

Perlas ng SILANGAN BALITA



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Turnover of LRT-Cavite right-of-way seen this year

If plans move construction of the forward, the private railway's extension operator of the to Cavite next Light Rail Transit year.
Line 1 may resume Turn to page 2

Calabarzon continues reign as most visited region since 2008

Calabarzon has remained the Philippines' most visited region by domestic travelers for 16 consecutive years, the Department of Tourism (DOT) reported on Feb. 28.

A sectoral review by the Philippine Institute for Development Studies (PIDS), using data from DOT and the Philippine Statistics Authority (PSA), highlighted the region's sustained



(Photo courtesy of DOT)

appeal. From 2008 to 2024, Calabarzon (Cavite, Laguna, Batangas, Rizal, Quezon) welcomed

77.5 million domestic visitors. In 2024 alone, the region recorded 10,863,098 overnight travelers, including

10,680,294 local tourists and 182,804 foreign visitors. Calabarzon's popularity comes

from its wide range of attractions. Cavite draws visitors with historic landmarks, Laguna with its

iconic churches, and Batangas with top dive spots. Rizal's scenic rock formations and Quezon's lively festivals

further strengthen the region as a preferred destination for families, adventure seekers, and culture enthusiasts.

Century Properties launches premium project in GenTri

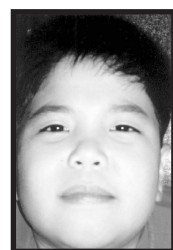
Century Properties Group Inc. is boosting its nationwide expansion with the launch of a new premium residential development in Cavite, while continuing to grow its mass housing business and setting aside new funds for

expansion. In a statement on Feb. 25, the Antonio family-led property firm said it introduced Cerulean Residences, a 25 hectare master planned house and lot community in General Trias. The project will

be developed through its subsidiary, Century Limitless Corp., and is part of CPG's expansion in the premium residential market. CPG said the Cavite development represents an important step in its move into fast growing provincial areas.

MIKMIK'S WORLD

• Nehemiah Ezekiel B. Barco



Perlas ng SILANGAN BALITA

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(TURNOVER...from page 1)

The Light Rail Transit Authority is nearing the completion of acquiring all right-of-way for the second and third phases of the LRT-1 Cavite Extension Project within the year.

LRTA administrator Hernando Cabrera said the agency has finished securing the right-of-way for the third segment leading to Bacoor. However, the LRTA has obtained less than 70 percent of the right-of-way for the project's second segment.

Cabrera said the agency is still finding ways for the LRT-1 to pass through its planned route, as another government project now blocks part of the alignment.

In 2024, the Department of Public Works and Highways completed the P300 million C5 Quirino Flyover in Las Piñas to help ease traffic

The project experienced several delays during the pandemic and may need adjustments if the alignment is modified.

The LRT-1 Cavite

Robinsons Retail cautiously optimistic, sets ₱7-billion capex for upgrade and expansion

Robinsons Basket sizes have remained steady as Retail Holdings Inc. (RRHI) plans capital expenditures of ₱5 billion to ₱7 billion this year for new stores and renovations, signaling cautious optimism amid market challenges.

RRHI President and CEO Stanley C. Co said supermarkets and drugstores remain essentials, and while some customers may downgrade purchases, others upgrade to larger sizes for savings.

SM Investments bets on strong consumer economy

SM Investments Corp. (SMIC) plans to continue expanding its businesses amid optimism for the Philippines' consumer-driven economy.

President and CEO Frederic C. DyBuncio said, "We remain optimistic about growth supported by easing inflation, steady employment, stable interest rates, and strong remittance flows." He added that

Extension Project will add 11.8 kilometers to the railway system. In 2024, LRMC opened the first phase of the project, extending the line to Parañaque. The second and third phases will build stations in Las Piñas, Zapote, and

₱200 million upgrade. The redesigned Magnolia store features modern interiors, improved product visibility, and a dedicated wellness section with keto-friendly, low-sugar, gluten-free, organic, and other health products. A ready-to-eat section and farm-fresh produce remain available. The store also hosted the first Go Rewards Black Card event for high-spending cardholders, offering exclusive discounts, gifts, and priority lanes. Cindy Deng, president of Go Rewards Data Analytics Ventures Inc., emphasized that understanding customers is central to RRHI's strategy. Group General Manager Kerwin Legarde said the relaunch represents the brand's continued evolution and commitment to improving the shopping experience.

SMIC will maintain disciplined capital allocation while strengthening its ecosystem to serve more customers. In 2025, consolidated net income grew 10 percent to ₱90.5 billion from ₱82.6 billion in 2024, while revenues rose four percent to ₱681.7 billion, led by record earnings from banking. Banking contributed 49 percent of net income, property 27 percent, retail 18 percent, and portfolio investments six percent. SM Retail's net income increased one percent to ₱21.1 billion, with revenues up five percent. Department stores, food retail, and specialty retail all saw steady growth. BDO Unibank posted record net income of ₱87.2 billion, up six percent, while China Banking Corp. reached ₱28 billion, a 13 percent increase. SM Prime Holdings reported a seven percent net income increase to ₱48.8 billion, driven by stronger commercial property revenues and cost management. Portfolio investments were led by Philippine Production Co. Inc. and NEO buildings, contributing over half of total income.

Bacoor, bringing the total number of LRT-1 stations to 28 from Quezon City to Cavite. The project is expected to raise daily ridership to about 800,000 and cut travel time between Pasay and Cavite to 25 minutes.

**REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY**

**PHILIPPINE NATIONAL BANK, In its capacity
as Assignee-Mortgagee of PNB Savings Bank,
Mortgagee,**

FORECLOSURE CASE NO. F-635-25

-versus-

**SPS. PRECY E. NG AND TYRONE JOHN Y. NG
Debtors/Mortgagors,**

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by **PHILIPPINE NATIONAL BANK in its capacity as Assignee-Mortgagee of PNB Savings Bank** with business address at PNB Financial Center, Pres. Diosdado P. Macapagal Blvd., Pasay City against the Debtor/Mortgagor, **SPS. PRECY E. NG and TYRONE JOHN Y. NG**, with residence and postal addresses at (1) Blk. 11, Lot 7, Titanite Street, Crystal Subd., Gen. Trias, Cavite, (2) Lot 10, Blk. 56, Road Lot 2, (Morella Street) Bel Aldea Subd. Brgy. San Francisco, Gen. Trias, Cavite and (3) Lot 10, Blk. 58, Road Lot 2 (Morella Street), Bel Aldea Subd., Brgy. San Francisco, Gen. Trias, Cavite, to satisfy the mortgage indebtedness which as of August 31, 2025 amounts to **TWO MILLION NINE HUNDRED SEVENTY ONE THOUSAND FIVE HUNDRED SEVENTY SIX PESOS and 45/100 (P2,971,576.45)**, Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **MARCH 25, 2026** at 10:00 o'clock in the morning until 12:00 o'clock noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for **CASH** and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2021012892

A PARCEL OF LAND (LOT 10, BLK. 56 OF THE CONS-SUBD. PLAN, PCS-04-011869, BEING A PORTION OF THE CONS. OF LOTS 2680-G-3 TO 8, ALL OF (LRC) PSD-222174; LOT 2680-J-2 (LRC) PSD-101732; LOTS 2680- H, I & K, ALL OF PSD-33619, L.R.C. REC. NO.), SITUATED IN THE BRGY. OF DE FUEGO, MUN. OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON SW., ALONG LINE 1-2 BY ROAD LOT 2 (10.00 M. WIDE); ON THE NW., ALONG LINE 2-3 BY LOT 11, BLK. 56; ON THE NE., ALONG LINE 3-4 BY LOT 16; ALONG LINE 4-5 BY LOT 15; ALONG LINE 5-6 BY LOT 14, ALL OF BLK. 57; ON THE SE., ALONG LINE 6-1 BY LOT 9, BLK. 56, ALL OF THE CONS.-SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN X X X CONTAINING AN AREA OF ONE HUNDRED THREE SQ. METERS AND NINETY FIVE SQ. DECIMETERS (103.95) X X X

TRANSFER CERTIFICATE OF TITLE No. 057-2021012889

A PARCEL OF LAND (LOT 10, BLK. 58 OF THE CONS.-SUBD. PLAN, PCS-04-011869, BEING A PORTION OF THE CONS. OF LOTS 2680-G-3 TO 8, ALL OF (LRC) PSD-222174; LOT 2680-J-2 (LRC) PSD-101732; LOTS 2680- H, I & K, ALL OF PSD-33619, L.R.C. REC. NO.), SITUATED IN THE BRGY. OF DE FUEGO, MUN. OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON NW., ALONG LINE 1-2 BY LOT 9, BLK 58; ON THE NE., ALONG LINE 2-3 BY LOT 15; ALONG LINE 3-4 BY LOT 16; ALONG LINE 4-5 BY LOT 17, ALL OF BLK. 59; ON THE SE., ALONG LINE 5-6 BY LOT 11, BLK. 58; ON THE SW., ALONG LINE 6-1 BY ROAD LOT 2, (10.00 M. WIDE), ALL OF THE CONS.-SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN X X X CONTAINING AN AREA OF ONE HUNDRED FOUR SQ. METERS AND EIGHTY EIGHT SQ. DECIMETERS (104.88) X X X

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said date and time, it shall be held on **APRIL 08, 2026** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City, **FEBRUARY 27, 2026.**

(Sgd.) **JOANNAH AVIGAIL C. TIMKANG**
Sheriff IV

Copy Furnished:

MARY ANN A. BRIÑAS
PHILIPPINE NATIONAL BANK
Remedial Management Division IV, Remedial Accounts Management Group
9th Floor, PNB Financial Center, President Diosdado Macapagal Blvd. Pasay City

POMPEYO P. MAYNIGO
Counsel for the Mortgagee
Attorney-In-Fact, Vision Credit & Collection Services Incorporated

JRDC Building 117 Sen Gil. J. Puyat Ave. Pasay City

SPS. PRECY E. NG and TYRONE JOHN Y. NG
(1) Blk. 11, Lot 7, Titanite St, Crystal Subd., Gen. Trias, Cavite,
(2) Lot 10, Blk. 56, Road Lot 2, (Morella Street) Bel Aldea Subd., Brgy. San Francisco, Gen. Trias, Cavite
(3) Lot 10, Blk. 58, Road Lot 2 (Morella Street), Bel Aldea Subd., Brgy. San Francisco, Gen. Trias, Cavite

WARNING: It is absolutely prohibited to remove deface or destroy this Notice of Extra-Judicial Sale on or before the date of sale.

Publication : PERLAS NG SILANGAN BALITA
Dates : March 2, 9 & 16, 2026

Crown-of-thorns starfish cleared from Leyte reefs

To prevent further damage to coral reefs in Southern Leyte, personnel from the Philippine Coast Guard worked with local divers to remove about 1,300 crown of thorns starfish from waters off Barangay Himayangan in Liloan.

The large scale injection and extraction effort is part of the PCG's iCare Program, a marine conservation campaign aimed at protecting and restoring coastal and marine ecosystems. Participants included members of Coast Guard Substation Maasin, the Marine Environmental Protection and Response Unit Southern Leyte, the Coast Guard K9 team in Liloan, and personnel from Field Station Southern Leyte.

Unchecked outbreaks can quickly strip reefs of living coral, reducing marine biodiversity and affecting fish populations that support coastal communities that rely on fishing and tourism.

Marine experts said early removal efforts are important to prevent large scale reef damage, especially in biodiversity rich areas like Southern Leyte, known for its dive sites and marine resources.

The team covered about 400 square meters of reef area during the operation. Authorities said around 500 starfish were neutralized through injection, while about 800 were manually removed, bringing the total to about 1,300.

