are responsible for detecting fraud and other irregularities within their respective areas. The responsibilities of Operational Risk Managers carry a 3 per cent weight under Part I of the IPCR-O.

The Parent has a BCM Program which is compliant with BSP MORB 149 and aligned with the ISO 22301:2019 (Business Continuity Management System). The BCM Framework emphasizes the Parent's BCM Governance and Process. BCM tools are continuously enhanced to conform to regulations and industry best practices.

As part of the Parent's BCM process, the Parent conducts annual Business Impact Analysis and Business Continuity Risk Assessment to prioritize risks and implement corresponding controls and identify and prioritize the Parent's most critical functions and IT systems in case of disruptions. Also, Business Continuity Plan components are being reviewed, updated and tested annually to ensure validity and effectiveness of the Plans.

The Parent ensures that business and risk management activities, including the operational risk management function, are carried out by adequate and qualified staff with the necessary experience, technical capabilities, and competence. The Parent supports the continuing education of officers and staff of RMG through the certification programs where employees were licensed as Certified Risk Analysts, Certified Risk Manager, Certified Trust Officer and Bank Risk Management certification examination of Asian Institute of Chartered Banks.

Embedding of ORM across the institution is manifested with the bank units and LANDBANK Subsidiaries becoming aware of the specific operational risks they are confronted with. Taking a proactive stance in managing and escalating breaches as soon as they occur strengthens governance and enhances the oversight of these risks. Bank units and LANDBANK Subsidiaries conduct risk self-assessment using various RM tools to quantify and qualitatively assess potential operational losses which serve as their dashboard in monitoring operational risk. Risk Reporting Framework of LANDBANK Subsidiaries under the Risk Management Program for LANDBANK Subsidiaries was created which includes the procedure/process on the proper escalation or echoing of RM related issues and concerns and risk reports to the LANDBANK RiskCom for notation/approval/recommendation.

Operational Risk Exposure

LANDBANK currently uses the Basic Indicator Approach for calculating the capital charge for operational risk under Pillar 1. The formula is based on the average Gross Revenues of the Parent for the last three years multiplied by 15 per cent to calculate the ORWA. As of December 31, 2025, the Parent's Total ORWA using the Basic Indicator Approach was P188.07 billion or 11.59 per cent of the Parent's Aggregate RWA of P1,622.30 billion. With the sustained Gross Revenues of the Parent relative to its expanding business operations, ORWA is expected to increase annually.

LANDBANK is firm in its resolve to fortify its operational risk management system including the development of an internal economic capital measurement model to better capture the Parent's operational vulnerabilities and be able to provide a more reliable support for the overall strategic objectives of the Parent.

CONSUMER PROTECTION RISK MANAGEMENT SYSTEM

In compliance with BSP Circular 1160 – "Regulations on FCP to Implement RA No. 11765, otherwise known as the "FCPA", LANDBANK continues to update the CPRMS as part of its enterprise-wide risk management system. It identifies, measures, monitors, and controls consumer protection risk inherent in the delivery of financial services to the general public. The Parent ensures to readily assist customers' needs and concerns across all channels and guarantee consumer protection practices, address and prevent or mitigate identified or associated risk of financial harm to the Parent and its clientele (depositors, borrowers, and other clients).

As part of oversight function on CPRMS, RMG ensures that board-approved CPRMS policies and procedures are in place, complaints management are strictly implemented, escalation of CPRMS-related issues is within the set timeline and training of Parent personnel are undertaken. Periodic reports are submitted to the Management Committee and the Risk Oversight Committee. RMG also conducts risk assessment of new, modified, or expanded products, programs, services, electronic banking channels, processes and other activities,

including outsourcing from third party service providers to deliver quality service and protect LANDBANK's clients.

The CPRMS Oversight Framework is aligned with and adheres to the Financial Consumer Protection Standards of Conduct prescribed under BSP Circular 1160, to cover (1) Disclosure and Transparency; (2) Protection of Client Information; (3) Fair Treatment; (4) Effective Recourse; and (5) Protection of Consumer Assets against Fraud and Misuse. LANDBANK understands that financial literacy and inclusion begins with responsive and excellent customer service. The Parent is committed to protect our customers' rights as consumers of financial products and services. To protect clients' information, RMG implements a bank-wide risk management program to manage information security risk and data privacy. The CPRMS is also subject to audit and compliance testing.

REPUTATIONAL RISK MANAGEMENT FRAMEWORK AND GENERAL POLICY

LANDBANK recognizes that practices and policies on safety and soundness of the Parent's operations strengthens its market position, preserves shareholder value which are critical elements in building a good and strong reputation to its stakeholders.

For LANDBANK, Reputational Risk is defined as failure to establish and maintain an image of integrity and competence in doing business which may result to loss of customers and even key employees. It also refers to the risk to earnings and capital resulting from negative public perception. The risks may expose the institution to litigation, financial loss or damage to its reputation.

The Parent's RRMFGP provides a comprehensive and proactive approach to managing Reputational Risk aligned with international standards and BSP MORB, Section 155 – Reputational Risk Management, and BSP Circular No. 1114, Series of 2021 – Guidelines on Reputational Risk Management.

The Parent's RRMFGP covers all bank units and LANDBANK Subsidiaries to ensure preparedness and appropriateness of risk identification, measurement, control and monitoring/reporting of reputational risk.

LANDBANK SUBSIDIARIES RISK OVERSIGHT

The Parent's RM involves managing risks the LANDBANK Subsidiaries as the Parent submits both solo and consolidated financial reports acknowledging the fact that their operations also bear impact on the LANDBANK's financial statements.

The RMPS was developed and implemented to provide the general RM framework, policies, oversight structure, and delineates responsibilities of key persons or bank units for effective implementation of RM for LANDBANK Subsidiaries.

The RMPS includes relevant methodologies, processes and tools used in implementing RM in LANDBANK Subsidiaries. Specific activities may differ from one LANDBANK Subsidiary to another considering the mandate and nature of their respective business operations, structure, risk appetite and other variables.

Under the RMPS, risk reporting is intended to apprise the Senior Management and Risk Committees of Subsidiaries on the material risks of the LANDBANK Subsidiary and assists them in their decision-making, specifically in determining viable solutions to address risks in their respective business operations. The actions taken on high impact and high probability risk of the LANDBANK Subsidiaries are submitted to the LANDBANK RiskCom for notation.

As part of the Parent's enterprise-wide RM Framework implementation, the LANDBANK Subsidiaries are included in the annual risk simulation / assessment, and quantification of losses projected using Business as Usual and Worst-Case Scenarios under the LANDBANK Internal Capital Adequacy Assessment and Process and Recovery Plan. Under the Internal Capital Adequacy Assessment and Process and Recovery Plan, Subsidiaries Risk is defined as the risk on earnings and assets of LANDBANK Subsidiaries (financial and non-financially allied) arising from reduction or decline in their net income.

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Galima Building, National Highway, Solano, Nueva Vizcaya
Tel. Nos.: (078) 326-8011
Email: SolanoBranch@landbank.com

QUIRINO

Cabarroguis Branch
Capitol Comm'l and Bank Building, San Marcos, Cabarroguis, Quirino Province
Tel. Nos.: 0917-653-4838
Email: CabarroguisBranch@landbank.com

AURORA

Baler Branch
FNF Building, National Highway, Brgy. Suklayin, Baler, Aurora
Tel. Nos.: (042) 724-0010
Email: BalerBranch@landbank.com

NUEVA ECIJA

Cabanatuan (Nueva Ecija) Branch
Tan Building, Maharlika Highway, Infront of NFA, Cabanatuan City, Nueva Ecija
Tel. Nos.: (044) 463-1802; 951-1540
Email: CabanatuanMaharlikaHighwayBranch@landbank.com

Gapan Branch
Sta. Ines Building, Maharlika Highway, Bayanihan, Gapan, Nueva Ecija
Tel. Nos.: (044) 486-0935
Email: GapanBranch@landbank.com

Guimba Branch
LANDBANK Building, Hay Juliano corner Dansalan Sts., Guimba, Nueva Ecija
Tel. Nos.: (044) 611-1307; 958-2535
Email: GuimbaBranch@landbank.com

Muñoz Branch
Research Ext. & Training Building, Central Luzon State University, Muñoz, Nueva Ecija
Tel. Nos.: (044) 940-0580; 940-2280; (044) 456-0699
Email: MunozBranch@landbank.com

Muñoz Science City Branch
EB Building, Pelmok St., Poblacion East, Science City of Muñoz, Nueva Ecija
Tel. Nos.: (044) 456-7213
Email: MunozScienceCityBranch@landbank.com

Palayan Branch
Singalat, Palayan City, Nueva Ecija 3132
Tel. Nos.: (044) 940-9408
Email: PalayanBranch@landbank.com

San Isidro (Nueva Ecija) Branch
LANDBANK Building, Poblacion, San Isidro, Nueva Ecija
Tel. Nos.: (044) 940-9982
Email: SanIsidroNEBranch@landbank.com

San Jose City (Nueva Ecija) Branch
LANDBANK Building, R. Eugenio St., San Jose City, Nueva Ecija 3121
Tel. Nos.: (044) 940-2322; 940-3233
Email: SanJoseCityNEBranch@landbank.com

Rizal (Nueva Ecija) Agri-Hub
Pinagpanaan-Pantabangan Junction, Poblacion Sur, Rizal, Nueva Ecija
Tel. Nos.: (044) 456-0576
Email: RizalAH@landbank.com

Talavera Branch
Pecache Building, A. Diaz corner Quezon Street, Talavera, Nueva Ecija
Tel. Nos.: (044) 411-1555; 0917-124-6653
Email: TalaveraBranch@landbank.com

CENTRAL LUZON BRANCHES GROUP (CLBG)

BATAAN

Balanga Branch
Don Manuel Banzon Avenue, Doña Francisca Subdivision, Balanga City, Bataan
Tel. Nos.: (047) 237-3004; 237-2129; (047) 791-1203
Email: BalangaBranch@landbank.com

Bataan Capitol Branch-Lite
The Bunker, Capitol Compound, Capitol Road, Balanga City, Bataan
Tel. Nos.: (047) 237-2129; 237-6955
Email: BataanCapitolBranchlite@landbank.com

Balanga - Don M. Banzon Branch
Lot 5 Block 17, Don Manuel Banzon St., Doña Francisca, Balanga, Bataan
Tel. Nos.: (047) 237-0690; 237-0692; (047) 237-2765; 237-3972
Email: BalangaDonMBanzonBranch@landbank.com

Dinalupihan Branch
LANDBANK Building, DAR Compound, San Ramon Highway, Dinalupihan, Bataan
Tel. Nos.: (047) 481-1778; 481-1779
Fax: (047) 636-1438
Email: DinalupihanBranch@landbank.com

Bataan - National Highway Branch
LANDBANK Building, Roman National Highway, Alangan, Limay, Bataan 2103
Tel. Nos.: (047) 643-0127; 244-5890; (047) 244-5892
Email: BataanNationalHighwayBranch@landbank.com

Limay Branch
Almer's Building, Calma St., Townsite, Limay, Bataan
Tel. Nos.: 0998-410-3868
Email: LimayBranch@landbank.com

Mariveles Branch
Ground Floor, AFAB Building, Mariveles, Bataan
Tel. Nos.: (047) 935-4217
Fax: (047) 935-4218
Email: MarivelesBranch@landbank.com

BULACAN

Balagtas Branch
McArthur Highway, San Juan, Balagtas, Bulacan
Tel. Nos.: (044) 693-1043
Fax: (044) 769-200
Email: BalagtasBranch@landbank.com

Baliuag Branch
LANDBANK Building, B.S. Aquino Avenue, Baliuag, Bulacan
Tel. Nos.: 0906-968-5870
Email: BaliuagBranch@landbank.com

Malolos Highway Branch
McArthur Highway, Dakila, City of Malolos, Bulacan
Tel. Nos.: (044) 791-6391; 662-7500
Email: MalolosHighwayBranch@landbank.com

Malolos Plaza Branch
Ground Floor, Green Lites Building, Paseo Del Congreso St., Brgy. San Agustin, Malolos City, Bulacan
Tel. Nos.: (044) 794-7280
Fax: (044) 794-7280
Email: MalolosPlazaBranch@landbank.com

Meycauayan Branch
Santos Hermanos Building, McArthur Highway, Banga, Meycauayan, Bulacan
Tel. Nos.: (044) 761-8994
Email: MeycauayanBranch@landbank.com

Pulilan Branch
Doña Remedios Trinidad Highway, Cutcot, Pulilan, Bulacan
Tel. Nos.: (044) 913-7592; 913-7784
Email: PulilanBranch@landbank.com

San Ildefonso (Bulacan) Branch
LANDBANK Building, Maharlika Highway, Sapang Putol, San Ildefonso, Bulacan
Tel. Nos.: (044) 762-1472
Email: SanIldefonsoBranch@landbank.com

San Jose Del Monte Branch
E & F Building, Gov. F. Halili Avenue, Tungkong Mangga, San Jose del Monte, Bulacan
Tel. Nos.: (044) 815-0276; 0921-833-8644; 0936-115-1480; 0953-617-8487
Email: SanJosedelMonteBranch@landbank.com

Sta. Maria Branch
Formix Building, Fortunato Halili Avenue, Bagbaguin, Sta. Maria, Bulacan
Tel. Nos.: (044) 815-4117; 641-2700
Fax: (044) 288-2577
Email: StaMariaBranch@landbank.com

PAMPANGA

Angeles Branch
LANDBANK Building, Sto. Entiero St. corner Miranda St., Brgy. Sto. Rosario, Angeles City, Pampanga
Tel. Nos.: (045) 888-1244
Fax: (045) 625-9715
Email: AngelesBranch@landbank.com

Angeles - Sto. Rosario Branch
Sto. Rosario corner Plaridel Sts., Sto. Rosario, Angeles City, Pampanga 2009
Tel. Nos.: (045) 888-2754; 625-9818
Fax: (045) 888-1672
Email: AngelesStoRosarioBranch@landbank.com

Apalit Branch
BSP Building, McArthur Hi-way, San Vicente, Apalit, Pampanga
Tel. Nos.: (045) 652-0156
Fax: (045) 652-0187
Email: ApalitBranch@landbank.com

Clark Branch
Pavilion 17, Clark Center, Jose Abad Santos Avenue, Clark Freeport Economic Zone, Mabalacat City, Pampanga
Tel. Nos.: (045) 599-2253 to 2254
Fax: (045) 599-7097
Email: ClarkBranch@landbank.com

Dau Branch
LEFA Building, Mc Arthur Highway, Dau, Mabalacat, Pampanga
Tel. Nos.: (045) 624-0840
Fax: (045) 624-0914
Email: DauBranch@landbank.com

Guagua Branch
Korner Walk Commercial Center, Jose Abad Santos Avenue, Brgy. Siran, Guagua, Pampanga
Tel. Nos.: (045) 497-0434; 0927-462-2778; 0998-203-3393
Email: GuaguaBranch@landbank.com

Floridablanca Branch-lite
Sanchez St., Brgy. Valdez, FloridaBlanca, Pampanga 2006
Tel. Nos.: 0919-387-2627
Email: FloridablancaBranchLite@landbank.com

San Fernando (Pampanga) Branch
Ground Floor, LANDBANK Building, Jose Abad Santos Avenue, Dolores, City of San Fernando, Pampanga
Tel. Nos.: (045) 963-5104; 961-0817; trunk line 435-5028
Fax: (045) 961-5415
Email: SanFernandoPampangaBranch@landbank.com

Candaba (Pampanga) Agri-Hub
LGU Government Center, Candaba-Sta. Ana Road, Pasig, Candaba, Pampanga 2013
Tel. Nos.: 0927-041-6744; 0919-553-4671; 0915-550-0551
Email: CandabaAH@landbank.com

LANDBANK Easy Access Facility Sta. Ana, Pampanga
Stall B, IC Pelayo Building, Villa Luisa, Sta. Lucia, Sta. Ana, Pampanga
Tel. Nos.: (045) 409-0817; 0917-158-6108
Email: SanFernandoPampangaBranch@landbank.com

San Fernando - Mc Arthur Highway Branch
U2 Building, Mc Arthur Highway, Dolores,
City of San Fernando, Pampanga 2000
Tel. Nos.: (045) 961-4581 to 4582
Fax: (045) 963-1942
Email: SanFernandoMcArthurHighwayBranch@landbank.com

West San Fernando (Pampanga) Branch
Regional Government Center, Maimpis,
City of San Fernando, Pampanga
Tel. Nos.: (045) 402-7751
Fax: (045) 455-2375 / 649-6105
Email: WestSanFernandoPampangaBranch@landbank.com

TARLAC

Camiling Branch
Arellano St., Poblacion C, Camiling, Tarlac
Tel. Nos.: (045) 934-0493
Fax: (045) 934-0980
Email: CamilingBranch@landbank.com

Capas Branch
Tourism Building, LGU Capas Compound,
Brgy. Santo Domingo II, Capas, Tarlac
Tel. Nos.: (045) 491-7969; 0917-140-6004
Fax: (045) 491-4967
Email: CapasBranch@landbank.com

