

# Perlas ng SILANGAN BALITA



Entered as FIRST CLASS MAIL at Imus Post Office with Bussiness Mail Permit No. IC-19-06-250  
Vol. 25 No. 10 February 23-March 1, 2026 P 10.00

## 2025 MADE awardees, Punlaan mount 'Man Made' exhibition

The 2025 seven artists but also Metrobank Art and led to a lasting creative Design Excellence collaboration. (MADE) competition Awardees Michael not only recognized Turn to page 2

# FNG launches Grow 1,000 initiative at Riverpark in GenTri

Federal Land NRE Park, envisioned as a Global, Inc. (FNG), a green corridor linking joint venture of Federal neighborhoods, Land, Inc. and Japan's commercial zones, and Nomura Real Estate open spaces across the Development Co., district.

Aside from environmental gains, Grow 1,000 also became a people driven initiative, involving more than 150 employees and its 600 hectare master volunteers from planned estate, on Jan. 31.

During the event, participants planted native and climate resilient trees across 10,000 square meters of the property, including parts of the planned Central they help develop.



A selected mix of endemic and climate resilient species, such as Rambutan, Guava, Sampaloc, Salingbobog, Malakatmon, Kapok, Agarwood, and African Tulip, was chosen with guidance from landscape experts Cypress Bomanite to support biodiversity, long term sustainability, and ecological relevance. Participants also took part in a live planting demonstration to help ensure proper tree

growth. FNG HR and Admin Group Head Maryann Amamampang. To reach its full target, FNG will continue planting in the coming months, expanding the initiative to an additional Federal Land and Turn to page 2

## Megaworld to pour P10B into new township malls

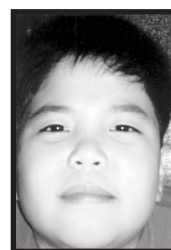
Megaworld Corp. In a statement on portfolio. Feb. 19, the Andrew Tan led property firm said construction will start this year on several retail developments in Pampanga, Bulacan, Cavite, and Bacolod City.

The expansion will be carried out through its retail arm Megaworld Lifestyle Malls to strengthen the group's efforts to grow recurring income. area to its retail

These are part of its long term target of reaching one million square meters of gross leasable area (GLA) by 2030.

The upcoming projects include Capital Mall in Capital Town Pampanga, Northwin Global Concourse in Bulacan, Maple Grove Mall in General Trias,

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# Perlas ng SILANGAN BALITA

ISSN: 2651-8228

**NESTOR S. BARCO**  
Publisher-Editor

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Sales, Marketing & Advertising Director

Perlas ng Silangan Balita is published weekly and circulated in the province of Cavite and throughout the Philippines. It has its editorial and business offices at Block 16 Lot 12 Good Family Homes Subdivision, Anabu I-A, City of Imus, Cavite. It is registered with the Department of Trade and Industry-Philippines under Certificate No. 04264737. Our landline is (046) 230-4335; cellphone is 0927-7989547 and e-mail is nestorsbarco@yahoo.com.ph

Subscription Rate:  
1 month - P 40.00  
3 months - 120.00  
6 months - 240.00  
One year - 480.00

Advertising Rate:  
Commercial - P 200/ col. cm.  
Legal - 160.00/ col. cm.

### (2025...from page 1)

Delmo, Jack de Castro, artists were actively Benedict Simbulan, involved, helping Ross Gadiana, Jao balance different Eugene Pelaez, Rober mediums and strong Mark Liwanag, and visual themes. Delmo Marc Allan Jose, shared that Man Made together with Punlaan reflects their belief that Art Space, present “Man art becomes stronger Made,” an exhibition through collaboration running until Feb. 25 rather than working at the Alitaptap Artists alone.

Community in Amadeo, The exhibit also Cavite. looks into the role of

The idea began human intention in a during the 2025 time when automation awarding when the is becoming more artists realized that common.

recognition is only As National Arts a starting point Month continues and and that continued the 2026 MADE cycle work is needed for opens, the awardees success. Through encourage emerging online discussions artists to grow within and planning, they supportive communities. developed an exhibit “Man Made” shows built on shared that recognition can effort. lead to responsibility,

Program Director friendship, and shared Jeudi Garibay said the artistic purpose.

### (MEGAWORLD...from page 1)

Cavite, and The Upper to their township East Mall in Bacolod communities.