The team covered

**REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
TRECE MARTIRES CITY**

**BDO UNIBANK, INC.,
Mortgagee,**

FORECLOSURE CASE NO. F-033-26

-versus-

JOE BRYAN O. BALAIDO
Debtor/Mortgagor,

JONRICH MICHAEL O. BALAIDO,
Co-Debtor.

x-----x

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BDO UNIBANK, INC.**, with business address at BDO Corporate Center, 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against **JONRICH MICHAEL O. BALAIDO** in his capacity as **Co-Debtor** and as Attorney-in-Fact of **JOE BRYAN O. BALAIDO**, the Debtor/Mortgagor, with residence and postal addresses at (1) No. 5165C 17-A, Col. De Leon Street, Brgy. Sto. Niño, Parañaque City (occupied by third party) and (2) Lot 15, Block 12, Westwood, Brgy. Pasong Camachile, Gen. Trias, Cavite (currently occupied), to satisfy the mortgage indebtedness which as of **January 5, 2026** amounts to **ONE MILLION THREE HUNDRED SIXTY ONE THOUSAND EIGHT HUNDRED SEVENTY ONE PESOS and 53/100 (PhP1,361,871.53)**, Philippine Currency, including interest, penalties and other charges as of said date but exclusive of all other expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **MARCH 25, 2026** at 10:00 o'clock in the morning until 12:00 o'clock noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for **CASH** and in Philippine Currency, the following described property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2020039712

Lot No. 15 Block: 12 Plan No. Pcs-04-032025
Portion of: Blk. 28, Pcs-04-029303; Blk. 14, Pcs-04-031691; Lot 1939-A & Lot 1939-D (LRA) Psd-29632. LRC Record No. 5964, Decree No. 4270

Location: Barangay of Pasong Camachile, City of General Trias, Province of Cavite, Island of Luzon

Boundaries:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	Lot 13, Block 12, Pcs-04-032025
2-3	NE	Road Lot 12, Pcs-04-032025
3-4	SE	Lot 17, Block 12, Pcs-04-032025
4-1	SW	Lot 16, Block 12, Pcs-04-032025

Area: FIFTY (50) SQUARE METERS, more or less

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said date and time, it shall be held on **APRIL 8, 2026** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City, **FEBRUARY 27, 2026.**

(Sgd.) **REYNALDO L. SALOMA**
Sheriff IV

Copy Furnished:

BDO UNIBANK, INC.
CONSUMER REMEDIAL MANAGEMENT
33rd Floor, BDO Corporate Center Ortigas
No. 12, ADB Avenue, Mandaluyong City

JOE BRYAN O. BALAIDO AND JONRICH MICHAEL O. BALAIDO

(1) No. 5165C 17-A, Col. De Leon Street, Brgy. Sto. Niño, Parañaque City
(2) Lot 15, Block 12, Westwood, Brgy. Pasong Camachile, Gen. Trias, Cavite

WARNING: It is absolutely prohibited to remove deface or destroy this Notice of Extra-Judicial Sale on or before the date of sale.

Publication : PERLAS NG SILANGAN BALITA
Dates : March 2, 9 & 16, 2026

said the action was local communities needed to stop a and stakeholders to possible outbreak and remain alert and take protect the ecological part in protecting the balance of the area. province's marine The PCG also urged resources.

**REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
DASMARIÑAS CITY, CAVITE**

**BANK OF THE PHILIPPINE ISLANDS
(SUCCESSOR-IN-INTEREST OF
ROBINSONS BANK CORPORATION)**
Petitioner-Mortgagee, Creditor,

**File No. FC-DC-2002-25
EXTRA JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135, AS AMENDED
BY ACT 4118**

-versus-

**SPOUSES APOLLO C. SALMORIN
A.K.A. APOLLO CLAROS SALMORIN AND
MARICEL S. SALMORIN,**
Respondents-Mortgagors-Borrowers-Debtor

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, **BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF ROBINSONS BANK CORPORATION.)** with postal address at BPI Buendia Center 27th Flr., BPI Buendia Center Bldg., 372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati 1209 against the mortgagors **SPOUSES APOLLO C. SALMORIN A.K.A. APOLLO CLAROS SALMORIN AND MARICEL S. SALMORIN** with postal address at (1) Blk 16 Lot 4, Alta Tierra Homes Olaes, Gen. Mariano Alvarez, Cavite; (2) Lot 12 Block 2, Norfolk Ridge Residential Estates Greenwoods Villages, Ph 7A, Brgy. Paliparan, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of **NOVEMBER 28, 2025** amounts to **NINE MILLION THREE HUNDRED THIRTY THOUSAND SEVENTY THREE PESOS AND 51/100 (Php 9,330,073.51)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned sheriff will sell at public auction on **MARCH 04, 2026** 10:00 o'clock in the morning or soon thereafter in the lobby of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro I, Dasmariñas City, Province of Cavite to the highest bidder and for **CASH** or **CERTIFIED CHECK**, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit

**Transfer Certificate of Title
No. 057-2021010496**

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF PALIPARAN, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

LOT NO: 12 **PLAN NO:** PCS-04-028276
PORTION OF: LOTS 16 & 17, BLK. 1, LOTS 1 & 13 BLK. 2, LOTS 1, TO 3 BLK. 3, ROAD LOTS 1, 6 & 7 PSD-04-170739, LOTS 1 TO 9 PCS-04-023936
LOCATION: BARANGAY OF PALIPARAN, MUNICIPALITY OF DASMARIÑAS, PROVINCE OF CAVITE, ISLAND OF LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT (S)
1-2	NE	LOT 11, PCS-04-028276
2-3	SE	LOT 16 (ROAD LOT), PCS-04-028276
3-4-5	SE, SW	LOT 13, PCS-04-028276
5-1	NW	LOT 7289, IMUS ESTATE

TIE POINT: MON. NO. 81, IMUS ESTATE

LINE	BEARING	DISTANCE
TO CORNER 1	N. 01 ° 20 ' E	1599.04 M.
1-2	S. 70 ° 54 ' E	14.98 M.
2-3	S. 19 ° 06 ' W	14.18 M.
3-4	S. 89 ° 34 ' W	2.43 M.
4-5	N. 70 ° 48 ' W	12.69 M.
5-1	N. 19 ° 06 ' E	14.97 M.

AREA: TWO HUNDRED TWENTY FOUR SQUARE METERS (224), MORE OR LESS

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: SPOUSES APOLLO C. SALMORIN AND MARICEL S. SALMORIN, BOTH FILIPINOS, BOTH OF LEGAL AGE
Address: BLOCK 16 LOT 4 ALTA TIERRA HOMES GMA, CAVITE

Prospective buyers and/or bidders are hereby enjoined to investigate for themselves the title of the said real property and the encumbrance thereon, if there be any.

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event that the public auction should not take place on the said date and time, it shall be held on **MARCH 18, 2026**, at the same time and place without further notice.

Dasmariñas City, Cavite, January 8, 2026.