Concepcion (Tarlac) Branch
LANDBANK Building, L. Cortez St.,
Brgy. San Nicolas, Concepcion, Tarlac
Tel. Nos.: (045) 325-0107; 923-0748;
(045) 923-0906; 0928-521-9655
Email: ConcepcionTarlacBranch@landbank.com

Paniqui Branch
LANDBANK Building, McArthur Highway,
Brgy. Estacion, Paniqui, Tarlac
Tel. Nos.: (045) 931-0602; (045) 931-0722
Email: PaniquiBranch@landbank.com

LANDBANK Easy Access Facility (LEAF) Moncada, Tarlac
McArthur Highway, Poblacion I, Moncada,
Tarlac (Mother Branch: Paniqui)
Tel. Nos.: 0998-295-4279
Email: MoncadaLEAF@landbank.com

Tarlac Branch
LANDBANK Building, McArthur Highway,
Brgy. Sebastian, Tarlac City, Tarlac
Tel. Nos.: (045) 982-1751; 982-2759
Email: TarlacBranch@landbank.com

Tarlac McArthur Highway Branch
Pinaccles Building, Mc Arthur Highway,
Brgy. San Nicolas, Tarlac City, Tarlac
Tel. Nos.: (045) 982-0158; 982-3028
Email: TarlacMcArthurHighway@landbank.com

ZAMBALES

Iba Branch
LANDBANK Building, Dela Rea St.,
Zone V, Iba, Zambales
Tel. Nos.: (047) 811-1125
Email: IbaBranch@landbank.com

Masinloc (Zambales) Branch
National Highway, Brgy. Inhobol,
Masinloc, Zambales 2211
Tel. Nos.: 0930-558-8569
Email: MasinlocZambalesBranch@landbank.com

Olongapo Branch
LANDBANK Building, National Road corner
Indiana St., Brgy. Lower Kalaklan,
Olongapo City
Tel. Nos.: (047) 222-2983; 602-1310
Fax: (047) 223-2606
Email: OlongapoBranch@landbank.com

LANDBANK Easy Access Facility (LEAF) San Antonio, Zambales
Brgy. Rizal, San Antonio Municipal
Compound, San Antonio, Zambales
Tel. Nos.: (047) 602-2182
Email: SanAntonioZambalesLEAF@landbank.com

Subic Branch
LANDBANK Building, Manila Avenue corner
Dewey Avenue, Central Business District,
Subic Bay Freeport Zone, Olongapo City, Zambales
Tel. Nos.: (047) 252-6495; 252-3890;
(047) 252-3332; 252-3844
Fax: (047) 252-3483
Email: SubicBranch@landbank.com

Subic - Argonaut Highway Branch
Ground Floor, Royal Sky Plaza
Royal Gateway, Argonaut Highway,
Subic Bay Freeport, Zambales 2222
Tel. Nos.: (047) 252-3851; 0967-483-7401
Email: SubicArgonautHighwayBranch@landbank.com

NORTH NATIONAL CAPITAL REGION BRANCHES GROUP (NNCRBG)

QUEZON CITY

Acropolis Branch
Unit 5, 6, & 7 Village Center,
187 E. Rodriguez Jr. Avenue,
Bagumbayan, Quezon City
Tel. Nos.: (02) 8635-6872; 8655-0610;
(02) 3438-6337
Fax: (02) 8655-4614
Email: AcropolisBranch@landbank.com

Anonas Branch
Hi-Top Supermart Building,
Aurora Boulevard corner F. Castillo St.,
Bagumbuhay, Project 4, Quezon City
Tel. Nos.: (02) 8421-0753; 8421-0754;
(02) 7799-2485
Fax: (02) 89130-8301
Email: AnonasBranch@landbank.com

Araneta Center Branch
Unit 2018, Level 2, Ali Mall, Araneta Center,
P. Tuazon Boulevard, Cubao, Quezon City
Tel. Nos.: (02) 8294-7203
Email: AranetaCenterBranch@landbank.com

Aurora Blvd. Branch
725 Aurora Boulevard, New Manila,
Quezon City
Tel. Nos.: (02) 8715-0621
Email: AuroraBoulevardBranch@landbank.com

Batasan Branch
Batasan Compound, Batasan Hills,
Quezon City
Tel. Nos.: (02) 8932-5110; 8951-1377;
8951-1390; 8952-6706
Fax: (02) 8951-1333
Email: BatasanBranch@landbank.com

Blue Ridge Branch
190 Katipunan Avenue, Blue Ridge,
Project 4, Quezon City 1109
Tel. Nos.: (02) 8647-1515; 8647-1499
Email: BlueRidgeBranch@landbank.com

Bohol Avenue Branch
UCPB Building, Sergeant Esguerra corner
Quezon Avenue, South Triangle, Quezon City
Tel. Nos.: (02) 8928-2421; 8927-5606;
(02) 8922-2098
Fax: (02) 8929-7626
Email: BoholAvenueBranch@landbank.com

Camp Aguinaldo Branch
AFP Finance Center Multi-Purpose
Cooperative Center,
Col. Bonny Serrano Avenue corner
18th Avenue, Brgy. San Roque, Quezon City
Tel. Nos.: 0960-528-9707
Email: CampAguinaldoBranch@landbank.com

Camp Crame Branch
Front-corner PNP Multi-Purpose Building,
Camp Crame Compound, Camp Crame,
Quezon City
Tel. Nos.: (02) 8658-2485; 8410-9090;
0968-895-5602; 0968-558-6973;
0926-0337-962
Email: CampCrameBranch@landbank.com

PNP OSS Tellering Booth
PNP One Stop Shop, Camp Crame
Compound, Camp Crame, Quezon City

COA Branch
Gate 4, Professional Development Center
(PDC), COA Compound, Batasan Road,
Quezon City
Tel. Nos.: (02) 8951-0930; 8932-8532
Email: COABranch@landbank.com

Commonwealth Branch
Block 31, Lot 11, Commonwealth Avenue,
Brgy. Holy Spirit, Quezon City
Tel. Nos.: (02) 8931-5757; 8931-4061
(02) 8931-5766
Email: CommonwealthBranch@landbank.com

Cubao Branch
891 Saint Anthony Building, Aurora Boulevard
corner Cambridge St., Cubao, Quezon City
Tel. Nos.: (02) 8912-0451
Fax: (02) 8912-2260; 8371-8696
Email: CubaoBranch@landbank.com

Del Monte - Bonifacio Branch
161 Del Monte Avenue, Brgy. Manresa,
Quezon City
Tel. Nos.: (02) 8367-0072 to 0073
Email: DelMonteBonifacioBranch@landbank.com

Diliman Branch
J & L Building, 23 Matalino St., Brgy. Central,
Diliman, Quezon City
Tel. Nos.: (02) 8921-3175; 8921-9688;
(02) 8921-6217
Fax: (02) 8922-1030
Email: DilimanBranch@landbank.com

East Avenue Branch
SSS Livelihood Trade Center, East Avenue,
Quezon City
Tel. Nos.: (02) 8921-5931; 8426-2664;
(02) 8920-1230
Email: EastAvenueBranch@landbank.com

LTO Branch-lite
Ground Floor, LTO Central Office,
LTO Compound, East Avenue, Quezon City
Tel. Nos.: (02) 7092-0300; 8927-3507
Email: ltobranchlite@landbank.com

EDSA Congressional Branch
HPI Corporate Center, 1026 North EDSA,
Quezon City
Tel. Nos.: (02) 8928-2109; 8928-4462
Email: EDSACongressionalBranch@landbank.com

EDSA - NIA Road Branch
DPWH IV-B Compound, EDSA, Quezon City
Tel. Nos.: (02) 3436-0009
Email: EDSANIARoadBranch@landbank.com

Elliptical Road Branch
LANDBANK Building, DA-BSWM Compound,
Elliptical Road, Diliman, Quezon City
Tel. Nos.: (02) 8426-3342 to 3343
Email: EllipticalRoadBranch@landbank.com

G. Araneta Branch
314 G. Araneta Avenue, Brgy. Doña Imelda,
Quezon City
Tel. Nos.: (02) 8741-7909 to 7910; 8741-7923
Fax: (02) 8741-7907
Email: GAranetaBranch@landbank.com

Katipunan Branch
One Burgundy Plaza, 307 Katipunan Avenue,
Loyola Heights, Quezon City
Tel. Nos.: (02) 8426-0011; 8929-1079
Fax: (02) 8929-1080
Email: KatipunanBranch@landbank.com

Lagro Branch
One Rebtrade Building, Quirino Hi-way Lagro,
Novaliches, Quezon City
Tel. Nos.: (02) 8930-7276; 8930-7293
Email: LagroBranch@landbank.com

LWUA Branch
Local Water Utilities Administration Building,
Katipunan Avenue Extension, Balara,
Quezon City
Tel. Nos.: (02) 8921-6608
Fax: (02) 8927-2495
Email: LWUABranch@landbank.com

Mindanao Avenue Branch
14 Mindanao Avenue, Dominic Subdivision,
Tandang Sora, Quezon City
Tel. Nos.: (02) 8929-3718
Email: MindanaoAvenueBranch@landbank.com

NaPoCor Branch
NaPoCor Compound, Quezon Avenue corner
BIR Road, Diliman, Quezon City
Tel. Nos.: (02) 8255-9640
Fax: (02) 8924-2364
Email: NaPoCorBranch@landbank.com

North Avenue Branch
Sugar Regulatory Administration Building,
North Avenue, Diliman, Quezon City
Tel. Nos.: (02) 8926-0851
Email: NorthAveBranch@landbank.com

Novaliches Branch
Level 1 Main Hall, Robinsons Nova Market,
Quirino Highway, Brgy. Pason Putik,
Novaliches, Quezon City
Tel. Nos.: (02) 8937-1425
Email: NovalichesBranch@landbank.com

Novaliches-Sarmiento Branch
Level 1 Main Hall, Robinsons Nova Market,
Quirino Highway, Brgy. Pason Putik,
Novaliches, Quezon City
Tel. Nos.: (02) 8939-5590; 8935-4713
Email: NovalichesSarmientoBranch@landbank.com

Ombudsman Branch
Ombudsman Building,
Senator Miriam P. Defensor-Santiago Avenue,
Project 6, Second District, Quezon City
Tel. Nos.: (02) 8298-7388;
trunk line (02) 5317-8300
Email: OmbudsmanBranch@landbank.com

Quezon Avenue Branch
No. 60 AGS Plaza, Quezon Avenue,
Quezon City
Tel. Nos.: (02) 7117-1185; 8732-2348;
(02) 8712-7702
Email: QuezonAvenueBranch@landbank.com

Quezon City Circle Branch
PCA Building, Commonwealth Avenue,
Diliman, Quezon City
Tel. Nos.: (02) 8925-4948; 7744-1389
Email: QuezonCityCircleBranch@landbank.com

Quezon City Hall Branch
CTO West Wing Annex Building,
Quezon City Hall Compound, Quezon City
Tel. Nos.: (02) 8988-4242
Email: QuezonCityHallBranch@landbank.com

Quirino Highway Branch
Oeshram Building, 380 Sangandaan,
Quirino Highway, Talipapa, Novaliches,
Quezon City 1123
Tel. Nos.: (02) 8938-6864; 8938-6867
Email: QuirinoHighwayBranch@landbank.com

Robinson's Galleria Branch
Galleria Corporate Center,
EDSA corner Ortigas Avenue,
Ugong Norte, Quezon City 1110
Tel. Nos.: (02) 8633-4951 to 4954;
(02) 8637-1688
Fax: (02) 8632-9550
Email: RobinsonsGalleriaBranch@landbank.com

Roosevelt Branch
Tres Hermanas, Inc. Building,
967 Roosevelt corner Quezon Avenue,
Sta. Cruz, Quezon City 1104
Tel. Nos.: (02) 8372-4740; 8372-4741
Fax: (02) 8372-4739
Email: RooseveltBranch@landbank.com

Tomas Morato Branch
FC Building, 290 Tomas Morato Avenue,
Laging Handa, Diliman, Quezon City 1103
Tel. Nos.: (02) 8928-0151; 8924-7506
Email: TomasMoratoBranch@landbank.com

UP Diliman Branch
2nd Floor, UP Diliman, PNB Building,
Apacible St., UP Diliman Campus,
Quezon City
Tel. Nos.: (02) 8697-0822; 8981-8527
Email: UPDilimanBranch@landbank.com

Visayas Avenue Branch
Far East Asia Commercial Complex,
282 Visayas Avenue corner Congressional,
Pasong Tamo, Quezon City 1107
Tel. Nos.: (02) 8924-5502 to 5503;
(02) 8924-5884; 8709-7175
Email: VisayasAvenueBranch@landbank.com

West Avenue Branch
#47 Ground Floor, Brgy. Paltok,
West Avenue, Quezon City
Tel. Nos.: (02) 7238-2879
Fax: (02) 8351-6280
Email: WestAvenueBranch@landbank.com

CALOOCAN

Caloocan Branch
#151 Samson Road, Caloocan City,
Metro Manila
Tel. Nos.: (02) 8364-0475; 8361-3076;
(02) 8363-9472
Email: CaloocanBranch@landbank.com

Caloocan Grace Park Branch
Ground Floor, Doña Juana Building,
#18 Plaza Rizal corner P. Burgos &
Gen. Luna Sts., 10th Avenue Grace Park,
Caloocan City
Tel. Nos.: (02) 8288-1501
Fax: (02) 8288-8113
Email: CaloocanGraceParkBranch
@landbank.com

CITY OF MALABON

Malabon Branch
Ground Floor, Malabon City Hall Building,
F. Sevilla Boulevard, San Agustin,
Malabon City
Tel. Nos.: (02) 8281-0407; 8281-0408;
(02) 8281-4308
Email: MalabonBranch@landbank.com

Tinajeros Branch
153 MH del Pilar corner Gov. Pascual Avenue,
Tinajeros, Malabon City 1470
Tel. Nos.: (02) 8352-4776; 8352-6119;
(02) 8355-5938
Email: TinajerosBranch@landbank.com

CITY OF NAVOTAS

Navotas Branch
Nautilus Building, 1050 M. Naval St.,
San Jose, Navotas
Tel. Nos.: (02) 8282-5432; 282-5433
Fax: (02) 8282-5434
Email: NavotasBranch@landbank.com

North Bay Boulevard Branch
Vedia Building, Lot 1, Lapu-Lapu Avenue
corner North Bay Boulevard,
Kaunlaran Village, Navotas City 1409
Tel. Nos.: (02) 8282-3880; 8282-3881;
(02) 8281-9466
Email: NorthBayBoulevardBranch
@landbank.com

CITY OF VALENZUELA

Karuhatan Branch
246 Mc Arthur Highway, Karuhatan,
Valenzuela City 1441
Tel. Nos.: (02) 8293-1389
Email: KaruhatanBranch@landbank.com

Malanday Branch
M.H. del Pilar corner P. Adriano Sts.,
Malanday, Malanday, Valenzuela City 1444
Tel. Nos.: (02) 8292-3657; 8292-1921
Email: MalandayBranch@landbank.com

Paso de Blas Branch
Servando Building, 161 Paso de Blas,
Valenzuela City 1442
Tel. Nos.: (02) 8291-1099; 8524-8721
Email: PasodeBlasBranch@landbank.com

Valenzuela Branch
ARCA North Corporate Center Building,
#150 F. Dela Cruz St. corner Maysan Road,
Brgy. Maysan, Valenzuela City
Tel. Nos.: (02) 8292-3688; 8292-0114;
(02) 8292-1478
Fax: (02) 8292-1971
Email: ValenzuelaBranch@landbank.com

CITY OF MARIKINA

Concepcion (Marikina) Branch
David Building, Bayan-bayanan Avenue,
Concepcion, Marikina City 1807
Tel. Nos.: (02) 8942-2328; 8942-2329;
(02) 8941-1142
Fax: (02) 8948-4020
Email: ConcepcionMarikinaBranch
@landbank.com

Marcos Highway Branch
MR Commercial Center, Gil Fernando Avenue
corner Pitpitan St., San Roque, Marikina City
Tel. Nos.: (02) 8645-0251; 7238-4404;
(02) 8470-7185; 8722-0621
Fax: (02) 8645-0261
Email: MarcosHighwayBranch
@landbank.com

Marikina Branch
Ground Floor, XRC Building, J.P. Rizal St.
corner Diamond St., Brgy. Sto. Niño,
Marikina City
Tel. Nos.: (02) 8948-2681; (02) 8948-7723
Email: MarikinaBranch@landbank.com

CENTRAL NATIONAL CAPITAL REGION BRANCHES GROUP (CNCRBG)

CITY OF MANILA

Binondo Branch
No. 461 Quintin Paredes St., Binondo, Manila
Tel. Nos.: (02) 8361-7506; 8441-6862
Email: BinondoBranch@landbank.com

BOC MICP Branch
Ground Floor, BOC Building, Manila
International Container Port (MICP),
North Harbor, Tondo
Tel. Nos.: (02) 8244-5067 to 5068;
(02) 8245-4101
Fax: (02) 8244-5078
Email: BOCMICPBranch@landbank.com

BSP - Manila Branch
Ground Floor, Multi-Storey Building, BSP
Complex, A. Mabini corner P. Ocampo Sts.,
Brgy. 719, Malate, Manila
Tel. Nos.: (02) 8811-1277
Email: BSPManilaBranch@landbank.com