(Sgd.) **ARLYN P. BARCELON**
Sheriff IV

(Sgd.) **ATTY. MARCELA L. BAYBAY**
Clerk of Court VI & Ex-Officio Sheriff

Copy furnished:

**BANK OF THE PHILIPPINE ISLANDS
(SUCCESSOR-IN-INTEREST OF ROBINSONS BANK**

CORPORATION.)
BPI Buendia Center 27th Flr., BPI Buendia Center Bldg., 372 Sen. Gil Puyat Ave., Brgy. Bel-Air, Makati 1209

**SPOUSES APOLLO C. SALMORIN
A.K.A. APOLLO CLAROS SALMORIN AND
MARICEL S. SALMORIN**
(1) Blk 16 Lot 4, Alta Tierra Homes Olaes, Gen. Mariano Alvarez, Cavite;
(2) Lot 12 Block 2, Norfolk Ridge Residential Estates Greenwoods Villages, Ph 7A, Brgy. Paliparan, Dasmariñas City, Cavite

Notice posted at:
1.The Bulletin Board of Regional Trial Court, Dasmariñas City, Cavite
2.The Bulletin Board of Dasmariñas City Hall
3.The Bulletin Board of Dasmariñas City Post Office
4.The Bulletin Board of Dasmariñas City Public Market

Raffle Date of Judicial Notices: Dec. 23, 2025

Publication : PERLAS NG SILANGAN BALITA
Dates : January 12, 19 & 26, 2026

**EXTRAJUDICIAL SETTLEMENT OF ESTATE
WITH WAIVER OF RIGHTS - MOTOR VEHICLE**

NOTICE is hereby given that the estate of the late **BENITO ENDOZO DELEOS** who died intestate on August 19, 2025, in the Philippines, consisting of one (1) motor vehicle, more particularly described as follows:

DESCRIPTION OF MOTOR VEHICLE

- **Denomination:** Tricycle
- **Make:** RUSI
- **Body Type:** Motorcycle
- **Year Model:** 2011
- **CR No.:** 268647444
- **MC File No.:** 0428-00000112106
- **Engine No.:** RW157FMIHA034103
- **Chassis No.:** RWCLPP201BE234103

has been adjudicated and extrajudicially settled by and among his compulsory heirs who do waive, renounce and quitclaim all their rights, shares, and interests over the above-described motor vehicle in favor of **MARVIN NOVILLA DELEOS** on January 16, 2026 in Dasmariñas City, Cavite, Philippines before Notary Public Atty. Aejay V. Barias and entered in his Notarial Register as Doc. No. 224; Page No. 46; Book No. I; Series of 2026.

(Sgd.) **Heirs/Children**

Publication : PERLAS NG SILANGAN BALITA
Dates : February 16, 23 and March 2, 2026

**EXTRAJUDICIAL SETTLEMENT OF ESTATE
WITH ABSOLUTE SALE**

NOTICE is hereby given that the estate of the deceased **LUISITO C. LOPEZ SR.** who died intestate in Gen. E. Aguinaldo, Cavite, consisting of one parcel of land which he is the absolute and registered owner, located at Brgy. Castanos Lejos Gen. E. Aguinaldo, Cavite, covered by Tax Dec. No. AA-060007 00297, containing an area of TWELVE THOUSAND FOUR HUNDRED SEVENTY NINE (12,479) SQUARE METERS, MORE OR LESS, has been adjudicated and extrajudicially settled by and among his heirs in equal shares; FURTHER, FOR AND IN CONSIDERATION of the sum of ONE MILLION PESOS (Php1,000,000.00), Philippine Currency, they do hereby SELL, TRANSFER, CONVEY and DELIVER, by way of ABSOLUTE SALE, unto Spouses **CARLOS B. ONG JR. and FLORENCIA G. ONG**, their heirs, assigns and successors in interest the property above-described on February 9, 2026 at City of Dasmariñas, Philippines before Notary Public Atty. Cherie D. Bugarin and entered in her Notarial Register as Doc. No. 286; Page No. 58; Book No. V; Series of 2026.

(Sgd.) **All Heirs and Buyers**

Publication : PERLAS NG SILANGAN BALITA
Dates : February 16, 23 and March 2, 2026

DA seeks to scale oil palm sector amid rising domestic demand

The Department Secretary Francisco Tiu Laurel said the DA will seek to raise farmer incomes and reduce reliance on palm oil imports. The DA will seek a ₱1.2-billion allocation for its 2027 oil palm program, up from this year's ₱79 million. The funds would support fertilizer assistance, land expansion, and other

**EXTRAJUDICIAL SETTLEMENT OF ESTATE
OF THE LATE GILBERT P. AMADOR
WITH WAIVER OF RIGHTS**

NOTICE is hereby given that the estate of the late **GILBERT P. AMADOR** who died intestate on August 20, 2012 at Dasmariñas City, Cavite, consisting of a parcel of land including the improvement by virtue of Deed of Sale with Transfer of Right executed by Belinda B. Amador before Notary Public Atty. Benjamin F. Alfonso and enter into his Notarial Register per Doc. 300; Page No. 60; Book No. 3; series of 2008 situated Blk. 25 Lot 7, Brgy. Sto. Niño 1, City of Dasmariñas, Cavite with an area of ONE HUNDRED FIFTY (150) SQUARE METERS has been adjudicated and extrajudicially settled by and among his heirs with waiver of rights, interest and participation over the aforesaid parcel of land including the improvement existing thereon in favor of **Berlyn B. Amador, Michael John B. Amador and Mark Joseph B. Amador**, their heirs and assigns on February 16, 2026 at City of Dasmariñas, Cavite before Notary Public Atty. Reina M. Villa and entered in her Notarial Register as Doc. No. 483; Page No. 97; Book No. 492; Series of 2026.

(Sgd.) **Heirs/Transferees and Heirs/Transferees**

Publication : PERLAS NG SILANGAN BALITA
Dates : February 23, March 2 & 9, 2026

**DEED OF EXTRAJUDICIAL SETTLEMENT
OF ESTATE WITH ABSOLUTE SALE**

NOTICE is hereby given that the estate of the late **GLENN F. BANDIANON** who died intestate on 28 March 2015, in General Trias, Cavite, consisting of a real property which he is the principal owner, in, fee simple, covered by Transfer Certificate of Title (TCT) No. 057- 2012017319 of the Registry of Deeds for the Province of Cavite, situated in the Barrio of Alang-Ilang, Municipality of Gen. Trias, Province of Cavite, Island of Luzon, containing an Area of Thirty-Six (36) square meters has been adjudicated and extrajudicially settled by and between his surviving legitimate heirs in equal shares; that for and in consideration of the sum of FOUR HUNDRED THOUSAND PESOS (Php400,000.00), Philippine currency, they sell, transfer, and convey unto **BENIGNO B. AMISTOSO, JR.**, married to Mercy G. Amistoso, their heirs, and assigns, in a manner absolute and irrevocable, the foregoing property, free from all liens and encumbrances on February 20, 2026 in Imus, Cavite, Philippines before Notary Public Atty. Crisanto U. Pascual Jr. and entered in his Notarial Register as Doc. No. 144; Page No. 29; Book No. V; Series of 2026.

(Sgd.) **Heirs/Vendors and Vendee and Vendee's spouse**

Publication : PERLAS NG SILANGAN BALITA
Dates : February 23, March 2 & 9, 2026

productivity-boosting of Agriculture initiatives. (USDA) reported a decline in palm oil where farmers output due to lower fresh fruit bunch production, while domestic demand is expected to rise 5.6 percent. Imports may increase to 1.1 million MT from one million MT last year. To address the supply gap, Philippine Coconut Authority (PCA) Administrator Dexter Buted said the agency is setting up nurseries with government-provided germinated seeds, particularly in Mindanao, and plans to transform the University of Southern Mindanao into an oil palm nursery.

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**AFFIDAVIT OF SELF-ADJUDICATION
(with Absolute Sale)**

NOTICE is hereby given that the estate of the late **WENCESLAO R. REYNOSO** who died intestate on April 8, 2021 at Ospital ng Imus, Imus City, Cavite, consisting of a personal property particularly:

**TRICYCLE WITH SIDECAR,
CR No. 268669726
Make: Honda
Engine No. KYY10E026147
Year Model 2017**

has been self-adjudicated by his sole and surviving legal heir **JERICO WENDEL L. REYNOSO**; that for and in consideration of the sum of TEN THOUSAND PESOS ONLY (PHP 10,000.00) Philippine Currency, he does hereby SELL, CEDE, TRANSFER and CONVEY absolutely and forever unto **JORDAN RYAN C. JAVELLONAR**, his heirs, successors and assigns said motor vehicle on October 21, 2023 at City of Imus, Cavite, Philippines before Notary Public Atty. Ramil S. Sasi and entered in his Notarial Register as Doc. No. 226; Page No. 46; Book No. XXV; Series of 2023.

(Sgd.) **Heir-Vendor and Vendee**

Publication : PERLAS NG SILANGAN BALITA
Dates : March 2, 9 & 16, 2026

**EXTRAJUDICIAL SETTLEMENT OF ESTATE OF
THE LATE ROMAN MALABANAN y ABRENICA
WITH WAIVER OF RIGHTS**

NOTICE is hereby given that the estate of the late **ROMAN ABRENICA MALABANAN** who died intestate on April 19, 2018 and at the time of his death was a resident of San Isidro Sur, Santo Tomas, Batangas, consisting of real property of considerable value comprising of his conjugal share over a parcel of land situated in Bo. of Bukal, Mun. of Dasmariñas, Prov. of Cavite consisting of ONE THOUSAND ONE HUNDRED TEN (1,110) SQ. M., more or less, covered by TCT. No. T-481350 of the Registry of Deeds for the Province of Cavite has been adjudicated and extrajudicially settled by and among his surviving heirs in pro-indiviso equal shares with waiver of rights, interest and participation in the above-described parcel of land in favor of **NORMA DIZON MALABANAN** on June 6, 2025 in Imus, Cavite, Philippines before Notary Public Atty. Marvyn L. Maristela and entered in his Notarial Register as Doc. No. 44; Page No. 10; Book No. CLXXVII; Series of 2025.

(Sgd.) **All Heirs (JON RAYMOND D. NITCHA – AIF of MARITES MALABANAN MANALO and PEPITO Y. MANALO JR. with Marital Consent)**

Publication : PERLAS NG SILANGAN BALITA
Dates : March 2, 9 & 16, 2026

EXTRA-JUDICIAL SETTLEMENT OF ESTATE

NOTICE is hereby given that the estate of the late **SPS. RODOLFO CANTUBA-MARGALLO** and **EVELYN PINEDA MARGALLO** who both died intestate on 1 August 2017 in Polillo Island, Quezon Province and on 24 January 2016 in the City of Dasmariñas, Cavite, respectively, consisting of a property (house and lot) situated at Blk. 165, Lot 28, Phase IV, Paliparan Site 3, City of Dasmariñas, Cavite, containing an area of Seventy-Two (72 sq.m.) square meters has been adjudicated and extra-judicially settled by and among their true lawful heirs in pro indiviso equal shares on February 24, 2026 in the City of Dasmariñas, Cavite before Notary Public Atty. Kareen T. Hermosa and entered in her Notarial Register as Doc. No. 189; Page No. 38; Book No. 171; Series of 2026.

(Sgd.) **Heirs/Affiants**

Publication : PERLAS NG SILANGAN BALITA
Dates : March 2, 9 & 16, 2026

**EXTRAJUDICIAL SETTLEMENT OF ESTATE
OF THE LATE NORBERTO ABAL OCAÑA**

NOTICE is hereby given that the estate of the deceased **NORBERTO ABAL OCAÑA** who died intestate on September 21, 2004 at the City of Dasmariñas, Cavite, consisting of a parcel of land including the improvement existing thereon, by virtue of Bilihang Lubusan Ng Karapatan sa Lupang Kinatitirikan Nito executed by Regina A. Ravas and Sps. Norberto A. Ocaña and Alejandra T. Ocaña before Notary Public Atty. Antonio B. Sahagun and enter into his Notarial Register per Doc. 179; Page No. 37; Book No. XLI; series of 1995 situated Blk. 204 Lot 18 Phase 5, Paliparan Site, Brgy. Paliparan 3, City of Dasmariñas, Cavite has been adjudicated and extrajudicially settled by and among his heirs on February 26, 2026 at the City of Dasmariñas, Cavite before Notary Public Atty. Reina M. Villa and entered in her Notarial Register as Doc. No. 374; Page No. 75; Book No. 493; Series of 2026.