Cash Department
1598 M.H. Del Pilar corner Dr. J. Quintos Sts.,
Malate, Manila
Tel. Nos.: (02) 8551-2200; 8522-0000
Fax: (02) 8528-8435; 8528-8502
Email: CashDepartment@landbank.com

Century Park Hotel (Harrison Plaza) Branch
Ground Floor, Century Park Tower, P.
Ocampo corner Adriatico Sts., Malate, Manila
Tel. Nos.: (02) 8526-5601; 8526-1851
Fax: (02) 8526-5602
Email: CenturyParkHotelBranch
@landbank.com

DOLE Branch
DOLE Building, Gen. Luna St., Intramuros,
Manila
Tel. Nos.: (02) 8426-9863; 8527-3465
Email: DOLEBranch@landbank.com

Escolta Branch
FUB Building, David St., Escolta, Brgy. 291,
Sta. Cruz, Manila 1003
Tel. Nos.: (02) 8243-1328; 8243-1329
Email: EscoltaBranch@landbank.com

España Branch
1583-1585 España Boulevard corner
Dos Castillas St., Sampaloc, Manila
Tel. Nos.: (02) 8353-5546
Email: EspañaBranch@landbank.com

Intramuros Branch
Ground Floor,
Palacio del Gobernador Building,
Andres Soriano corner Gen Luna Sts.,
Intramuros, Metro Manila
Tel. Nos.: (02) 8527-5851; 8527-5853;
(02) 8527-3115; 8241-2148
Email: IntramurosBranch@landbank.com

BIR Manila Tellering Booth
LANDBANK - Intramuros Branch,
Ground Floor, Palacio del Gobernador
BuildingAndres Soriano Avenue corner
General Luna Sts., Intramuros, Manila
Tel. Nos.: (02) 8527-5851; 8527-5853;
(02) 8527-3115; 8241-2148

Malacañang Branch
727 Solano St., San Miguel, Manila
Tel. Nos.: (02) 8735-4912; 8735-1904;
(02) 8735-1756
Email: MalacanangBranch@landbank.com

Malacañan Palace Branch
Room 116, Mabini Hall, Gate 7,
Malacañang, Manila
Tel. Nos.: (02) 8516-4338; 8736-1035
Email: MalacananPalaceBranch
@landbank.com

P. Ocampo Branch
Ground Floor, Burgundy Westbay Tower,
820 P. Ocampo St. Brgy. 719, Malate, Manila
Tel. Nos.: (02) 8523-1766; 8524-2536;
(02) 8526-7887
Email: POcampoBranch@landbank.com

South Harbor Branch
PPA Motorpool Building, Block 179, Railroad
Drive, South Harbor, Port Area, Manila 1018
Tel. Nos.: 0943-072-2660; 0998-883-0119;
0945-208-4784
Email: SouthHarborBranch@landbank.com

Supreme Court Branch
Ground Floor, Multi Purpose Building 4,
Supreme Court of the Philippines,
Padre Faura St., Ermita, Manila
(Mother Branch: Taft Avenue dati)
Tel. Nos.: (02) 8524-0507; 8522-3249;
(02) 8651-1057
Fax: (02) 8525-4368
Email: SupremeCourtBranch
@landbank.com

Taft Avenue Branch
Ground Floor, Manila Astral Tower,
No. 1330 Taft Avenue corner Padre Faura St.,
Ermita, Metro Manila
Tel. Nos.: (02) 8526-8035; 8536-5855;
(02) 8536-5853
Fax: (02) 8522-0289
Email: TaftAvenueBranch@landbank.com

Taft - Quirino Branch
Ground Floor, Marc 2000 Tower,
1973 Taft Avenue corner San Andres St.,
Brgy. 702, Malate, Manila 1004
Tel. Nos.: (02) 8524-5426; 8524-8116;
(02) 8524-8162
Fax: (02) 8524-8107
Email: TaftQuirinoBranch@landbank.com

Tayuman Branch
Tayuman Commercial Center, Inc.,
Tayuman corner T. Mapua Sts.,
Sta. Cruz, Manila
Tel. Nos.: (02) 8255-7688; 8255-7744;
(02) 8244-0242
Fax: (02) 8255-7577
Email: TayumanBranch@landbank.com

T. M. Kalaw Branch
Ground Floor, Traveller's Life Building,
490 TM Kalaw corner Cortada Sts.,
Brgy. 666, Ermita, Manila 1000
Tel. Nos.: (02) 8524-0504; 8522-0746;
(02) 8522-4775
Fax: (02) 8524-0504
Email: TMKalawBranch@landbank.com

U.N. Avenue Branch
Ground Floor, Victoria Building,
U.N. Avenue corner L. M. Guerrero St.,
Ermita, Manila
Tel. Nos.: (02) 8523-4319; 8404-3627
Email: UNAvenueBranch@landbank.com

YMCA Branch
New YMCA Building Complex,
A. J. Villegas St., Ermita, Manila
Tel. Nos.: (02) 8527-6342; 8405-0273;
(02) 8527-6343; 8527-9572;
(02) 8523-9573; 8523-0757
Email: YMCABranch@landbank.com

CITY OF MANDALUYONG

Boni Avenue Branch
Jemtee Building, 677 Boni Avenue corner
Aliw St., Plainview, Mandaluyong City
Tel. Nos.: (02) 8532-2551; 8532-2315
Email: BoniAvenueBranch@landbank.com

DOTr Branch
Unit 14, Columbia Tower, East Wack Wack,
Ortigas Avenue, Mandaluyong City
Tel. Nos.: (02) 8726-2602; 8726-2603;
(02) 7744-3445
Fax: (02) 8726-2604
Email: DOTCBranch@landbank.com

EDSA Greenhills Branch
#259-269 CLMC Building, EDSA Greenhills,
Mandaluyong City
Tel. Nos.: (02) 8723-5793; 8723-1864;
(02) 7774-5442; 7774-4288;
(02) 8726-0243; 8723-5917
Fax: (02) 8723-6617
Email: EDSAGreenhillsBranch
@landbank.com

DMW Branch-lite
Ground Floor, Blas Ople Building, Ortigas
Avenue corner EDSA, Mandaluyong City
Tel. Nos.: 0922-815-0844
Email: DMWBranchLite@landbank.com

Mandaluyong - Addition Hills Branch
358 Shaw Boulevard, Addition Hills,
Mandaluyong City 1550
Tel. Nos.: (02) 8727-5233; 8727-1842
Email: MandaluyongAdditionHillsBranch
@landbank.com

Mandaluyong City Hall Branch
BOC Building, Maysilo Circle, Brgy. Plainview,
Mandaluyong City
Tel. Nos.: (02) 8534-1723
Fax: (02) 8534-1724
Email: MandaluyongCityHallBranch
@landbank.com

PCSO Branch
Ground Floor, Sun Plaza Building, Shaw Blvd.
corner Princeton St., Mandaluyong City
Tel. Nos.: (02) 8846-8281; 8846-8278
Fax: (02) 8706-5542
Email: PCSOBranch@landbank.com

Shaw Boulevard Branch
Beacon Plaza, Shaw Blvd. corner Ideal St.,
Mandaluyong City
Tel. Nos.: (02) 8725-9661; 8725-4629
Fax: (02) 8725-4671
Email: ShawBoulevardBranch
@landbank.com

CITY OF PASIG

DepEd Branch
Ground Floor, Mabini Building,
DepEd Compound, Meralco Avenue,
Brgy. Oranbo, Pasig City 1600
Tel. Nos.: (02) 8636-4850
Email: DepEdBranch@landbank.com

Ortigas Center - Emerald Avenue Branch
24 Ground Floor, Emerald Building,
F. Ortigas Jr. Avenue, San Antonio, Ortigas
Center, Pasig City 1605
Tel. Nos.: (02) 8631-6415 to 6418
Fax: (02) 8631-6413
Email: OrtigasCenterEmeralAveBranch
@landbank.com

Ortigas Center - Pearl Drive Branch
Ground Floor, Tycoon Center Building,
Pearl Drive, Ortigas Center,
Brgy. San Antonio, Pasig City
Tel. Nos.: (02) 8584-9694
Fax: (02) 8584-9692
Email: OrtigasCenterPearlDriveBranch
@landbank.com

Pasig C. Raymundo Branch
Solen Building, F. Legazpi St. corner
C. Raymundo Avenue, Brgy. Maybunga,
Pasig City
Tel. Nos.: (02) 8640-3652; 8643-8886
Fax: (02) 8655-8092
Email: PasigCRaymundoBranch
@landbank.com

Pasig Capitol Branch
No. 88 JS Gaisano Building, Shaw Blvd.,
Pasig City
Tel. Nos.: (02) 8633-9718
Email: PasigCapitolBranch@landbank.com

Pasig City Hall Branch
Ground Floor, Campus 2 Bridgetown East
Building, Amang Rodriguez Avenue,
Barangay Rosario, Pasig City 1609
Tel. Nos.: (02) 8522-0000;
(02) 8356-0003; 8640-3761
Email: PasigCityHallBranch@landbank.
com

Pasig - Sixto Antonio Branch
12 Dr. Sixto Antonio Avenue, Kapasigan,
Pasig City 1600
Tel. Nos.: (02) 8641-3451; 8641-0336;
(02) 8641-0338
Email: PasigSixtoAntonioBranch
@landbank.com

San Miguel Avenue Branch
Ground Floor, Hanston Square Building,
17 San Miguel Avenue, Ortigas Center,
Pasig City
Tel. Nos.: (02) 8632-0855; 8632-0856;
(02) 8632-0857; 8632-0858;
(02) 8634-3380
Fax: (02) 8632-0862
Email: SanMiguelAvenueBranch
@landbank.com

CITY OF SAN JUAN

Annapolis Branch
Atlanta Center Building, 31 Annapolis St.,
Tel. Nos.: (02) 8722-7176; 8726-6662;
(02) 8722-5453; 8774-0390;
(02) 8722-8197
Email: AnnapolisBranch@landbank.com

Greenhills - Wilson Branch
Unit C, Wilson Corporate Center,
#225 Wilson St., Greenhills, San Juan City,
Metro Manila
Tel. Nos.: (02) 8722-6961 to 8722-6962;
(02) 8722-9023
Fax: (02) 8721-3393
Email: GreenhillsOrtigasAveBranch
@landbank.com

N. Domingo Branch
UCPB Building, 120 N. Domingo St.,
Brgy. Pedro Cruz, San Juan City 1500
Tel. Nos.: (02) 8726-0521
Fax: (02) 8724-8008
Email: NDomingoBranch@landbank.com

San Juan City Branch
City Government of San Juan Compound,
Pinaglabanan St. corner P. Narciso St.,
Brgy. Corazon de Jesus, San Juan City
Tel. Nos.: (02) 7799-5003; 8726-0227;
8584-9692; 8584-9694
Email: SanJuanCityBranch@landbank.com

PATEROS

Pateros Branch
C & N Building, 50 M. Almeda St.,
Pateros City
Tel. Nos.: (02) 8642-3403
Fax: (02) 8642-3262
Email: PaterosBranch@landbank.com

SOUTH NATIONAL CAPITAL REGION BRANCHES GROUP (SNCRBG)

TAGUIG CITY

Bicutan DOST Branch
Gen. Santos Avenue, Upper Bicutan,
Taguig City
Tel. Nos.: (02) 8837-0746; 8838-7211
Email: BicutanDOSTBranch
@landbank.com

Bonifacio Global City Branch
Shop 1, The Luxe Residences,
28th St. corner4th Avenue,
Bonifacio Global City, Taguig City
Tel. Nos.: (02) 8843-2151; 8843-2142
Fax: (02) 8843-2147
Email: BonifacioGlobalCityBranch
@landbank.com

Fort Bonifacio Branch
NAMRIA Compound, Lawton Avenue,
Fort Bonifacio, Taguig City
Tel. Nos.: (02) 8889-7367; 8889-7368
Fax: (02) 8887-2877
Email: FortBonifacioBranch
@landbank.com

FTI Branch
Lot 55, Ground Floor,
Old Administration Building,
FTI Complex, Taguig
Tel. Nos.: (02) 8822-9346 to 9348
Fax: (02) 8822-9349
Email: FTIBranch@landbank.com

Energy Center Branch
PNOC Building 4, DOE-PNOC Complex,
Taguig City
Tel. Nos.: (02) 8772-0491; 8772-0492
Email: EnergyCenterBranch
@landbank.com

Taguig City Hall Branch
Taguig City Hall Compound, General Luna St.,
Tuktukan, Taguig City
Tel. Nos.: (02) 7799-9046
Fax: (02) 8643-5719
Email: TaguigCityHallBranch
@landbank.com

MAKATI CITY

Bautista - Palanan Branch
Majalco Building, Gil Puyat Avenue and
Bautista St., Brgy. Palanan, Makati City
Tel. Nos.: (02) 8893-2852; 8562-3618;
(02) 8815-1326
Email: BaustistaPalananBranch
@landbank.com

Buendia Branch
Ground Floor, NAPOLCOM-NCR Building,
371 Senator Gil Puyat Avenue, Makati City
Tel. Nos.: (02) 8851-5565; 8836-9734;
(02) 8403-0180; 8403-9971;
(02) 8403-0236; 8403-0439;
(02) 8243-0251; 8243-0256
Fax: (02) 8856-6387; 8403-0475
Email: BuendiaBranch@landbank.com

Chino Roces Avenue - Don Bosco Branch
Alegria Buillding, 2229 Don Chino Rocess
Avenue, Makati City
Tel. Nos.: (02) 8893-1656; 8812-4921;
(02) 8816-4675
Fax: (02) 8893-1657
Email: ChinoRocesAvenueDonBoscoBranch
@landbank.com

Guadalupe Branch
2022 Ramon Magsaysay St. corner
Urdaneta St., Guadalupe Nuevo, Makati City
Tel. Nos.: (02) 7750-4744; 7798-2121;
(02) 8882-0948
Email: GuadalupeBranch@landbank.com

J.P. Rizal Branch
Ground Floor, KBC Building, J.P. Rizal St.
corner Chino Roces Avenue, Brgy. Olympia,
Makati City
Tel. Nos.: (02) 8899-9183; 8519-5543;
(02) 8897-5339; 8895-9671
Fax: (02) 8897-5967
Email: JPRizalBranch@landbank.com

Makati Atrium Branch
Ground Floor, The Atrium of Makati
Condominium, Makati Avenue,
Brgy. Urdaneta, Makati City 1225
Tel. Nos.: (02) 8811-4255
Fax: (02) 8811-4254
Email: MakatiAtriumBranch
@landbank.com

Makati Business Center Branch
6783 Robinsons Summit Center,
Ayala Avenue, Makati City
Tel. Nos.: (02) 8844-2951; 8844-2953;
(02) 8884-1952
Fax: (02) 8844-3038
Email: MakatiBusinessCenterBranch
@landbank.com

Makati City Hall Branch
Ground Floor, Makati City Hall Building,
J.P. Rizal St., Makati City
Tel. Nos.: (02) 8890-9984; 8895-8676;
(02) 8895-3849
Email: MakatiCityHallBranch
@landbank.com

Makati - Salcedo Branch
Philcox Building, 172 Salcedo St.,
Legaspi Village, Makati City
Tel. Nos.: (02) 8893-4251; 8892-6916
Fax: (02) 8894-0430
Email: MakatiSalcedoBranch
@landbank.com

Makati - Tordesillas Branch
Ground Floor, Tower A,
Three Salcedo Place Condominium,
Tordesillas St., 102 Salcedo Village,
Bel-Air, Makati City 1209
Tel. Nos.: (02) 8843-4022; 8843-4023;
(02) 8815-2965; 8815-2958
Fax: (02) 8894-0864
Email: MakatiTordesillasBranch
@landbank.com

Paseo de Roxas Branch
Asia Tower Condominium, Paseo de Roxas
corner Benavidez Sts. Makati City
Tel. Nos.: (02) 8840-2471; 8840-472;
(02) 7750-3332; 8812-6329
Fax: (02) 8840-2473
Email: PaseodeRoxasBranch
@landbank.com

Pasong Tamo Branch
Ground Floor, Exportbank Plaza
Condominium, Sen. Gil Puyat Avenue corner
Chino Roces Avenue, Makati City
Tel. Nos.: (02) 8811-2306; 8811-2307;
(02) 8848-6726
Fax: (02) 8811-2313
Email: PasongTamoBranch@landbank.com

Pasong Tamo Extension Branch
2295 Jannov Plaza, Chino Roces Extension,
Magallanes, Makati City 1232
Tel. Nos.: (02) 8810-5805; 8810-5684;
(02) 8810-5644; 8810-5593
Fax: (02) 8892-5169
Email: PasongTamoExtensionBranch
@landbank.com

MUNTINLUPA CITY

Alabang Business Center Branch
Ground Floor, Park Trade Centre
Condominium, No. 1716 Investment Drive,
Madrigal Business Park, Brgy. Ayala, Alabang,
Muntinlupa City
Tel. Nos.: (02) 8831-9728; 8831-9755
Fax: (02) 8831-9440
Email: AlabangBusinessCenterBranch
@landbank.com