(Sgd.) **All Heirs**

Publication : PERLAS NG SILANGAN BALITA
Dates : March 2, 9 & 16, 2026

**EXTRAJUDICIAL SETTLEMENT OF ESTATE
OF RICHMOND JOVE MEDINA**

NOTICE is hereby given that the estate of the late **RICHMOND JOVE MEDINA**, single, who died intestate on February 19, 2026 at Blk. E, Lot 7, Progressive Village #6, Bayanan, Bacoor City, Cavite, consisting of all Bank account maintained with **NOMO BRANCH**, located at Vista Lifestyle Center, Bacoor Boulevard, Barangay San Nicolas 1, Bacoor City, Cavite, in the amount of TWENTY SEVEN THOUSAND FIVE HUNDRED THIRTY EIGHT PESOS AND THIRTY FOUR CENTAVOS (Php27,538.34) under Savings Account No. 01975 00005 8 has been adjudicated and extrajudicially settled by and among his heirs on February 27, 2026 at Bacoor City, Cavite, Philippines before Notary Public Atty. Oliver P. Agustin and entered in his Notarial Register as Doc. No. 143; Page No. 30; Book No. 2; Series of 2026.

(Sgd.) **Heir/Father, Heir/Brother and Heirs/Sisters**

Publication : PERLAS NG SILANGAN BALITA
Dates : March 2, 9 & 16, 2026

ERRATUM

As per Notice of Sheriff's Sale in Extra Judicial Foreclosure of Real Estate Mortgage filed by **BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF ROBINSONS BANK CORPORATION)** in **File No. FC-DC-2002-25** published in the three (3) consecutive issues of **PERLAS NG SILANGAN BALITA** dated January 12-18, 2026; January 19-25, 2026 and January 26-February 1, 2026, the names of Respondents-Mortgagors-Borrowers-Debtor should have read: **SPOUSES APOLLO C. SALMORIN A.K.A. APOLLO CLAROS SALMORIN AND MARICEL S. SALMORIN.**

- The Editor

BSP may reconsider interest rate cuts

Rising tensions in the Middle East could affect the easing path of the Bangko Sentral ng Pilipinas this year, as higher oil prices may push inflation up and limit room for further interest rate cuts.

In a commentary, Bank of the Philippine Islands lead economist Jun Neri said a new increase in crude oil prices could change the inflation outlook and reduce the central bank's ability to ease policy.

"If West Texas Intermediate (WTI) crude oil holds near \$80 per barrel through June or monthly rice inflation continues to accelerate, the policy

space for further easing could narrow materially, potentially limiting the BSP's ability to implement further rate reductions this year," he said. The renewed tensions followed coordinated airstrikes

by the United States and Israel on Iranian targets over the weekend, which led to retaliatory missile attacks across several Gulf states.

A key concern for markets is oil supply in the Middle East.

Neri said Iran produces about 3.3 million barrels per day, making it the fourth largest producer in the Organization of Petroleum Exporting Countries. Beyond

Iran's output, risk also centers on the Strait of Hormuz, one of the world's most important shipping routes. Around 20 percent of global oil supply and about 30 percent of traded crude pass through it, equal to about 20 to 30 million barrels daily.

Even without supply disruption, geopolitical risks have already pushed prices higher. WTI crude had risen about 17 percent year to date before the conflict and was near \$70 as trading resumed on March 2. Under a moderate scenario, oil prices could reach \$75 to \$80 per barrel. In a more severe case, such as a prolonged blockade of the Strait of Hormuz, prices could jump to \$100 to \$120 per barrel. Neri said this worst case has about a one third probability.

For the Philippines, the immediate impact

would be inflation. Neri said higher energy costs could push inflation to around four percent in the coming months, adding to already high rice prices. "A renewed leg higher in global oil prices would amplify second-round effects through transport, electricity and logistics costs, potentially broadening inflationary pressures beyond food and fuel," he said.

The BSP has already cut policy rates by 225 basis points since August 2024, and markets have been watching if more cuts will follow this year. A sustained rise in oil prices could affect that path.

DOF: World Bank approves grants to boost jobs, reduce poverty in PH

The World Bank approved three new grants this year to support jobs and reduce poverty in the Philippines, the Department of Finance (DOF) said on Feb. 27.

Grants provide financial assistance at no cost to the government, funding essential preparatory work while preserving fiscal space. Finance Secretary Frederick Go oversaw clearances for USD4.13 million in World Bank grants to ensure projects move quickly.

The grants include USD1.21 million for the Department of Agriculture's Improving MSME Access to Finance and Resilience Project, which will strengthen agricultural financing, insurance systems, and rural

institutions. Another USD1.21 million grant will support the Department of Trade and Industry's SMEs COMPETE Project to improve competitiveness, expand market access, and generate employment. A USD1.71 million grant will fund the Department of Information and Communications Technology's Philippines Digital Infrastructure Project Scale-up (Phase II), extending broadband to underserved areas including Western Mindanao and BARMM. "I thank the World Bank for its continued support. These grants are vital, and we will ensure they are finalized quickly so benefits reach our fellow citizens," Go said.

Business confidence softens in January

Business confidence in the Philippines softened in January but remained positive, the Bangko Sentral ng Pilipinas (BSP) said. The January 2026 Business Expectations Survey (BES) showed the Confidence Index (CI) at 0.9 percent, lower than 29.7 percent in the fourth quarter of 2025. However, three-month-ahead and year-ahead CIs rose to 33.3 percent and 38.6 percent, indicating optimism for the near future. “The positive confidence for the next quarter and by expectations of higher consumer demand and better business processes,” the BSP said. Stronger sales, improved economic conditions, and favorable investment prospects boosted confidence for the next quarter and year. The BSP now conducts the BES monthly instead of quarterly, covering about 500 firms nationwide, to monitor business sentiment more closely and respond to rapid domestic and external changes.

Nueva Ecija firm seeks green light for P160-M poultry farm expansion

Nueva Ecija-based Jerjkek Agri Venture Inc. is investing P160 million to expand its poultry farm to meet the rising demand for chicken, one of the most affordable protein sources in the country. The firm said demand for poultry continues to grow as it remains one of the most affordable and widely consumed protein sources for Filipino households. It added that population growth, urbanization, and changing dietary preferences are increasing pressure on the national food supply, making poultry production important for food security.