Alabang - Filinvest Branch
Unit 102, Civic Prime Building, Civic Drive
corner Market Drive, Filinvest Corporate City,
Alabang, Muntinlupa City
Tel. Nos.: (02) 8846-7445
Fax: (02) 8846-7446
Email: AlabangFilinvestBranch
@landbank.com

Muntinlupa Branch
#37 National Road, Putatan, Muntinlupa City
Tel. Nos.: (02) 8862-4208; 8862-4249
Fax: (02) 8862-0115
Email: MuntinlupaBranch@landbank.com

PARAÑAQUE CITY

Airport Road Branch
UCPB Building, 4010 Airport Road, Baclaran,
Parañaque City 1702
Tel. Nos.: (02) 8853-9746; 8853-9747
Email: AirportRoadBranch@landbank.com

Aquino Avenue Branch
Freight Building, NAIA Avenue, Sto. Niño,
Parañaque City 1704
Tel. Nos.: (02) 8854-5292; 8854-5293;
(02) 8854-5161
Email: AquinoAvenueBranch
@landbank.com

Baclaran Branch
LANDBANK Building, 714 Roxas Boulevard,
Baclaran, Parañaque City
Tel. Nos.: (02) 8855-7503; 8852-8682;
(02) 8851-2174
Email: BaclaranBranch@landbank.com

NAIA Arrival Branch-lite
IPT Building, NAIA Terminal I, Ninoy Aquino
International Airport (NAIA), Sto, Niño,
Parañaque City (Mother Branch: Baclaran)
Tel. Nos.: (02) 8879-5190
Email: NAIAArrivalExtensionOffice
@landbank.com

BF Parañaque Branch
Ground Floor, EJV Building,
21 A. Aguirre Avenue, BF Homes 1,
Parañaque City 1720
Tel. Nos.: (02) 8836-4945; 8836-4945;
(02) 8836-4937; 8836-4916;
(02) 8799-4162
Email: BFParanaqueBranch@landbank.
com

Doña Soledad Avenue Branch
J & M Mendoza Building,
Doña Soledad corner Argentina Streer,
Better Living Subdivision,
Don Bosco, Bicutan, Parañaque City 1711
Tel. Nos.: (02) 8823-5259; 8823-5260;
(02) 8824-3337
Email: DonaSoledadAvenueBranch
@landbank.com

Sucat Branch
GF Storagemart Sucat, Dr. Arcadio Santos
Avenue, Brgy. San Isidro, Parañaque City,
Metro Manila
Tel. Nos.: (02) 8826-3374; 8826-3373
Email: SucatBranch@landbank.com

Sucat - A. Santos Avenue Branch
8404 Dr. A. Santos Avenue corner
Rainbow Drive, BF Homes 1, Sucat,
Parañaque City 1720
Tel. Nos.: (02) 8825-0839; 8829-2517
Email: SucatASantosAvenueBranch
@landbank.com

PASAY CITY

EDSA Extension - Roxas Blvd. Branch
Ground Floor, Double Dragon Center, East 3,
Meridian Avenue, DD Meridian Park corner
EDSA Extension, Bay Area, Pasay City
Tel. Nos.: (02) 8805-1443; 8805-1699
Email: EdsaExtensionRoxasBlvdBranch
@landbank.com

FB Harrison - Libertad Branch
Ground Floor, AIMS Building, A. Arnaiz
Avenue corner FB Harrison St., Brgy. 13,
Pasay City 1300
Tel. Nos.: (02) 8551-9381; 8831-5790;
(02) 8831-5812; 8831-0838
Email: FBHarrisonLibertadBranch
@landbank.com

GSIS Branch
Level 1, GSIS Headquarters Building,
Financial Center, Brgy. 076, Pasay City
Tel. Nos.: (02) 8804-3312; 8831-3841;
(02) 8804-3311
Email: GSISBranch@landbank.com

Malibay Branch
Ground Floor, Commercial Building,
715 EDSA Malibay, Pasay City 1300
Tel. Nos.: (02) 8889-9467 to 9469
Email: MalibayBranch@landbank.com

NAIA - BOC Branch
NAIA BOC Building, Old MIA Road,
Brgy. 197, Pasay City
Tel. Nos.: (02) 8879-4190; 8879-4192;
(02) 8879-5306
Email: NAIABOCBranch@landbank.com

NAIA Terminal 3 Extension Office
Stall No. 8, NAIA Terminal III Arrival Area,
Pasay City
Tel. Nos.: (02) 8877-7888; 8551-5552
Email: NAIATerminalIIIIExtensionOffice
@landbank.com

OWWA Branch
OWWA Center Building,
FB Harrison corner 7th St., Pasay City
Tel. Nos.: (02) 8833-3608; (02) 8891-7601
Email: OWWABranch@landbank.com

Pasay Libertad Branch
Ground Floor, Roxas Strip Building,
Libertad corner Roxas Boulevard,
Brgy. 76, Pasay City 1300
Tel. Nos.: (02) 8551-6968; 8551-6970
Email: PasayLibertadBranch
@landbank.com

Senate Branch
4th Floor GSIS Financial Center,
Senate of the Philippines,
Roxas Boulevard, Pasay City
Tel. Nos.: (02) 8552-6601
Email: SenateBranch@landbank.com

Villamor Airbase Branch
Ground Floor, Airmen's Mall, Col. Jesus,
Villamor Airbase, Pasay City
Tel. Nos.: (02) 8851-1378; 8853-8315
Email: VillamorAirbaseBranch
@landbank.com

CITY OF LAS PIÑAS

Almanza Branch
469 Real St., Lalaine Building,
Alabang - Zapote Road, Almanza Uno,
Las Piñas City
Tel. Nos.: (02) 8800-4992;
(02) 8800-1902; 8800-1903
Email: AlmanzaBranch@landbank.com

Las Piñas Branch
Valenzuela Building, #263 Real St.,
Pamplona 3, Las Piñas City
Tel. Nos.: (02) 8808-2542; 8808-2558
Email: LasPinasBranch@landbank.com

Las Piñas - Zapote Branch
UCPB Building, Real St.,
Alabang-Zapote Road, Las Piñas City
Tel. Nos.: (02) 8871-2877; 8873-9236;
(02) 8873-0939
Email: LaspPinasZapoteBrach
@landbank.com

SOUTHWEST LUZON BRANCHES GROUP (SWLBG)

BATANGAS

Balayan Branch
Balayan Government Center, Brgy. Caloocan, Balayan, Batangas
Tel. Nos.: (043) 741-0451
Email: BalayanBranch@landbank.com

Batangas P. Burgos Branch
G & G P. Building, P. Burgos corner D. Silang Sts., Poblacion, Batangas City, Batangas
Tel. Nos.: (043) 723-0250
Email: BatangasPBurgosBranch @landbank.com

Batangas City Branch
Pastor-Talambiras Building, P. Burgos St., Batangas City, Batangas
Tel. Nos.: (043) 723-3418; 722-2070
Email: BatangasCityBranch @landbank.com

LANDBANK Easy Access Facility (LEAF) Cuenca
Municipal Compound, Poblacion 2, Cuenca, Batangas
Tel. Nos.: (043) 233-2260
Email: CuencaLEAF@landbank.com

Batangas Alangilan Branch
Ground Floor, Batangas City Christ Baptist Church Building, along National Highway, M.H. De Joya St., Brgy. Alangilan, Batangas City, Batangas
Tel. Nos.: (043) 723-2934
Email: BatangasAlangilanBranch @landbank.com

Bauan (Batangas) Branch
Plaza Consorcia, National Highway, Brgy. Manghinao I, Bauan, Batangas
Tel. Nos.: (043) 727-1426
Email: BauanBatangasBranch @landbank.com

Lemery Branch
Ilustre Avenue, Brgy. District III, Poblacion, Lemery, Batangas
Tel. Nos.: (043) 411-1428; 411-1385
Email: LemeryBranch@landbank.com

Lemery Ilustre Avenue Branch
Ilustre Avenue corner Gen. Luna, Poblacion, Brgy. District 3, Lemery, Batangas 4209
Tel. Nos.: (043) 214-2588; 411-1019
Email: LemeryIllustreAveBranch @landbank.com

Lipa Branch
0024 Pres. J.P. Laurel Highway, Brgy. Marawoy, Lipa City, Batangas
Tel. Nos.: (043) 781-1961; 702-6063; (043) 756-2619
Email: LipaBranch@landbank.com

Lipa Big Ben Branch
Big Ben Commercial Building, Ayala Highway, Mataas na Lupa, Lipa City, Batangas
Tel. Nos.: (043) 756-7130; 756-7131
Email: LipaBigBenBranch@landbank.com

Lipa Recto Branch
Ground Floor, Wood Heights Building, CM Recto Avenue, Brgy. 04, Lipa City, Batangas 4217
Tel. Nos.: (043) 756-2311; 702-5693
Email: LipaRectoBranch@landbank.com

Nasugbu Branch
J. P. Laurel St., Brgy. 9, Nasugbu, Batangas
Tel. Nos.: (043) 774-0242
Email: NasugbuBranch@landbank.com

Rosario (Batangas) Branch
Gualberto Avenue, Brgy. Poblacion D, Rosario, Batangas
Tel. Nos.: (043) 321-1167
Email: RosarioBatangasBranch @landbank.com

San Juan (Batangas) Branch
General Luna St., Poblacion, San Juan, Batangas 4226
Tel. Nos.: (043) 740-7130; 575-8490
Email: SanJuanBatangasBranch @landbank.com

Sto. Tomas (Batangas) Branch
Ground Floor, The Lifestyle Strip Building, Maharlika Highway, Sto. Tomas, Batangas
Tel. Nos.: (043) 702-9436
Email: StoTomasBatangasBranch @landbank.com

Tanauan Branch
LANDBANK Building, Pres. J. P. Laurel Highway, Brgy. Poblacion II, Tanauan City, Batangas
Tel. Nos.: (043) 778-4179; 778-4180
Email: TanauanBranch@landbank.com

CAVITE

Bacoor Molino Branch
Ground Floor, The Arcade Stall G-1A, RFC Molino Mall, Molino 2, Bacoor City, Cavite
Tel. Nos.: (046) 476-0504
Email: BacoorMolinoBranch @landbank.com

Cavite Capitol Branch
Finance Building, Cavite Government Center, Brgy. San Agustin, Trece Martires City Cavite 4109
Tel. Nos.: 0917-544-4284
Email: CaviteCapitolBranch @landbank.com

Cavite City Branch
P. Burgos Avenue corner Ronquillo St., Caridad City, Cavite
Tel. Nos.: (046) 431-1397; (046) 431-2087
Email: CaviteCityBranch@landbank.com

Dasmariñas Branch
LANDBANK Building, E. Aguinaldo Highway, Brgy. San Agustin II, Dasmariñas, Cavite
Tel. Nos.: (046) 506-9615; (046) 541-9054
Email: DasmarinasBranch@landbank.com

Dasmariñas Pala-Pala Branch
2-A Toledo Building, Sampaloc 1, Dasmariñas City, Cavite
Tel. Nos.: (046) 416-6953; 416-6956
Email: DasmarinasPalapalaBranch @landbank.com

GMA (Cavite) Branch
Municipal Compound, Congressional Road, Brgy. Poblacion 1, General Mariano Alvarez, Cavite
Tel. Nos.: (046) 460-4571
Email: GMACaviteBranch@landbank.com

Imus Branch
Maliksi Building, Gen. Emilio Aguinaldo Highway, Brgy. Tanzang Luma 1, Imus City, Cavite
Tel. Nos.: (046) 471-0639; 230-2384; (046) 471-4378
Email: ImusBranch@landbank.com

Rosario Cavite (CEZ) Branch
Cavite Export Processing Zone Compound, Brgy. Tejeros Convention, Rosario, Cavite
Tel. Nos.: (046) 437-8669
Email: RosarioCaviteCEZBranch @landbank.com

Tagaytay Branch
LANDBANK Building, Tagaytay Business Park, Brgy.. Maitim II-East, Tagaytay City, Cavite
Tel. Nos.: (046) 413-0714; 413-0715
Email: TagaytayBranch@landbank.com

Trece Martires City Branch
LANDBANK Building, Trece-Indang Road, Brgy. Luciano, Trece Martires City, Cavite 4109
Tel. Nos.: (046) 419-1471; 419-1472
Email: TreceMartiresBranch @landbank.com

LANDBANK Easy Access Facility (LEAF) Naic
Naic Tourism Office Building, Naic Municipal Hall Compound, Brgy. Ibayo Silangan, Naic, Cavite 4109
Tel. Nos.: (043) 233-2260
Email: NaicLEAF@landbank.com

OCCIDENTAL MINDORO

Mamburao Branch
Bernardo Building, #14 Rizal St., Brgy. 5, Mamburao, Occidental Mindoro
Tel. Nos.: (043) 458-9651
Email: MamburaoBranch@landbank.com

LANDBANK Easy Access Facility (LEAF) Sta. Cruz
National Road, Brgy. Poblacion 2, Sta. Cruz, Occidental Mindoro
Tel. Nos.: 0912-052-2225
Email: StaCruzLEAF@landbank.com

Sablayan Branch
P. Urieta St., Brgy. Buenavista, Sablayan, Occidental Mindoro 5104
Tel. Nos.: (043) 458-0121
Email: SablayanBranch@landbank.com

San Jose (Mindoro) Branch
Punzalan Building, Quirino St., Brgy. VI, San Jose, Occidental Mindoro
Tel. Nos.: (043) 457-0243
Email: SanJoseMindoroBranch @landbank.com

ORIENTAL MINDORO

Calapan Branch
FRDC Complex, Brgy. Sto. Niño, Calapan, Oriental Mindoro 5200
Tel. Nos.: (043) 288-9870; 288-2153; (043) 441-7392
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LANDBANK Easy Access Facility (LEAF) Puerto Galera
Municipal Compound, Brgy. Poblacion, Puerto Galera, Oriental Mindoro 5203
Tel. Nos.: (043) 285-7559; 0917-811-8774
Email: PuertoGaleraLEAF@landbank.com

Calapan San Vicente Branch
Baniway Building, Brgy. San Vicente South, Calapan City, Oriental Mindoro 5200
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Email: CalapanSanVicenteBranch @landbank.com

Pinamalayan (Mindoro) Branch
Hidalgo Building, Mabini corner Aguinaldo Sts., Zone II, Pinamalayan, Oriental Mindoro
Tel. Nos.: (043) 284-3510; 284-4458
Email: PinamalayanMindoroBranch @landbank.com

Bongabong Agri-Hub
M.Y. Hernandez corner Mabini Sts., Brgy. Poblacion 5211, Bongabong, Oriental Mindoro
Tel. Nos.: (043) 283-5799
Email: BONGABONGAH@landbank.com

Roxas (Mindoro) Branch
Administration St., Brgy. Bagumbayan, Roxas, Oriental Mindoro
Tel. Nos.: (043) 289-7154
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PALAWAN

Brooke's Point Branch
Virgilio corner Villapa Sts., Brgy. Poblacion District II, Brooke's Point, Palawan
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Email: BrookePointBranch@landbank.com

Coron Branch
ECA 222 Building, Brgy. Poblacion 1, Coron, Palawan 5316
Tel. Nos.: (048) 553-0518
Email: CoronBranch@landbank.com

Puerto Princesa Branch
#270 Hagedorn Building, Rizal Avenue, Puerto Princesa City, Palawan
Tel. Nos.: (048) 433-2823; 433-3490
Email: PuertoPrincesaBranch @landbank.com

Puerto Princesa West Branch
Unit 1-6, DCRM Building, North National Highway, Brgy. San Manuel, Puerto Princesa City, Palawan
Tel. Nos.: (048) 716-3865
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ROMBLON

Odiongan Branch
LANDBANK Romblon Corporate Center, General Luna St., Brgy. Dapawan, Odiongan, Romblon
Tel. Nos.: (042) 567-2151
Email: OdionganBranch@landbank.com

Romblon Branch
Brgy. Capaclan, Romblon, Romblon
Tel. Nos.: 0926-488-0600
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SOUTHEAST LUZON BRANCHES GROUP (SELBG)

LAGUNA

Biñan Branch
Old National Hi-way, Brgy. Canlalay, Biñan, Laguna
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Biñan Platero Branch
National Highway, Platero, Biñan City, Laguna 4024
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Email: BinanPlateroBranch@landbank.com

Cabuyao Branch
Don Onofre Building, F. Bailon St., Brgy. Sala, Cabuyao, Laguna
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Calamba Branch
Versaland Building, National Highway, Brgy. Parian, Calamba City, Laguna
Tel. Nos.: (049) 502-8695; 502-8696
Email: CalambaBranch@landbank.com

Calamba City Hall Branch
New City Hall Building, Bacnotan Road, Brgy. Real, Calamba City, Laguna
Tel. Nos.: (049) 543-5978; 545-0177
Email: CalambaCityHallBranch @landbank.com

Calamba Crossing Branch
Ground Floor, Lazaro & Borres Building, National Highway, Crossing, Brgy. Uno, Calamba City, Laguna 4027
Tel. Nos.: (049) 545-2902
Email: CalambaCrossingBranch @landbank.com

Nagcarlan (L) Branch
Rizal Avenue, Brgy. 2, Nagcarlan, Laguna
Tel. Nos.: (049) 539-2370
Email: NagcarlanBranch@landbank.com

Paseo de Sta. Rosa Branch
Ground Floor, Laguna Central, Brgy. Don Jose, Sta. Rosa, Laguna
Tel. Nos.: (049) 411-0024; 411-0027; (049) 411-0026
Email: PaseodeStaRosaBranch @landbank.com

San Pablo (Laguna) Branch
Colago Avenue, Brgy. 1-A, San Pablo City, Laguna
Tel. Nos.: (049) 521-1209; 562-0732
Email: SanPabloLagunaBranch @landbank.com

San Pablo Rizal Avenue Branch
UCPB Building, Rizal Avenue corner P. Alcantara St., Brgy. VII-A, San Pablo City, Laguna 4000
Tel. Nos.: (049) 562-0977; 508-0054; (049) 562-7721
Email: SanPabloRizalAveBranch @landbank.com

San Pedro (L) Branch
359 The Rocks Corporate Center, National Highway, Brgy. Nueva, San Pedro City, Laguna
Tel. Nos.: (02) 8808-5176; (02) 8808-5153
Email: SanPedroLagunaBranch @landbank.com

Siniloan Branch
LANDBANK Building, E. Castro St., Siniloan, Laguna
Tel. Nos.: (049) 501-0398
Email: SiniloanBranch@landbank.com

Sta. Cruz (L) Branch
LANDBANK Building, National Highway, Brgy. Bubukal, Sta. Cruz, Laguna
Tel. Nos.: (049) 566-8690; 543-8231
Email: StaCruzLagunaBranch@landbank.com

Sta. Cruz Capitol (L) Branch
P. Guevarra St., Sta. Cruz, Laguna
Tel. Nos.: (049) 501-8192; 523-9350
Email: StaCruzCapitolLagunaBranch@landbank.com

Sta. Cruz Poblacion Branch
UCPB Building, P. Guevarra St., Poblacion IV, Sta. Cruz, Laguna 4009
Tel. Nos.: (049) 536-7853
Email: Sta.CruzPoblacionBranch@landbank.com

Sta. Rosa (L) Branch
National Highway, Balibago, Sta. Rosa, Laguna
Tel. Nos.: (049) 534-2914; 534-2143
Email: StaRosaLagunaBranch@landbank.com

Sta. Rosa Tagaytay Road Branch
Santa Rosa Estates Commercial, Phase 2A, Block 5, Lot 3B, Sta. Rosa-Tagaytay Road, Sto. Domingo, Sta. Rosa City, Laguna 4025
Tel. Nos.: (049) 508-4451; 508-4452
Email: StaRosaTagaytayRoadBranch@landbank.com

UP Los Baños Branch
Ground Floor, LANDBANK Building, Silangan Road, UP Los Baños Campus, Los Baños, Laguna
Tel. Nos.: (049) 536-5058; 530-1586; (049) 827-4954
Email: UPLosBanosBranch@landbank.com

MARINDUQUE

Boac Branch
LANDBANK Building, Deogracias St., Brgy. Malusak, Boac, Marinduque 4900
Tel. Nos.: (042) 332-2005; 332-2879
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Santa Cruz (Marinduque) Branch
LANDBANK Building, Quezon St., Brgy. Maharlika Poblacion, Santa Cruz, Marinduque
Tel. Nos.: (042) 754-3713
Email: SantaCruzMarinduqueBranch@landbank.com

QUEZON

Atimonan Branch
Quezon corner Rizal Sts.,Brgy. Zone I, Poblacion, Atimonan, Quezon
Tel. Nos.: (042) 785-5329; 0919-589-7537; 0966-977-1778
Email: AtimonanBranch@landbank.com

Candelaria Branch
Del Valle corner De Gala St., Poblacion, Candelaria, Quezon
Tel. Nos.: (042) 585-3615
Email: CandelariaBranch@landbank.com

LANDBANK Easy Access Facility (LEAF) San Antonio
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Tel. Nos.: 0917-135 4023
Email: SanAntonioQuezonLEAF@landbank.com

Catanauan (Quezon) Branch (Website - LEAF)
M.L. Quezon St., Brgy. 4, Catanauan, Quezon
Tel. Nos.: (042) 315-8816
Email: CatanauanQuezonBranch@landbank.com

Gumaca Branch
Bonifacio St., Brgy. Maunlad, Gumaca, Quezon
Tel. Nos.: (042) 717-1419; 717-1408
Email: GumacaBranch@landbank.com

LANDBANK Easy Access Facility (LEAF) Alabat, Quezon
Municipal Site, Caparros St., Brgy. 1, Poblacion Alabat, Quezon
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LANDBANK Easy Access Facility (LEAF) Pitogo, Quezon
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Infanta Branch
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Tel. Nos.: (042) 535-2363
Email: InfantaBranch@landbank.com

Lopez (Quezon) Branch
Maharlika Highway, Gen. G. Vera corner Yngente Sts., Brgy. Rizal, Lopez, Quezon
Tel. Nos.: (042) 788-3197
Email: LopezQuezonBranch@landbank.com

Lucban Branch
SLSU Business Resource Center, Quezon Avenue, Brgy. Kulapi, Lucban, Quezon
Tel. Nos.: (042) 540-6500 to 6501
Email: LucbanBranch@landbank.com

Lucena Branch
LANDBANK Building, Quezon Avenue Extension, Brgy. Gulang-Gulang, Lucena City
Tel. Nos.: (042) 710-3795; 795-0545; (042) 797-2714; (042) 710-2617
Email: LucenaBranch@landbank.com

Lucena Cathedral Branch
Quezon Avenue corner San Fernando St., Brgy. 6, Lucena City, Quezon 4301
Tel. Nos.: (042) 373-1431; 660-7080; (042) 421-4360; (042) 373-7138
Email: LucenaCathedralBranch@landbank.com

Lucena Guinto Branch
UCPB Building, Quezon St. corner Guinto St., Brgy. 9, Lucena City, Quezon 4301
Tel. Nos.: (042) 710-2417; (042) 710-3659
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Maxino-Tan Building, Provincial Road corner F. Nañadiego St., Poblacion 3, Mulanay, Quezon
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Email: MulanayBranch@landbank.com

Real Branch
Poblacion 1, Real, Quezon 4335
Tel. Nos.: (042) 536-7524; 0969-562-3336
Email: RealBranch@landbank.com

Tayabas Branch
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Tel. Nos.: (042) 710-3623
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RIZAL

Antipolo Branch
Amio Place, Circumferential Road, Brgy. Dalig, Antipolo City, Rizal
Tel. Nos.: (02) 8697-0747; 8630-3087; (02) 8697-1481
Email: AntipoloBranch@landbank.com

Antipolo Circumferential Road Branch
Circumferential Road, San Jose, Antipolo City, Rizal
Tel. Nos.: (02) 8696-7804; 8630-1091; (02) 8696-7806
Email: AntipoloCircumferentialRoadBranch@landbank.com

Antipolo Masinag Branch
Unit G 5-6 Silicone Valley Building, Sumulong Highway, Mayamot, Antipolo City, Rizal 1870
Tel. Nos.: (02) 8681-5849; 8559-5785
Email: AntipoloMasinagBranch@landbank.com

Binangonan Branch
MLRC Building, #504 National Road, Calumpang, Binangonan, Rizal
Tel. Nos.: (02) 8652-1997; 0927-1722-055
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Cainta Branch
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Tel. Nos.: (02) 8655-6458; 8240-5759; (02) 8656-1610
Email: CaintaBranch@landbank.com

Cainta Junction Branch
UCPB Building, Felix Avenue, Cainta Junction, Sto. Domingo, Cainta, Rizal 1900
Tel. Nos.: (02) 8655-4050 to 4052
Email: CaintaJunctionBranch@landbank.com

Tanay Branch
Km. 54, Manila East Road, Brgy. Tandang Kutyo, Tanay, Rizal 1980
Tel. Nos.: (02) 8654-0656
Email: TanayBranch@landbank.com

LANDBANK Easy Access Facility (LEAF) Jalajala
Municipal Compound C. Villarin St., Brgy. Special District, Jalajala, Rizal
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Email: JalajalaLEAF@landbank.com

Taytay Branch
Ground Floor, Verde Oro East Plaza, Manila East Road, San Juan, Taytay Rizal
Tel. Nos.: (02) 8660-4398; 8706-5045; (02) 8660-4453
Email: TaytayBranch@landbank.com

Taytay Manila East Branch
L13 Fortunil Building, National Highway corner Private Road, San Juan, Taytay, Rizal 1920
Tel. Nos.: (02) 8372-1779; 0991-707-7180
Email: TaytayManilaEastBranch@landbank.com

BICOL BRANCHES GROUP (BBG)

ALBAY

Bacacay Branch-lite
ABR Commercial Building, Fr. Bañez St., Brgy. 11, Bacacay, Albay 4509
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Email: BacacayBranchlite@landbank.com

Daraga Branch
LGU Compound, General Luna St., San Roque, Daraga, Albay
Tel. Nos.: (052) 742-2723
Email: DaragaBranch@landbank.com

Legazpi Branch
LANDBANK Building, Rizal St., Cabañgan, Legazpi City, Albay 4500
Tel. Nos.: (052) 742-1475
Email: LegazpiBranch@landbank.com

Landbank Mobile Branch – Luzon
LANDBANK Building, Rizal St., Cabañgan, Legazpi City, Albay 4500
Tel. Nos.: (052) 742-1475
Email: LegazpiBranch@landbank.com

Legazpi Rotonda Branch
UCPB Building, Quezon Avenue, Oro Site, Legazpi City, Albay 4500
Tel. Nos.: (052) 201-2680
Email: LegazpiRotondaBranch@landbank.com

Ligao Branch
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Email: LigaoBranch@landbank.com

Polangui Branch
National Road corner Clemente St., Centro Oriental, Polangui, Albay
Tel. Nos.: 0961-379-2097; 0915-995-3348
Email: PolanguiBranch@landbank.com

Tabaco Branch
Ground Floor, AMEG Building, Ziga Avenue corner Arellano St., Tayhi, Tabaco City, Albay
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CAMARINES NORTE

Daet Branch
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Daet F. Pimentel Branch
UCPB Building, F. Pimentel St., Brgy. VIII, Daet, Camarines Norte 4600
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Labo Branch
Maharlika Highway, Brgy. Kalamunding, Labo, Camarines Norte
Tel. Nos.: (054) 585-2172
Email: LaboBranch@landbank.com

LANDBANK Easy Access Facility (LEAF) Sta. Elena, Camarines Norte
Municipal Compound, Purok 5, Brgy. Poblacion, Sta. Elena, Camarines Norte
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CAMARINES SUR

Goa Branch
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Iriga Branch
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Tel. Nos.: (054) 299-5848
Email: IrigaBranch@landbank.com

Naga Branch
LBRDC Building, General Luna St., Naga City, Camarines Sur 4400
Tel. Nos.: (02) 8522-000
Email: NagaBranch@landbank.com

Naga Evangelista Branch
LANDBANK Building, Evangelista St., Dinaga, Naga City, Camarines Sur 4400
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Naga Rotunda Branch
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Calabanga (Camarines Sur) Agri-Hub
Del Carmen St., Calabanga, Camarines Sur 4405
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Pili Branch
Balper Sumayao Building, Old San Roque, Pili, Camarines Sur
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Sipocot Branch
Ramon Marabillon Building, San Juan Avenue, South Centro, Sipocot, Camarines Sur
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Tigaon Branch
LGU Tigaon Compound, Caraycayon, Tigaon, Camarines Sur
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CATANDUANES

San Andres Branch
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Brgy. San Roque
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Virac Branch
CSU Hostel Building, CSU Main Campus,
Brgy. Calatagan Proper, Virac,
Catanduanes 4800
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0939-301-3132
Email: ViracBranch@landbank.com

MASBATE

Cataingan (Masbate) Branch
Quezon St., Cataingan, Masbate
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Masbate Branch
Ground Floor, AML Silver Tower II Building,
Osmeña St. corner Quezon St.,
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Tel. Nos.: (056) 333-2977;
(056) 333-2448; 333-6966
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LANDBANK Easy Access Facility (LEAF) Aroroy, Masbate
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SORSOGON

Irosin Branch
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Sorsogon Branch
LANDBANK Sorsogon Corporate Center
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Sorsogon City, Sorsogon
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Pilar Branch-lite
Purok 3, Brgy. Marifosque, Pilar, Sorsogon
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Sorsogon Magsaysay Branch
PJJT Building, Magsaysay corner Garcia Sts.,
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WEST VISAYAS BRANCHES GROUP (WVBG)

AKLAN

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Kalibo Branch
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Kalibo, Aklan
Tel. Nos.: (036) 268-4289; 262-5245;
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Email: KaliboBranch@landbank.com

Kalibo Plaza Branch
246 UCPB Building, Martelino St.,
Kalibo, Aklan
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ANTIQUE

Antique Branch
Business Park Annex Building,
Villavert-Jimenez and C.O Zaldivar St.,
Brgy. 5, San Jose, Antique
Tel. Nos.: (036) 540-9734; 540-1405
Email: AntiqueBranch@landbank.com

Culasi Branch
Silverio Cadiao St., Centro Poblacion,
Culasi, Antique 5708
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CAPIZ

Mambusao Branch-lite
Villareal Highway, Poblacion Proper,
Mambusao, Capiz 5807
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Roxas (Capiz) Branch
Acevedo Building, P. Gomez St.,
Roxas City, Capiz
Tel. Nos.: (036) 621-2066; 621-3395;
(036) 620-0423; 621-0353
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LANDBANK Easy Access Facility (LEAF) Dao
Capiz Beside Senior Citizen Building,
Poblacion, Ilawod, Dao, Capiz
Tel. Nos.: (036) 658-0854
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GUIMARAS

Guimaras (Jordan) Branch
Provincial Capitol Ground, San Miguel,
Jordan Guimaras
Tel. Nos.: (033) 322-5143
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ILOILO

Estancia Branch
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Gaisano (Iloilo) Branch
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Iloilo City, Iloilo
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Iloilo Branch
Ground Floor, TTK Building, Iznart St.,
Iloilo City 5000
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Barotac Nuevo Branch-lite
Barotac Nuevo-Zarraga Road, Brgy. Tabucan,
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Barotac Viejo (Iloilo) Branch
Barotac Viejo Trade Center, Zulueta Drive,
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Jaro Branch
Iloilo Cultural & Heritage Compound,
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Jaro Plaza Branch
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Email: PlazaLibertadBranch@landbank.
com

Janiuay Branch
Don T. Lutero St., Poblacion, Janiuay, Iloilo
Tel. Nos.: (033) 531-7148; 330-4783
Email: JaniuayBranch@landbank.com

Miag-ao Branch
Brgy. Igtuba, Miag-ao, Iloilo 5023
Tel. Nos.: (033) 513-7024; 315-8656;
(033) 330-1177
Email: MiagaoBranch@landbank.com

Passi Branch
AGT Building, Simeon Aguilar St.,
Passi City, Iloilo
Tel. Nos.: (033) 311-5187; 311-5200;
(033) 336-8058
Email: PassiBranch@landbank.com

Sara Branch
LANDBANK Building, Cecilio Tady St.,
Sara, Iloilo
Tel. Nos.: (033) 392-0251; (033) 331-1013
Email: SaraBranch@landbank.com

NEGROS OCCIDENTAL

Bacolod City Branch
Ground Floor, LANDBANK Building,
Cottage Road corner Gatuslao St.,
Bacolod City, Negros Occidental
Tel. Nos.: (034) 435-0148; 703-1899
Email: BacolodCityBranch@landbank.com

Bago City Agri-Hub
Gonzaga St., Poblacion, Bago City,
Negros Occidental
Tel. Nos.: 0917-716-1570
Email: BagoAH@landbank.com

Bacolod Cybercentre Branch
Negros First Cybercentre corner Lacson &
Hernaez Sts., Brgy. 39, Bacolod City,
Negros Occidental
Tel. Nos.: (034) 433-9538; 735-2818
Email: BacolodCybercentreBranch
@landbank.com

Bacolod Lacson - Galo Branch
LANDBANK Building, corner Lacson and
Galo Sts., Brgy. 22, Bacolod City, Negros
Tel. Nos.: (034) 445-6469
Email: BacolodLacsonGaloBranch
@landbank.com

Bacolod North Drive Branch
Northpoint Building, B.S. Aquino Drive,
Brgy. 5, Bacolod City,
Negros Occidental 6100
Tel. Nos.: (034) 434-1370; 434-1372;
(034) 434-1372; 703-0634
Email: BacolodNorthDriveBranch
@landbank.com

Bacolod San Juan Branch
Ground Floor, UCPB Building corner
Luzuriaga, and San Juan Sts., Brgy. 12,
Bacolod, Negros Occidental 6100
Tel. Nos.: (034) 467-8247
Email: BacolodSanJuanBranch
@landbank.com

Mandalagan - Bacolod Branch
AVP Building, Lacson St., Brgy. Mandalagan,
Bacolod City, Negros Occidental
Tel. Nos.: (034) 441-3537; (034) 441-3539
Email: MandalaganBacolodBranch
@landbank.com

Cadiz Branch
Abelarde St., Brgy. Zone 4, Cadiz City,
Negros Occidental
Tel. Nos.: (034) 720-8150; 466-0208
Email: CadizBranch@landbank.com