The expansion will increase production capacity to 320,000 bird heads from 124,000 and include modern farming systems at its facility in Peñaranda.

The company is seeking an amendment to its environmental compliance certificate for the project, which includes upgraded facilities to improve efficiency, strengthen biosecurity, and enhance environmental management.

“By increasing production capacity, the company aims to address rising consumer demand, support the continued growth of the poultry industry, and reinforce its commitment to environmentally responsible and sustainable agricultural business practices,” the company said in its application filed with the Environmental Management Bureau.

The project is expected to be completed within six months, subject to permits and approvals.

The company will construct additional facilities, including four tunnel ventilated poultry buildings, to support higher production. The expansion will be carried out in phases to ensure an organized development process while meeting all regulatory and environmental standards.

LT Group books 4th straight record earnings in 2025 at P31B

LT Group Inc. (LTG) reported its fourth consecutive year of record earnings in 2025, driven by strong performance in banking and liquor. LTG returned P13.53 billion to shareholders in dividends, a payout of 46.8 percent, including regular and special dividends of P1.25 per share. PNB’s net income rose 20 percent to P25.34 billion, helped by higher loan volumes, investment yields, and lower interest expenses. Trading and foreign exchange gains totaled P3 billion, while improved loan portfolio quality reduced operating costs. FTC’s net income fell 12 percent to P11.29 billion due to lower dividend income from PMFTC, though equity earnings increased and PMFTC’s cigarette volume grew four percent, raising market share to 47.3 percent. LTG ended 2025 with a strong balance sheet, holding P2.67 billion in cash at the parent level.

Asia Brewery Inc. P867 million, and Eton Properties P762 million, with the remainder from Victorias Milling Co. and other units. Asia Brewery’s net income rose slightly to P877 million due to cost reductions and product mix improvements. Eton Properties saw net income grow to P765 million, aided by one-time gains and lower expenses, with real estate sales also performing well.

Consolidated net income reached P30.98 billion, up seven percent from P28.92 billion in 2024. Philippine National Bank (PNB) led contributions with P14.26 billion, followed by Fortune Tobacco Corp. (FTC) at P11.24 billion. Tanduay Distillers Inc. added P3.11 billion, Asia Brewery Trading and foreign exchange gains totaled P3 billion, while improved loan portfolio quality reduced operating costs. Asia Brewery’s net income rose slightly to P877 million due to cost reductions and product mix improvements. Eton Properties saw net income grow to P765 million, aided by one-time gains and lower expenses, with real estate sales also performing well.

Petron books strongest year with P15.6B income in 2025

Petron Corp. reported its best performance in 2025, posting a profit of P15.6 billion. from P8.5 billion the previous year, driven by strong sales volume in the Philippine market. “Despite external challenges, we achieved growth across the business and emerged stronger in an unpredictable market,” said Ramon Ang, president and CEO of Petron.

In a disclosure on March 3, the company said its earnings jumped 84 percent from P8.5 billion the previous year, driven by strong sales volume in the Philippine market. Revenues, however, declined by 7 percent to P810 billion from P868 billion a year earlier. The company also credited its record net income to improved refinery operations

BSP eyes tighter e-money rules to protect consumers

The Bangko Sentral ng Pilipinas (BSP) is proposing stricter rules for electronic money providers to improve liquidity, trust arrangements, and recovery planning for non-bank e-money issuers (EMIs).

The draft circular aims to protect e-money users and support

financial stability by requiring EMIs to hold liquid assets equal to their outstanding balances. At least half must be kept in trust specifically for e-money redemption, while the rest can be held in other liquid assets, such as bank deposits and

government securities, meeting high-quality standards. The proposal

also mandates recovery plans for non-bank EMIs, detailing steps to respond to financial stress, including cyberattacks or mass redemptions. Plans must be submitted annually and tested regularly.

The BSP would have authority to take control of assets if an EMI becomes non-

viable to ensure orderly settlements. EMIs must also notify users 60 days before changes to terms and provide monthly account statements. Compliance deadlines are three months for existing EMIs and six months for recovery plans. Noncompliance may result in license revocation or enforcement actions.

PLDT to list data centers, sell idle assets

PLDT Inc. plans to raise funds by listing its data center business and selling idle properties to reduce debt.

PLDT CFO Danny Yu said the company is considering a Philippine Stock Exchange listing of its data centers under VITRO Inc., instead of seeking a minority investor,

as parties preferred majority ownership. VITRO's 11 facilities have a combined 100-megawatt capacity.

The telco is also selling properties in Baguio, Cebu, and Quezon City. Proceeds will be used to repay loans and reduce obligations, as net debt reached P284.7 billion in 2025, about

2.56 times EBITDA. PLDT is negotiating lower financing costs with lenders.

Net income fell three percent to P30.01 billion in 2025 due to

higher financing costs, while core income from flagship services also dropped three percent to P33.9 billion. The company gained P700 million from its digital bank Maya,

improving from a P1 billion loss in 2025. Capital expenditures for 2026 are targeted at mid-P50 billion to maintain positive cash flow.

Telcos face slower profit growth, with Globe Telecom reporting a four percent drop due to a slower economy and a saturated mobile market.

Prime Infra's Ahunan Power boosts mushroom production in Laguna

Ahunan Power Inc., together with Prime Infra Foundation, launched a livelihood program in Pakil, Laguna focused on increasing income opportunities for farmers through mushroom growing and vermicomposting.

The program aims to support members of Punla Samahan ng Magsasaka ng Pakil and help them shift from subsistence farming to managing a sustainable enterprise.

"Through the program, we assisted Punla members in strengthening their skill set, expanding their knowledge into more sustainable livelihood opportunities," said Bernadette Tan.

The group joined study tours and hands

on training to gain exposure to new farming practices such as organic agriculture, soil health, and proper seed selection.

Members also improved their organizational skills to operate as a formal farmers group. Aside from mushroom production, they learned how to prepare and package products such as mushroom chicharon and planting materials like vermicast,

and vermicompost, and oyster mushroom spawn to increase income. With support from Ahunan and Prime Infra Foundation, the group plans to build a cultivation facility this year and produce 500 kilograms each of vermicast and vermicompost, along with more than 10,000 kilograms of mushrooms annually. Punla president Gregorio Kaharian said they were given access to land where they built a facility with a laboratory, and a service vehicle. "Our goal is to grow this initiative across Laguna. We want farmers in the province to go into mushroom production," Kaharian said.