Himamaylan Branch
Rizal St., Brgy. Talaban, Himamaylan City,
Negros Occidental 6108
Tel. Nos.: (034) 388-3777
Email: imamaylanBranch@landbank.com

Kabankalan Branch
LANDBANK Negros Occidental Corporate
Center, Justice J.Y. Perez Highway,
Brgy. Talubangi, Kabankalan City,
Negros Occidental
Tel. Nos.: (034) 471-2315; 471-2415
Email: KabankalanBranch@landbank.com

La Carlota Branch
GSO Compound, Yunque St., Brgy. 1,
La Carlota City, Negros Occidental
Tel. Nos.: (034) 706-3663; 469-8980
Email: LaCarlotaBranch@landbank.com

Sagay Branch
Alfelor St., National Highway, Sagay City,
Negros Occidental
Tel. Nos.: (034) 468-5382; 706-5453
Email: SagayBranch@landbank.com

San Carlos (Negros Occidental) Branch
Ground Floor, Heritage Building II,
FC Ledesma Avenue, City Center
(Center Mall), San Carlos City,
Negros Occidental
Tel. Nos.: (034) 312-5806; (034) 729-9129
Email: SanCarlosNOBranch
@landbank.com

Silay Branch
CEBRO Building, Rizal St., Brgy. 5,
Silay City Negros Occidental 6116
Tel. Nos.: (034) 485-5158; (034) 432-7216
Email: SilayBranch@landbank.com

Sipalay Branch
Magtolis St., Brgy. 2, Sipalay City,
Negros Occidental
Tel. Nos.: (034) 213-3381 to 3383;
(034) 475-5652
Email: SipalayBranch@landbank.com

Victorias Branch
Rainbow Mall Building, Osmeña Avenue,
Victorias, Negros Occidental
Tel. Nos.: (034) 399-2965; 399-2966
Email: VictoriasBranch@landbank.com

CENTRAL VISAYAS BRANCHES GROUP (CVBG)

BOHOL

Jagna (Bohol) Branch
Rizal Park Poblacion, Jagna, Bohol
Tel. Nos.: (038) 412-7521
Email: JagnaBranch@landbank.com

C.P. Garcia Avenue Branch
C.P. Garcia Avenue, Brgy. Poblacion 2,
Tagbilaran City, Bohol
Tel. Nos.: (038) 411-3262
Email: CPGarciaAvenueBranch
@landbank.com

Tagbilaran Branch
Bohol Provincial Capitol Complex, J.S.
Torralba corner Marapao Sts., Tagbilaran City,
Bohol
Tel. Nos.: (038) 411-3831; 501-9039;
(038) 501-7189; 501-8156
Email: TagbilaranBranch@landbank.com

Tagbilaran City Hall Branch
J.A. Clarin St., Dampas District,
Tagbilaran City, Bohol
Tel. Nos.: (038) 501-0155; 411-3384
Email: TagbilaranCityHallBranch
@landbank.com

Talibon Branch
Ground Floor, Talibon Public Mega Market,
Reclamation Area Poblacion, Talibon,
Bohol 6325
Tel. Nos.: (038) 515-5136 to 5137
Email: TalibonBranch@landbank.com

Ubay Agri-Hub
Son-oc, Poblacion, Ubay, Bohol 6315
Tel. Nos.: (038) 411-7929
Email: UbayUH@landbank.com

Tubigon (Bohol) Branch
B. Cabangbang Avenue, Brgy. Potohan,
Tubigon, Bohol 6329
Tel. Nos.: (038) 422-1369
Email: TubigonBoholBranch
@landbank.com

Carmen (Bohol) Branch
Poblacion Norte 6319, Carmen, Bohol
Tel. Nos.: (038) 422-6691
Email: CarmenBoholBranch
@landbank.com

CEBU

Banilad Branch
Building B Retail 1, Banilad High St.,
Gov. M. Cuenco Avenue,
Brgy. Kasambagan, Cebu City, Cebu
Tel. Nos.: (032) 232-2788; 416-2625
Email: BaniladBranch@landbank.com

Carbon Branch
Manalili and Progreso Sts., Brgy. Ermita, Cebu City, Cebu 6000
Tel. Nos.: (032) 256-1571; 255-3382
Email: CarbonBranch@landbank.com

Cebu BOC Branch
CIP Complex, Pier 6, Port of Cebu, Cebu City
Tel. Nos.: (032) 236-7498; 232-1516
Email: CebuBOCBranch@landbank.com

Cebu - Mango Avenue Branch
Ground Floor, Espiritu Building, 33 General Maxilom Avenue, Brgy. Kamputhaw, Cebu City, Cebu
Tel. Nos.: (032) 253-1337; 416-5448
Email: CebuMangoAvenueBranch @landbank.com

Cebu - Osmeña Blvd. Branch
LANDBANK Building, Osmena Boulevard corner P. Del Rosario St., Cebu City, Cebu
Tel. Nos.: (032) 412-9629; 412-9631; (032) 412-9632
Email: CebuOsmenaBlvdBranch @landbank.com

Waterfront Hotel Casino FX Booth (Lahug)
Waterfront Hotel Casino, Lahug, Cebu City, Cebu
Tel. Nos.: (032) 232-8380

Cordova Branch
Cordova Townsquare, Poblacion, Cordova, Cebu
Tel. Nos.: 0935-024-7385
Email: CordovaBranch@landbank.com

Gov. M. Cuenco Avenue Branch
Unit 1-5, Ground Floor, District A Building, Gov. M. Cuenco Avenue, Brgy. Talamban, Cebu City, Cebu 6000
Tel. Nos.: (032) 263-5254
Email: GovMCuencoBranch @landbank.com

Jones Avenue Branch
Osmeña Boulevard corner Visitacion St., Sambag 2, Cebu City, Cebu
Tel. Nos.: (032) 253-1251; 253-1253; (023) 256-2901; 272-6365
Email: JonesAvenueBranch@landbank.com

Mabolo Branch
AMV Brothers Building corner Almendras & F. Cabahug Sts., Brgy. Mabolo, Cebu City, Cebu 6000
Tel. Nos.: (032) 233-1500; 232-7389; (032) 412-5107
Email: MaboloBranch@landbank.com

Plaza Independencia Branch
Ground Floor of GMC Building, McArthur Avenue corner Legaspi Sts., San Roque, Cebu City, Cebu 6000
Tel. Nos.: (032) 505-9157; 254-1788; (032) 328-7155
Email: PlazaIndependenciaBranch @landbank.com

Cebu APM Centrale Branch
Unit G14 & G15, APM Centrale, A. Soriano Avenue, Brgy. Mabolo, Cebu City, Cebu 6000
Tel. Nos.: (032) 326-5614
Email: CebuAPMCentraleBranch @landbank.com

Bogo Branch
Ground Floor Bogo City Centrum, Brgy. Taytayan, Bogo, Cebu 6010
Tel. Nos.: (032) 434-8124; 434-7871
Email: BogoBranch@landbank.com

Carcar Branch
Building B, New City Market, Poblacion III, Carcar, Cebu
Tel. Nos.: (032) 517-7712; 505-6263
Email: CarcarBranch@landbank.com

LANDBANK Easy Access Facility (LEAF) Argao, Cebu
Poblacion, Argao, Cebu
Tel. Nos.: 0969-250-5685
Email: ArgaoLEAF@landbank.com

Danao Branch
F. Ralota St., Poblacion, Danao City, Cebu
Tel. Nos.: (032) 343-0139; 343-0011
Email: DanaoBranch@landbank.com

Sogod (Cebu) Branch-lite
Damolog, Sogod, Cebu
Tel. Nos.: 0917-504-6330
Email: SogodCebuBranchlite @landbank.com

Lapu-Lapu Branch
GSO Building, ML Quezon National Highway, Pajo, Lapu-lapu City, Cebu
Tel. Nos.: (032) 260-4402; 495-3838; (032) 495-3737
Email: LapulapuBranch@landbank.com

Mactan Branch
Ground Floor, MCIAA Corporate Auxiliary Building, Mactan-Cebu International Airport, Airport Road,Brgy. Pusok, Lapu-lapu City, Cebu
Tel. Nos.: (032) 341-0710
Email: MactanBranch@landbank.com

Mandaue City Hall Branch
Catalino, Quano St., Centro, Mandaue City, Cebu
Tel. Nos.: (032) 422-3039; 266-5244; (032) 422-8393
Email: MandaueCityHallBranch @landbank.com

Mandaue Highway Branch
M.C. Briones St., National Highway, Brgy. Tipolo, Mandaue City, Cebu
Tel. Nos.: (032) 239-7717; 422-3837; (032) 422-6277; 422-6244; (032) 414-4934
Email: MandaueHighwayBranch @landbank.com

Liloan Branch-lite
Liloan Public Market, Governor's Boulevard, Jubay, Liloan, Cebu 6002
Tel. Nos.: (032) 401-4038
Email: LiloanBranchLite@landbank.com

Naga City (Cebu) Branch
Natalio Bacalso St., East Poblacion, Naga City, Cebu
Tel. Nos.: (032) 266-3730; 345-0879
Email: NagaCityCebuBranch @landbank.com

Toledo Branch
Gaisano Grand Mall, Sangi, Toledo City, Cebu
Tel. Nos.: (032) 384-6334
Email: ToledoBranch@landbank.com

Balamban Branch
Brgy. Baliwagan,Balamban, Cebu
Tel. Nos.: (032) 421-7072
Email: BalambanBranch@landbank.com

Bantayan (Cebu) Branch
Brgy. Suba, Bantayan, Cebu
Tel. Nos.: (032) 326-2290; 460-0078
Email: BantayanBranch@landbank.com

Barili Branch
Poblacion, Barili, Cebu 6036
Tel. Nos.: (032) 326-6061
Email: BariliBranch@landbank.com

Camotes Island Branch
National Road corner Gomez St., Eastern Poblacion, Poro, Cebu 6049
Tel. Nos.: 0962-219-5770
Email: CamotesIslandBranch @landbank.com

Consolacion Branch
Ground Floor, Consolacion Government Center, Poblacion Oriental, Consolacion, Cebu
Tel. Nos.: (032) 272-7254; 272-5407
Email: ConsolacionBranch@landbank.com

Dalaguete Branch
Suba, Brgy. Poblacion, Dalaguete, Cebu
Tel. Nos.: (032) 520-1886; 0949-574-1545
Email: DalagueteBranch@landbank.com

Moalboal (Cebu) Branch
Ground Floor, Gaisano Town Center, Poblacion East, Moalboal, Cebu 6032
Tel. Nos.: (032) 436-8448
Email: MoalboalCebuBranch @landbank.com

Bais Branch
Mercado de Bais, National Highway, Bais City, Negros Oriental
Tel. Nos.: (035) 402-2188
Email: BaisBranch@landbank.com

NEGROS ORIENTAL

LANDBANK EASY Access Facility (LEAF) Bindoy
Brgy. Poblacion, Bindoy, Negros Oriental
Tel. Nos.: 0968-242-2574
Email: BindoyLEAF@landbank.com

Tanjay Branch-lite
National Highway,Brgy. San Isidro, Tanjay City, Negros Oriental
Tel. Nos.: 0917-541-8967
Email: gtcalingacion@landbank.com

Bayawan Branch
National Highway corner Mabini St., Poblacion, Bayawan City, Negros Oriental
Tel. Nos.: (035) 410-0230
Email: BayawanBranch@landbank.com

Downtown Dumaguete Branch
UCPB Building corner San Jose and Real Sts., Poblacion 6, Dumaguete City, Negros
Tel. Nos.: (035) 225-4444; 422-7806
Email: DowntownDumagueteBranch @landbank.com

Dumaguete Branch
EJ Blanco Drive, Brgy. Piapi, Dumaguete City, Negros Oriental
Tel. Nos.: (035) 225-7568
Email: DumagueteBranch@landbank.com

Amlan Negros Oriental Branch-lite
Municipal Plaza, National Highway, Poblacion, Amlan, Negros Oriental (Mother Branch: Dumaguete)
Tel. Nos.: 0919-009-4475
Email: AmlanNegrosOrientalBranchlite @landbank.com

Guihulngan Branch
Guihulngan City Mega Market, S. Villegas St., Poblacion, Guihulngan City, Negros Oriental
Tel. Nos.: (035) 528-9859
Email: GuihulnganBranch@landbank.com

SIQUIJOR

Siquijor (Larena) Branch
Larena Multi-Purpose Building, National Highway corner Magsaysay St., South Poblacion, Larena, Siquijor 6226
Tel. Nos.: 0938-224-9593; 0966-734-5223
Email: SiquijorLarenaBranch @landbank.com

EAST VISAYAS BRANCHES GROUP (EVBG)

BILIRAN

Naval Branch
Ecozone Building, Capitol Compound, Brgy. Calumpang, Naval, Biliran
Tel. Nos.: (053) 500-2130; 500-3103
Email: NavalBranch@landbank.com

EASTERN SAMAR

Borongan Branch
Araba Building, San Pedro St., Borongan City, Eastern Samar
Tel. Nos.: (055) 560-0023; 560-0024; (055) 560-9173
Email: BoronganBranch@landbank.com

LANDBANK Easy Access Facility (LEAF) Can-Avid, Eastern Samar (2)
Municipal Compound, Poblacion, Can-Avid, Eastern Samar (Mother Branch: Borongan)
Tel. Nos.: 0917-107-8797; (055) 560-9173
Email: CanAvidLEAF@landbank.com

Guiuan Branch
Ground Floor, Addison Pension House, Lugay St., Brgy. 4, Guiuan, Eastern Samar
Tel. Nos.: (055) 855-6580; 0917-620-6266
Email: GuiuanBranch@landbank.com

LEYTE

Baybay Branch
Castilo Building, No. 160, A. Bonifacio St., Baybay City, Leyte
Tel. Nos.: (053) 563-9218
Email: BaybayBranch@landbank.com

Burauen Branch
Corner San Ramon and San Roque, Burauen, Leyte
Tel. Nos.: (053) 839-8991; 0917-654-5158
Email: BurauenBranch@landbank.com

Carigara Branch
TGA Building corner Ezperanza St., Real Sts., Carigara, Leyte
Tel. Nos.: 0917-572-0373; 0917-571-9338
Email: CarigaraBranch@landbank.com

Hilongos Branch
West Poblacion, Hilongos, Leyte
Tel. Nos.: (053) 567-9663
Email: HilongosBranch@landbank.com

Ormoc Branch
Aviles Business Center, Apo St., Brgy. Cogon, Ormoc City, Leyte
Tel. Nos.: (053) 561-6009; 561-8732; (053) 255-8453
Email: OrmocBranch@landbank.com

Tacloban Branch
Brgy. 59 B, Real St., Sagkahan District, Tacloban City
Tel. Nos.: (053) 832-7744; 832-7745
Email: TaclobanBranch@landbank.com

LANDBANK Easy Access Facility (LEAF) Tanauan
Corner Real and San Martin Sts., Brgy. Buntay, Tanauan, Leyte 6502
Tel. Nos.: 0917-627-7901
Email: TanauanLEAF@landbank.com

Tacloban Real Branch
Ground Floor, Esperas Building, Real St., Tacloban City, Leyte
Tel. Nos.: (053) 839-9463: 0998-958-4171
Email: TaclobanRealBranch @landbank.com

Tacloban Zamora Branch
P. Zamora St., Brgy. 25, Tacloban City, Leyte 6500
Tel. Nos.: (053) 832-0003; 832-0031
Email: TaclobanZamoraBranch @landbank.com

NORTHERN SAMAR

Allen Branch
Rizal St., Brgy. Kinabranan I, Allen, Northern Samar
Tel. Nos.: (055) 534-0372; 0917-702-9936
Email: AllenBranch@landbank.com

Catarman Branch
Market Site, Baranggay Narra, Catarman, Northern Samar
Tel. Nos.: (055) 500-9007; 500-9117
Email: CatarmanBranch@landbank.com

SOUTHERN LEYTE

Maasin Branch
UCCP Building, College of Maasin Campus, Kangleon St., Tunga - Tunga, Maasin City, Southern Leyte
Tel. Nos.: (053) 570-8092; 577-2788
Email: MaasinBranch@landbank.com

San Juan (Southern Leyte) Branch
Rizal St., Brgy. San Jose, San Juan, Southern Leyte
Tel. Nos.: (053) 577-3187; 0917-878-1248
Email: SanJuanSouthernLeyteBranch @landbank.com

Sogod Branch
New Bus Terminal Building, Zone III, Sogod, Southern Leyte
Tel. Nos.: (053) 570-6232
Email: SogodBranch@landbank.com

WESTERN SAMAR

Calbayog Branch
Ground Floor, Red Iron Hotel Building, JPR Subdivision, Maharlika Highway, Brgy. Obrero, Calbayog City, Western Samar
Tel. Nos.: 0917-702-9936
Email: CalbayogBranch@landbank.com

LANDBANK Easy Access Facility (LEAF) Sta. Margarita, Western Samar
Municipal Compound, Maharlika Highway, Brgy. Cautod, Sta. Margarita, Western Samar
Tel. Nos.: (055) 301-1278
Email: StaMargaritaLEAF@landbank.com

Catbalogan Branch
Nachura Building, Rizal Avenue,
Catbalogan City, Samar
Tel. Nos.: (055) 543-9180; 533-1983
Email: CatbaloganBranch@landbank.com

Paranas Branch
Maharlika Highway, Poblacion 4, Paranas, Samar
Tel. Nos.: (055) 544-4192; 0918-887-8336
Email: ParanasBranch@landbank.com

WEST MINDANAO BRANCHES GROUP (WMBG)

ZAMBOANGA DEL NORTE

Dapitan Branch
Gloria de Dapitan, Sunset Boulevard, Dawo,
Dapitan City, Zamboanga Del Norte
Tel. Nos.: (065) 213-6876; 213-6877;
(065) 908-1484
Email: DapitanBranch@landbank.com

Dipolog Branch
Ground Floor, FSA Building, ABC Compound,
Quezon Avenue, Dipolog City,
Zamboanga del Norte
Tel. Nos.: (065) 212-2277; 212-3284
Email: DipologBranch@landbank.com

LANDBANK EASY Access Facility (LEAF) Pres. Manuel A. Roxas
Lower Irasan, Pres. Manuel A. Roxas,
Zamboanga del Norte 7102
Tel. Nos.: 0908-2044-090
Email: PresManuelARoxasLEAF
@landbank.com

Liloy Branch
National Highway, Brgy. Baybay, Liloy,
Zamboanga del Norte
Tel. Nos.: (065) 300-8149
Email: LiloyBranch@landbank.com

Sindangan Branch
Sindangan Public Market Phase VI,
Rizal Avenue, Poblacion ,Sindangan,
Zamboanga del Norte
Tel. Nos.: (065) 302-0813; 224-2011;
(065) 224-2334
Email: SindanganBranch@landbank.com

ZAMBOANGA DEL SUR

Aurora (Zamboanga del Sur) Branch
Juan Luna corner Manuel Roxas Sts.,
Poblacion, Aurora, Zamboanga Del Sur
Tel. Nos.: (062) 331-2568 / 945-1698
Email: AuroraBranch@landbank.com

Molave Branch
Golez Compound, Mabini St., Molave,
Zamboanga del Sur
Tel. Nos.: (062) 225-1608
Email: MolaveBranch@landbank.com

Pagadian Branch
Gov. Vicente M. Cerilles St., Santiago District,
Pagadian City
Tel. Nos.: (062) 214-1591; 214-2344;
(062) 214-2265; 925-1430
Email: PagadianBranch@landbank.com

LANDBANK Easy Access Facility (LEAF) Guipos
National Highway, Poblacion, Guipos,
Zamboanga del Sur 7042
Tel. Nos.: 0970-955-9050
Email: GuiposLEAF@landbank.com

Pagadian Balintawak Branch
L2 B16, Pres. Corazon Aquino Regional
Government Center, Brgy. Balintawak,
Pagadian City, Zamboanga Del sur
Tel. Nos.: (062) 947-0264
Email: PagadianBalintawakBranch
@landbank.com

KCC Mall de Zamboanga Branch
KCC Mall, Gov. Camins Avenue,
Zamboanga City, Zamboanga del Sur
Tel. Nos.: (062) 955-1558
Email: KCCMalldeZamboangaBranch
@landbank.com

WMSU Branch
Western Mindanao State University Campus,
San Jose Road, Baliwasan, Zamboanga City,
Zamboanga del Sur
Tel. Nos.: (062) 992-2483; 975-4436
Email: WMSUBranch@landbank.com

Zamboanga Main Branch
Ground Floor, LANDBANK Building,
F. Marcos corner Valderosa Sts.,
Pettit Barracks, Zamboanga City,
Zamboanga del Sur
Tel. Nos.: (062) 991-2173; (062) 991-0621
Email: ZamboangaMainBranch
@landbank.com

ZAMBOANGA SIBUGAY

Buug Branch
National Highway, Poblacion, Buug,
Zamboanga Sibugay
Tel. Nos.: (062) 955-4088
Email: BuugBranch@landbank.com

Imelda Branch
National Highway, Poblacion, Imelda,
Zamboanga Sibugay
Tel. Nos.: (062) 957-6957
Email: ImeldaBranch@landbank.com

Ipil Branch
Ground Floor, Fortune Hotel Building,
Poblacion, Ipil, Zamboanga Sibugay
Tel. Nos.: (062) 333-5689
Email: IpilBranch@landbank.com

LANAO DEL NORTE

Iligan Branch
LANDBANK Building, Bro. Raymond Jeffrey
Road corner Quezon Avenue Exension,
Pala-o, Iligan City, Lanao del Norte,
Iligan City, Lanao del Norte
Tel. Nos.: (063) 221-5029; 225-3187;
(063) 225-3767
Email: IliganBranch@landbank.com

Iligan Plaza Branch
Feliciano Building, Aguinaldo corner
Mabini Sts., Poblacion, Iligan City,
Lanao del Norte 9200
Tel. Nos.: (063) 221-3317; 221-2739
Email: IliganPlazaBranch@landbank.com

Kapatagan (Lanao Del Norte) Branch
National Highway Poblacion, Kapatagan,
Lanao del Norte
Tel. Nos.: (063) 221-8193
Email: KapataganLanaoDelNorteBranch
@landbank.com

Maigo (Lanao del Norte) Branch
Purok 2, Poblacion, Maigo, Lanao del Norte
Tel. Nos.: (063) 227-4351
Email: MaigoBranch@landbank.com

Tubod Branch
LANDBANK Building, Quezon Avenue
Poblacion, Tubod, Lanao del Norte
Tel. Nos.: (063) 229-7399; 341-5254;
(063) 341-5239
Email: TubodBranch@landbank.com

MISAMIS OCCIDENTAL

Calamba (Misamis Occidental) Branch
Municipal Compound, Matunog St.,
Southwestern Poblacion, Calamba,
Misamis Occidental
Tel. Nos.: (088) 564-0014
Email: CalambaMisamisOccidentalBranch
@landbank.com

Oroquieta Branch
Dajao Building, Rizal St., Poblacion I,
Oroquieta City, Misamis Occidental
Tel. Nos.: (088) 531-1292
Email: OroquietaBranch@landbank.com

Oroquieta Centro Branch
Mayor A. Enerio St., Poblacion 2,
Oroquieta City, Misamis Occidental 7207
Tel. Nos.: (088) 531-1123; 531-1124
Email: OroquietaCentroBranch
@landbank.com

Ozamiz Branch
Don Anselmo Bernad Avenue, Ozamiz City,
Misamis Occidental
Tel. Nos.: (088) 521-3720; 521-3721
Email: OzamisBranch@landbank.com

LANDBANK Easy Access Facility (LEAF) Sinacaban
Poblacion, Sinacaban,
Misamis Occidental 7203
Tel. Nos.: 0950-227-2639
Email: SinacabanLEAF@landbank.com

Plaridel (Misamis Occidental) Agri-Hub
Purok Matco, Brgy. Panalsalan, Plaridel,
Misamis Occidental
Tel. Nos.: (088) 545-0142; 0917-328-1217
Email: PlaridelAH@landbank.com

Ozamiz Ozrox Branch
Rizal Avenue corner Laurel St., 50th Brgy.,
Ozamiz City, Misamis Occidental
Tel. Nos.: (088) 521-0322; 545-2105
Email: OzamisOsroxBranch@landbank.
com

Tangub (Misamis Occidental) Branch
2nd North corner Magsaysay St., Brgy. II,
Tangub City, Misamis Occidental
Tel. Nos.: (088) 531-3113; 0912-6389-568
Email: TangubMisamisOccidentalBranch
@landbank.com

BASILAN

Basilan Branch
LANDBANK Building, J.S. Alano corner
I. Magno Sts., Isabela City, Basilan
Tel. Nos.: 0917-555-0584
Email: BasilanBranch@landbank.com

Lamitan Branch
Quezon Boulevard corner Angela St.,
Brgy. Malinis, Lamitan City, Basilan
Tel. Nos.: 0917-704-9042
Email: LamitanBranch@landbank.com

LANAO DEL SUR

Marawi Branch
Amai Pakpak National Road, Brgy. Biaba
Damag, Marawi City, Lanao del Sur
Tel. Nos.: 0917-310-5400
Email: MarawiBranch@landbank.com

Wao Branch
LANDBANK Building, Wao, Lanao del Sur
Tel. Nos.: 0917-119-2166; 0917-972-1957
Email: WaoBranch@landbank.com

SULU

Jolo Branch
Travisi St., Jolo, Sulu
Tel. Nos.: 0920-809-7600; 0956-462-1408
Email: JoloBranch@landbank.com

TAWI-TAWI

Bongao Branch
Notre Dame Community Center Building,
Ilmoh corner Datu Halun Sts., Brgy. Poblacion,
Bongao, Tawi-tawi
Tel. Nos.: 0927-968-9798
Email: BongaoBranch@landbank.com

NORTH MINDANAO BRANCHES GROUP (NMBG)

BUKIDNON

Aglayan (Bukidnon) Branch
Purok 3A, Brgy. Aglayan, Malaybalay City,
Bukidnon
Tel. Nos.: (088) 813-1949
Email: AglayanBranch@landbank.com

Don Carlos Branch
LANDBANK Building, Sayre Highway,
Poblacion Sur, Don Carlos, Bukidnon
Tel. Nos.: (088) 537-3523
Email: DonCarlosBranch@landbank.com

Kibawe Branch-lite
LANDBANK Building, Sayre Highway,
Brgy. Palma, Kibawe, Bukidnon
(Mother Branch: Don Carlos)
Tel. Nos.: 0917-304-5902
Email: KIBAWEBRANCHLITE
@landbank.com

Malaybalay Highway Branch
LANDBANK Building, Fortich St.,
Brgy. 2, Malaybalay City
Tel. Nos.: (088) 813-4502
Email: MalaybalayHighwayBranch
@landbank.com

Manolo Fortich Branch
LGU Manolo Fortich, Heritage Compound,
Manolo Fortich, Bukidnon 8703
Tel. Nos.: (088) 537-2101
Email: ManoloFortichBranch
@landbank.com

Maramag Branch
LANDBANK Building, South Poblacion,
Maramag, Bukidnon
Tel. Nos.: (088) 828-0633
Email: MaramagBranch@landbank.com

Quezon (Bukidnon) Branch
Municipal Engineering Building, LGU
Compound, Brgy. Libertad, Quezon,
Bukidnon
Tel. Nos.: (088) 822-0203; 0939-923-5806
Email: QuezonBukidnonBranch
@landbank.com

Valencia Branch
Tamay Lang Building, JK Laviña Avenue
corner M. L. Quezon St., Poblacion,
Valencia City, Bukidnon
Tel. Nos.: (088) 828-2312; 828-2466
Email: ValenciaBranch@landbank.com

San Fernando (Bukidnon) Agri-Hub
Sitio Colon, Halapitan, San Fernando,
Bukidnon 8711
Tel. Nos.: 0935-284-5870
Email: SanFernandoAH@landbank.com

CAMIGUIN

Camiguin Branch
Placido Reyes St., Poblacion, Mambajao,
Camiguin 9100
Tel. Nos.: (088) 525-2348
Email: CamiguinBranch@landbank.com

MISAMIS ORIENTAL

Cagayan de Oro Limketkai Branch
Ground Floor, Shopwise Building, Limketkai
Center, Lapasan, Cagayan de Oro City,
Misamis Oriental
Tel. Nos.: (088) 850-5907; 856-9526
Email: CagayanDeOroLimketkaiBranch
@landbank.com

Capistrano Branch
Skyhi Twin Cinema Complex,
Capistrano corner Pacana Sts.,
Cagayan de Oro City, Misamis Oriental
Tel. Nos.: (088) 856-6935; (088) 850-3398
Email: CapistranoBranch@landbank.com

Carmen (Cagayan de Oro) Branch
Ground Floor, FICCO Admin Building,
Vamenta Boulevard, Carmen,
Cagayan de Oro City, Misamis Oriental 9000
Tel. Nos.: (088) 858-5797
Email: CarmenCDOBranch@landbank.com

CDO Centro Branch
Leonila Building, Pacana-Velez Sts.,
Cagayan de Oro City, Misamis Oriental 9000
Tel. Nos.: (088) 856-4527; 856-4474
Email: CDOCENTROBRANCH
@landbank.com

CDO Cogon Branch
Chee Building, Osmeña St. corner
Limketkai Drive, Brgy. 34,
Cagayan de Oro City,
Misamis Oriental 9000
Tel. Nos.: (088) 857-1840
Email: CDOCOGONBRANCH
@landbank.com

Initao Branch
New Municipal Hall Grounds, Brgy.
Jampason, Initao, Misamis Oriental
Tel. Nos.: 0910-223-0705
Email: InitaoBranch@landbank.com

Masterson Branch
Ground Floor, Misamis Oriental Corporate
Center, Block 62, Lot 1, Xavier Estates
Commercial Area, Masterson Avenue,
Upper Balulang, Cagayan De Oro City,
Misamis Oriental 9000
Tel. Nos.: (088) 557-9810
Email: MastersonBranch@landbank.com

Puerto (CDO) Branch
Sayre National Highway, Puerto,
Cagayan de Oro City, Misamis Oriental
Tel. Nos.: (088) 855-8858; 855-1947
Email: PuertoCDOBranch@landbank.com

Claveria (Misamis Oriental) Agri-Hub
Borromeo corner Quezon St., Poblacion,
Claveria, Misamis Oriental 9004
Tel. Nos.: 0917-849-7644
Email: ClaveriaAH@landbank.com

Velez Branch
Ground Floor, Green Tower Building,
Velez and Luna Sts., Cagayan de Oro City,
Misamis Oriental
Tel. Nos.: (088) 856-3199
Email: VelezBranch@landbank.com

El Salvador City Branch
El Salvador City Sports Complex,
Brgy. Poblacion, El Salvador City,
Misamis Oriental
Tel. Nos.: (088) 882-0508
Email: ElSalvadorCityBranch
@landbank.com

Gingoog Branch
Moreno Building, National Highway,
Gingoog City, Misamis Oriental
Tel. Nos.: (088) 861-0461; 323-3014
Email: GingoogBranch@landbank.com

LANDBANK EASY Access Facility (LEAF) Magsaysay, Misamis Oriental
National Highway, Kibungsod, Gingoog City,
Misamis Oriental
Tel. Nos.: 0935-269-7464
Email: GingoogBranch@landbank.com

LANDBANK EASY Access Facility (LEAF) Sugbongcogon, Misamis Oriental
Rizal St., Poblacion, Sugbongcogon,
Misamis Oriental
Tel. Nos.: 0917-638-5328
Email: GingoogBranch@landbank.com

Balingasag Branch
National Highway, Brgy. Waterfall,
Balingasag, Misamis Oriental
Tel. Nos.: (088) 333-0312
Email: BalingasagBranch@landbank.com

AGUSAN DEL NORTE

Butuan Branch
Ong Hoc Building, Montilla Boulevard corner
P. Burgoz St., Butuan City, Agusan del Norte
Tel. Nos.: (085) 225-3923
Email: ButuanBranch@landbank.com

Butuan - E. Luna Branch
Ground Floor, Saint Joseph Parish Hall,
E. Luna St., Sikatuna, Butuan City,
Agusan del Norte 8600
Tel. Nos.: (085) 225-0840; 815-4090
Email: ButuanELunaBranch@landbank.
com

Cabadbaran Branch
Chang Building, Atega corner Asis Sts.,
Cabadbaran, Agusan del Norte
Tel. Nos.: (085) 343-0377; 818-5534
Email: CabadbaranBranch@landbank.com

AGUSAN DEL SUR

Bayugan Branch
Dy Building, National Highway,
Brgy. Taglatawan, Bayugan City,
Agusan del Sur
Tel. Nos.: (085) 830-5993
Email: BayuganBranch@landbank.com

Bunawan Branch
Purok 4, Brgy. San Teodoro, Bunawan,
Agusan del Sur
Tel. Nos.: (085) 242-4700
Email: BunawanBranch@landbank.com

San Francisco Branch
San Francisco Public Market Mall, Center
Island St., San Francisco, Agusan del Sur
Tel. Nos.: (085) 839-0333
Email: SanFranciscoBranch@landbank.com

DINAGAT ISLANDS

Dinagat Islands Branch
R.R. Buray Avenue corner H.Tovar St.,
Poblacion, San Jose, Dinagat Islands
Tel. Nos.: 0920-611-8128
Email: DinagatIslandsBranch
@landbank.com

SURIGAO DEL NORTE

Claver Branch
Gokiangkee Building, National Highway,
Brgy. Ladgaron, Claver, Surigao Del Norte
Tel. Nos.: 0956-657-4924
Email: ClaverBranch@landbank.com

Surigao Branch
Surigao City Hall Compound, Borromeo St.,
Surigao City, Surigao del Norte
Tel. Nos.: (086) 826-8600
Email: SurigaoBranch@landbank.com

Surigao - Luna Branch
Parkway Mall, Km 3, National Highway corner
Malico Road, Brgy. Luna, Surigao City,
Surigao del Norte
Tel. Nos.: (086) 231-7151 and 7153
Email: SurigaoSanNicolasBranch
@landbank.com

SURIGAO DEL SUR

Bislig Branch
LANDBANK Building, F. Clar St.,
Mangagoy, Bislig, Surigao del Sur
Tel. Nos.: (086) 853-3038
Email: BisligBranch@landbank.com