Rice, fish, fuel costs may push February inflation above 3%—BSP

Rising prices for rice and fish, combined with high petroleum costs, could have pushed February inflation to around 3.1 percent, the Bangko Sentral ng Pilipinas (BSP) said.

"Upward price pressures may come from rice, fish, domestic petroleum prices, and higher electricity charges

in Meralco-serviced areas," the BSP said. Inflation is expected to range between 2.3 and 3.1 percent, both higher than January's two percent. BSP Governor Eli M. Remolona Jr. has said inflation above three percent would be concerning.

Bank of the Philippine Islands (BPI) economist Emilio S. Neri Jr. projected

February inflation at three percent year-on-year, citing rice supply issues and oil prices. Well-milled rice prices rose four percent due to delayed imports, while West Texas Intermediate crude reached \$65 per barrel, the highest in seven months.

These pressures may be partially offset by lower vegetable,

fruit, and meat prices, as well as peso appreciation. BPI forecasts inflation could approach or exceed four percent by April, depending on rice supply and demand.

The BSP raised its 2026 inflation assumption to 3.6 percent from 3.2 percent, and for 2027 to 3.2 percent from three percent.

The initiative is part of the Tayo Na Pakil program, which supports a community focused and sustainable future for the town, alongside the development of a 1,400 megawatt pumped storage power project. As of end 2025, the program has benefited thousands of residents through efforts in education, health, skills training, livelihood, culture, and community resilience.



High-density plan upsets Alabang communities

With Metro Manila already heavily crowded, pressure is growing in southern areas such as Muntinlupa, particularly in Alabang Hills and Hillsborough, which are mostly low density residential communities.

The area is accessible through the South Luzon Expressway via Sucat, connecting to Don Jesus Boulevard in Cupang.

Alabang Hills was originally developed by former Manila mayor Ramon Bagatsing in the 1970s and was first offered to members of the Manila Police Force and the Benedictine brothers. Property values have since increased, with some homes now worth up to P50 million.

Notable residents include Butch Campos and Bienvenido Abante Jr.

The former Benedictine Abbey School, now San Beda College Alabang, has faced opposition from nearby residents over expansion plans and traffic issues caused

by vehicles entering the village. The Alabang Hills Village Association and the school are still in a legal dispute over vehicle access rights within the community.

The latest issue involves reported plans for high density development in the area, which residents strongly oppose.

The planned developments are linked to Greenfield Development Corp., although no official announcement has been made.

Residents raised concerns about possible loss of wildlife, tree cutting, and increased traffic due to more residents if townhouse and high rise projects push through.

They also cited similar concerns raised by residents in Greenhills against high rise developments in low density communities.

The company is reportedly working on securing right of way access through nearby subdivisions to develop its landlocked properties.

Greenfield Development Corp. is under Jeffrey Campos, whose family acquired large land areas in Muntinlupa in the 1980s under Jose Y. Campos.

There are also reports of possible high rise projects near Alabang Town Center following its takeover by Rockwell Land Corp. from Ayala Land Inc..

Concerns extend beyond land development, as recent tensions in the Middle East have disrupted travel. Flights by Philippine Airlines and Cebu Pacific to Dubai have been suspended for safety.

Many Filipinos traveling to Europe rely on Middle Eastern carriers such as Emirates, Etihad, and Qatar Airways.

Reports of attacks in Dubai and Doha have raised concerns about air travel in the region.

For now, travelers are advised to consider destinations within Asia or local locations instead.

Rockwell Land cleared to raise up to P10B from bond issue

Rockwell Land Corp. has secured approval to raise up to P10 billion through a public offering of fixed rate bonds, marking the first part of its P20 billion debt program.

The Lopez led developer said it received the order of registration and permit to sell securities from the Securities and Exchange Commission.

The offer includes up to P7 billion in bonds, with an option for an additional P3 billion. The bonds will be issued in two series, Series A three year bonds due 2029 and Series B five year bonds due 2031.

Interest rates are set at 5.5666 percent per year for Series A and 5.8595 percent per year for Series B.

The public offer period will run from 9 a.m. on March 4 to 12 p.m. on March 10, 2026. The company plans to issue and list the bonds on March 18, 2026.

The bonds will be issued at full face value, with interest computed on a 30 day count basis and paid quarterly in arrears.

Philippine Ratings Services Corp. assigned the bonds a PRS Aaa rating with a stable outlook, indicating the highest quality and minimal

credit risk. Proceeds will partly fund capital spending for land development and construction of existing projects, including residential developments, Power Plant Mall in Angeles, Rockwell at IPI Center, Aruga Hotel in Mactan, and Rockwell Center Bacolod.

BDO Capital & Investment Corp. and First Metro Investment Corp. are joint issue managers, with PNB Capital and Investment Corp. and RCBC Capital Corp. as joint lead underwriters and bookrunners. Metropolitan Bank & Trust Co. Trust Banking Group will serve as trustee.

Fare hike possible if diesel hits P60 per liter

The government may consider a provisional fare increase as fuel prices continue to rise due to tensions involving Iran, the United States, and Israel.

The Land Transportation Franchising and Regulatory Board said a fare hike may be triggered if diesel prices reach P60 per liter.

“We’re studying the options available to us,” said LTFRB chairman Vigor Mendoza II.

At current fuel levels, a P1 provisional

fare increase is not yet justified, he said.

Gasoline prices have risen for eight straight weeks, while diesel and kerosene have increased for 10 weeks. Consultations with stakeholders

will be conducted for possible permanent fare adjustments.

Transport groups are asking for a P2 fare increase for jeepneys and buses,

while provincial buses are requesting a P0.50 increase per kilometer.

Point to point bus operators are seeking a 30 to 40 percent

fare hike, while ride hailing services are proposing a base fare increase of P20 to P30.

Talks with taxi drivers and bus operators are ongoing.

The Department of Transportation and LTFRB are also preparing documents for possible fuel subsidy distribution.

Fuel subsidies worth P2.5 billion will be given to public utility vehicle operators if fuel prices reach \$80 per barrel.