Tandag Branch
Bautista Building, Donasco St., Tandag,
Surigao del Sur
Tel. Nos.: (086) 211-3072; 211-3486;
(086) 211-3098
Email: TandagBranch@landbank.com

SOUTH MINDANAO BRANCHES GROUP (SMBG)

DAVAO DE ORO

Monkayo Branch
Purok 4, Poblacion, Monkayo,
Davao de Oro 8805
Tel. Nos.: (084) 829-6483
Email: MonkayoBranch@landbank.com

Nabunturan Branch
Ceniza Building, M. Fuentes Avenue,
Poblacion, Nabunturan, Compostela Valley
Tel. Nos.: (084) 817-0015
Email: NabunturanBranch@landbank.com

Kapalong (Davao del Norte) Agri-Hub
Nos. 1, 2, 3, 4 Fernandez Stalls,
Arellano St., Maniki (Poblacion),
Kapalong, Davao del Norte
Tel. Nos.: (084) 829-3308; (0922) 807-2873
Email: KapalongAH@landbank.com

Panabo Branch
LANDBANK Building, National Highway,
Panabo City, Davao del Norte 8105
Tel. Nos.: (084) 823-0351; 628-8703;
(0968) 721-0837
Email: PanaboBranch@landbank.com

Samal Island Branch
Zone 4, Brgy. Villarica, Babak District,
Island Garden City of Samal,
Davao del Norte, 8118
Tel. Nos.: (085) 823-0351
Email: SamalIslandBranch@landbank.com

Sto. Tomas (Davao del Norte) Branch
Purok 12, Feeder Road, Brgy. Tibal-og,
Sto. Tomas, Davao del Norte
Tel. Nos.: (084) 829-1236; (0977) 826-4740
Email: StoTomasDavaodelNortebranch
@landbank.com

Tagum Branch
CMS Building, National Highway, Tagum,
Davao del Norte
Tel. Nos.: (084) 655-6735; 655-6919;
(084) 655-6734; 655-7063
Email: TagumBranch@landbank.com

Tagum Capitol Branch
Doors 1-6, Ground Floor, DNSTC Commercial
Building, Purok Magsanoc, Brgy. Mankilam,
Tagum City, Davao del Norte
Tel. Nos.: (084) 955-1166; 655-1166;
(0922) 765-6260
Email: TagumCapitolBranch
@landbank.com

DAVAO DEL SUR

Bajada Branch
LANDBANK Davao Corporate Center,
#7 Palm Drive corner Olive Road, Brgy.
Buhangin, Bajada, Davao City, Davao del Sur
Tel. Nos.: (082) 222-8544; 222-8546;
(082) 221-8455
Email: BajadaBranch@landbank.com

Landbank Mobile Branch – Mindanao
MSD Yap Building, J. P. Laurel Avenue,
Bajada, Davao City, Davao del Sur (Mother
Branch: Bajada)
Tel. Nos.: 0917-637-7604
Email: MobileBranchMindanao
@landbank.com

Calinan Branch
Purok 13, Palarca St., Calinan, Davao City,
Davao del Sur 8000
Tel. Nos.: (082) 236-7764; 0960-831-0366
Email: CalinanBranch@landbank.com

Davao - J.P. Laurel Branch
Ground Floor, D'Leonor Hotel,
J.P. Laurel Avenue, Brgy. 19-B, Bajada,
Davao City, Davao del Sur 8000
Tel. Nos.: (082) 222-5917; 224-3020
Email: DavaoJPLaurelBranch
@landbank.com

Davao - Palma Gil Branch
Ground Floor, Cocolife Building,
C.M. Recto Avenue corner Palma Gil St.,
Brgy. 34-D, Poblacion, Davao City,
Davao del Sur 8000
Tel. Nos.: (082) 222-0902; 222-0900
Email: DavaoPalmaGilBranch
@landbank.com

Davao - R. Magsaysay Branch
UCPB Building, R. Magsaysay Avenue corner
Sales St., Davao City, Davao del Sur 8000
Tel. Nos.: (082) 226-3890; 227-5708;
221-2933 to 2934; 0999-933-3705
Email: DavaoRMagsaysayBranch
@landbank.com

Davao - San Pedro Pelayo Branch
Ground Floor, UCPB Business Center,
San Pedro St., Brgy. 3-A, Poblacion,
Davao City, Davao del Sur 8000
Tel. Nos.: (082) 221-3227; 226-4196;
(082) 297-5514
Email: DavaoSanPedroPelayoBranch
@landbank.com

Matina Branch
GSIS Compound, Matina, Davao City,
Davao del Sur
Tel. Nos.: (082) 297-3063; (082) 298-1880
Email: MatinaBranch@landbank.com

San Pedro (Davao) Branch
Velez Building, San Pedro St., Davao City,
Davao del Sur
Tel. Nos.: (082) 221-8040; 228-6866;
(082) 222-1109
Email: SanPedroDavaoBranch
@landbank.com

Toril Branch
Upper Ground Floor, 15 Gaisano Mall of Toril,
National Highway corner Lim St.,Toril,
Davao City
Tel. Nos.: (082) 295-2077; 295-2078
Email: TorilBranch@landbank.com

Bansalan Branch
Viacrusis Building, J. P. Laurel, Viacrusis St.,
Poblacion Dos, Bansalan, Davao del Sur
Tel. Nos.: (082) 553-9220; 2553-9221
Email: BansalanBranch@landbank.com

LANDBANK Easy Access Facility (LEAF) Matanao
Municipal Compound, Matanao,
Davao del Sur
Tel. Nos.: (0951) 642-5655
Email: MatanaoLEAF@landbank.com

Digos Branch
LANDBANK Building, Rizal Avenue corner
Estrada St., Digos, Davao del Sur
Tel. Nos.: (082) 272-1995; 553-2480;
0985-394-8192
Email: DigosBranch@landbank.com

LANDBANK Easy Access Facility (LEAF) Sulop, Davao del Sur
Ground Floor, Municipal Hall Building, Sulop,
Davao del Sur
Tel. Nos.: (082) 272-2340
Email: SulopLEAF@landbank.com

DAVAO OCCIDENTAL

Malita Branch
Malita Public Market, Malita,
Davao Occidental
Tel. Nos.: (082) 286-8206; 237-1683
Email: MalitaBranch@landbank.com

DAVAO ORIENTAL

Lupon Branch
Aguinaldo St., Brgy. Poblacion, Lupon,
Davao Oriental 8207
Tel. Nos.: (087) 808-5532; 0932-702-2910
Email: LuponBranch@landbank.com

Mati Branch
Andrada Building, Rizal St., Mati,
Davao Oriental
Tel. Nos.: (087) 388-3742; 388-3509
Email: MatiBranch@landbank.com

NORTH COTABATO

Kabacan Branch
LANDBANK Building, Municipal Hall
Compound, Kabacan, North Cotabato
Tel. Nos.: (064) 572-3087; 572-2467; 572-
2468
Email: KabacanBranch@landbank.com

Kidapawan Branch
LANDBANK Building, Quezon Boulevard
corner Alim St., Kidapawan City,
North Cotabato
Tel. Nos.: (064) 577-1685; 577-4778;
(064) 577-3531; 577-1713
Email: KidapawanBranch@landbank.com

Kidapawan Amas Branch
Cotabato Provincial Gymnasium,
Provincial Capitol Compound, Amas,
Kidapawan City, North Cotabato
Tel. Nos.: (064) 572-3074; 572-3035;
(064) 572-0343
Email: KidapawanAmasBranch
@landbank.com

Kidapawan Highway Branch
UCPB Building, Quezon Boulevard, Poblacion,
Kidapawan City, North Cotabato
Tel. Nos.: (064) 577-1787; (0917) 622-3217
Email: KidapawanHighwayBranch
@landbank.com

Libungan Branch
Poblacion, Libungan, Cotabato
Tel. Nos.: (064) 520-2753
Email: LibunganBranch@landbank.com

Midsayap Branch
Sol Haus Building, Quezon Avenue,
Midsayap, North Cotabato
Tel. Nos.: (064) 521-4223
Email: MidsayapBranch@landbank.com

Mlang (Cotabato) Branch
M. H. Del Pilar St., Poblacion A,
M'lang, Cotabato
Tel. Nos.: (064) 258-0443
Email: MlangCotabatoBranch
@landbank.com

SARANGANI

Alabel Branch
LANDBANK Building,
Provincial Government Compound,
Poblacion, Alabel, Sarangani Province
Tel. Nos.: (083) 508-0116 / 508-2026
Email: AlabelBranch@landbank.com

Malungon (Sarangani) Agri-Hub
Malungon Business Center, Poblacion,
Malungon, Sarangani
Tel. Nos.: 0933-877-4712
Email: MalungonAH@landbank.com

Glan Branch
Nunag Corner Cariño St., Poblacion,
Glan, Sarangani
Tel. Nos.: 0917-505-4171
Email: FaRoncal@landbank.com

SOUTH COTABATO

Koronadal Branch
CityMall Commercial Center, Inc., GSD,
Purok Martinez, Zone IV, City of Koronadal,
South Cotabato
Tel. Nos.: (083) 520-2130
Email: KoronadalRoxasBranch
@landbank.com

Koronadal Highway Branch
Ground Floor, Gaisano Grand Mall,
National Highway, Gensan Drive,
Koronadal City, South Cotabato
Tel. Nos.: (083) 228-6403; 3228-6632
Email: KoronadalHighwayBranch@landbank.com

Calumpang (GSC) Branch
MMFJ3 Building, Purok San Miguel,
Brgy. Calumpang, General Santos City 9500
Tel. Nos.: (083) 887-1002
Email: CalumpangGSCBranch@landbank.com

General Santos - Highway Branch
Ground Floor, Vensu Building, National Highway, General Santos City, South Cotabato
Tel. Nos.: (083) 552-6075; 887-4896; (083) 302-6490
Email: GenSantosHighwayBranch@landbank.com

General Santos - Pioneer Branch
Ground Floor, Philamlife Building,
Pioneer Avenue, General Santos City,
South Cotabato
Tel. Nos.: 083) 552-2293; 877-2094; (083) 552-3592; 552-8903
Email: GenSantosPioneerBranch@landbank.com

Polomolok Branch
LANDBANK Building, French corner
Miranda Sts., Barangay Poblacion,
Polomolok, South Cotabato 9504
Tel. Nos.: (083) 225-2169 / 500-9011
Email: PolomolokBranch@landbank.com

Surallah Branch
Elan Building II, National Highway, Surallah,
South Cotabato
Tel. Nos.: (083) 238-3511; 238-3486; (083) 238-3408; 238-3232
Email: SurallahBranch@landbank.com

Tupi (South Cotabato) Branch
LANDBANK Building, Municipal Hall
Compound, Brgy. Poblacion, Tupi,
South Cotabato
Tel. Nos.: (083) 553-5355
Email: TupiSouthCotabatoBranch@landbank.com

SULTAN KUDARAT

Isulan Branch
LANDBANK Building, Gen. Siongco St. corner
National Highway, Isulan, Sultan Kudarat
Tel. Nos.: (064) 201-7060; 201-7059; 201-4142
Email: IsulanBranch@landbank.com

LANDBANK Easy Access Facility (LEAF) Esperanza, Sultan Kudarat
Municipal Compound, Poblacion,
Esperanza, Sultan Kudarat
Tel. Nos.: (064) 202-6561
Email: EsperanzaLEAF@landbank.com

Lebak Branch
Lebak Poblacion Multi-purpose Coop.,
Rizal Avenue, Poblacion, Lebak,
Sultan Kudarat
Tel. Nos.: (064) 205-3292; 205-3024
Email: LebakBranch@landbank.com

Tacurong Branch
LANDBANK Building, Alunan Highway,
Tacurong, Sultan Kudarat
Tel. Nos.: (064) 477-0098; 200-7961; (064) 200-3257
Email: TacurongBranch@landbank.com

MAGUINDANAO DEL SUR

Buluan Branch
National Highway, Poblacion, Buluan,
Maguindanao del Sur
Tel. Nos.: (064) 543-0086; 543-0796
Email: BuluanBranch@landbank.com

MAGUINDANAO DEL NORTE

Cotabato City Branch
LANDBANK Building, SK Pendatun Avenue,
Brgy. Poblacion 5, Cotabato City,
Maguindanao del Norte 9600
Tel. Nos.: (064) 421-6847; 421-1707
Email: CotabatoBranch@landbank.com

Cotabato City Hall Branch
Sinsuat Avenue, LGU Compound,
Rosary Heights 10, Cotabato City,
Maguindanao del Norte 9600
Tel. Nos.: (064) 552-0264
Email: CotabatoCityHallBranch@landbank.com

Cotabato - D. Rufino Branch
UCPB Building, Magallanes corner Don Rufino
Alonzo St., Poblacion V, Cotabato City,
Maguindanao del Norte 9600
Tel. Nos.: (064) 421-2640; 421-2614; (064) 421-9227; 421-3229; 421-6030
Email: CotabatoDRufino@landbank.com

Rosary Heights Branch
8Z Building, Gov. Gutierrez Avenue,
Cotabato City
Tel. Nos.: (064) 421-6261; 421-6262; (064) 421-1380; 552-1354
Email: RosaryHeightsBranch@landbank.com

Parang Branch
Corner Manga and Durian Sts., Poblacion 1,
Parang, Maguindanao del Norte
Tel. Nos.: (064) 425-0036; 425-0035
Email: ParangBranch@landbank.com

LENDING CENTERS

NORTHERN LUZON LENDING GROUP (NLLG)

La Union Lending Center (LUNLC)
2nd floor LANDBANK Building, Quezon Ave.,
San Fernando City, La Union
Tel. No: (072) 607-2576
Email: LaUnionLC@landbank.com

Benguet LC (BENLC)
4th floor, Baguio Corporate Center,
No. 85 Harrison Road, Harrison-Claudio
Cerantes, Baguio City, Benguet
Tel. No: (074) 637-5611
Email: BenguetLC@landbank.com

Ilocos Norte LC (ILNLC)
Valdez Center, Brgy. 1, San Francisco,
San Nicolas, Ilocos Norte
Tel. No: (077) 774-4895
Email: IlocosNorteLC@landbank.com

Ilocos Sur LC (ILSLC)
2nd floor Ilocos Sur Corporate Center,
National Hi-way cor. Bypass Road,
Poblacion East, Ilocos Sur
Tel. No: (077) 604-0422
Email: IlocosSurLC@landbank.com

Pangasinan LC (PANLC)
2nd floor, Pangasinan Corporate Center,
MacArthur Highway, Nangcayasan,
Urdaneta City, Pangasinan
Tel. No: (075) 510-0302; 656-2019
Email: PangasinanLC@landbank.com

Cordillera Administrative Region LC (KALLC)
2nd floor Omengan Building, Bulanao,
Tabuk City, Kalinga
Tel. No: (074) 627-5893
Email: CordilleraAdministrativeRegionLC@landbank.com

Cagayan LC (CAGLC)
2nd floor, Cagayan Corporate Center,
Regional Government Center,
Brgy. Carig Sur, Tuguegarao City, Cagayan
Tel. No: (078) 377-7230; 844-4640
Email: CagayanLC@landbank.com

Northern Isabela LC (NISALC)
2nd Floor, VTU Building,
Baligatan City of Ilagan, Isabela
Tel. No: (078) 323-5884
Email: NorthernIsabelaLC@landbank.com

Southern Isabela LC (SISALC)
2nd floor, Isabela Corporate Center,
Santiago-Tuguegarao Road cor. Dela Cruz St.,
Brgy. Mabini, Santiago City, Isabela
Tel. No: (078) 652-0281
Email: SouthernIsabelaLC@landbank.com

Quirino LC (QUILC)
2nd floor, Capitol Commercial Bldg.,
Capitol Hills, San Marcos, Cabarroguis,
Quirino
Tel. No: (078) 374-0042
Email: QuirinoLC@landbank.com

Nueva Vizcaya LC (NUVLC)
2nd floor, Nueva Vizcaya Corporate Center,
National Road cor. Quezon St.,
Brgy. Don Tomas Maddela, Bayombong,
Nueva Vizcaya
Tel. No: 078)-392-0581
Email: NuevaVizcayaLC@landbank.com

CENTRAL LUZON LENDING GROUP (CLLG)

North Nueva Ecija LC (NNUELC)
2nd floor, LANDBANK Building, cor.
Gabaldon & Gen. Tinio Sts., Cabanatuan City,
Nueva Ecija
Tel. No: (044) 940-6897
Email: NorthNuevaEcijaLC@landbank.com

South Nueva Ecija LC (SNUELC)
3rd floor, LANDBANK Building, cor.
Gabaldon & Gen. Tinio Sts.,
Cabanatuan City, Nueva Ecija
Tel. No: (044) 950-5375
Email: SouthNuevaEcijaLC@landbank.com

Aurora LC (AURLC)
National Highway, Brgy. Suklayin, Baler,
Aurora
Tel. No: (042) 724-9739
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7269 and 7270
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FX Sales and Hedging Solutions Department (FSHSD)
15/F LANDBANK Plaza, 1598 M.H. Del Pilar
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Tel No.: (02) 8522-0000, Locals 7458; 7537;
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Field Support Services Center II
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