City. Designed as Each mall will have curated lifestyle malls, unique design features. these developments Capital Mall will offer integrated showcase Pampanga’s retail, dining, and sugar heritage. leisure spaces suited Northwin Global

# Moody’s sees rebound in Philippines growth this year

Moody’s Ratings debt load compared with uncertainty, weather recovery may be slow, forecasts that the regional counterparts. disruptions, and delays noting that the revival Philippine economy “Overall, growth in implementing public in public spending is will recover, expanding will be underpinned by projects. Moody’s said anticipated to begin by 5.5 percent in 2026 resilient consumption “investment weakness only in the latter half of and 5.6 percent in 2027. and steady remittance – amid the ongoing 2026. However, it warned that inflows, while a gradual probe into flood control “Any delays or higher debt servicing recovery in public projects, weather-related implementation mishaps costs, the need for investment will provide disruptions and global would pose additional additional revenue support, uncertainty – weighed downside risks to near-term growth,” Moody’s measures, and slower resulting in projected on economic activity,” said. Inflation is likewise government spending real GDP growth of 5.5 noting that gross fixed expected to remain near could dampen the percent in 2026 and 5.6 capital formation, which or within the central momentum of recovery. percent in 2027. includes investments in bank’s target range of

In its report, The anticipated rebound follows a slowdown in 2025, percent year on year. two to four percent.

Moody’s highlighted that one of the Philippines’ key credit strengths when the Philippine economy grew by 4.4 percent—slower than the 5.7 percent expansion recorded in 2024—due to weaker investment activity amid global activity

However, it cautioned that the

### (FNG...from page 1)

approximately 19,000 as a self sustaining, square meters to smart, and lifestyle ensure that 1,000 focused community. trees are successfully The newly planted grown. This expansion trees will form part of reflects the company’s a growing network of continued commitment to parks, greenways, and integrating nature open areas that support into Riverpark’s cleaner air, urban development. cooling, biodiversity, Riverpark is Federal and healthier living.

Grow 1,000 sets the foundation for

Concourse will connect expanding Festive directly to the future Walk Mall in Iloilo North South Commuter Business Park with a two level retail addition that will include a Landers Superstore, will follow a classical modern design, while further strengthening The Upper East its presence in the Mall will feature a Visayas. century old Balete tree as its centerpiece. Megaworld is also

Graham Coates said

future environmental Facility, along with programs, green other residential, infrastructure, and commercial, and nature integrated institutional projects.

As Riverpark continues to develop Riverpark. Upcoming into a major hub in projects include Japan Cavite, FNG reaffirmed inspired residential its commitment to communities such as building a future ready Yume at Riverpark, the Riverpark community where North Commercial nature, innovation, and District, and the human centered design UNIQLO Logistics come together.

increasing consumer value proposition of spending continues our developments,” Coates said.

The retail projects are part of Megaworld’s especially in fast P65 billion capital growing provincial expenditure program areas. “This allows us to expand our for 2026, supporting leasing portfolio growth across while introducing new residential, office, lifestyle concepts that hospitality, and retail enhance the overall sectors.

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

CHINA BANK SAVINGS, INC.  
Mortgagee,

FORECLOSURE CASE NO. F-807-25

-versus-

YAMME ROSE P. PELONIO,  
Mortgagor/Borrower.

x-----x

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Petitioner/Mortgagee, CHINA BANK SAVINGS, INC., with business address at CBS Building, No. 314 Sen. Gil Puyat Avenue, Makati City against the Mortgagor/Borrower, YAMME ROSE P. PELONIO, with residence and postal addresses at (1) Blk. 29, Lot 24, Clover St., Mabuhay Homes, 2000 Salawag, Ph5, Dasmariñas City, Cavite and (2) Blk. 8, Lot 56 Micara Estates Tanza, Ph-6, Brgy. Sahud Ulan, Tanza, Cavite, to satisfy the mortgage indebtedness which as of November 15, 2025 amounts to ONE MILLION FIVE HUNDRED THIRTY EIGHT THOUSAND FOUR HUNDRED TWENTY NINE PESOS and 89/100 (PhP1,538,429.89), Philippine Currency, inclusive of interest, penalties and other charges as of said date but exclusive of all other charges incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **March 4, 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 057-2023028488**

**Lot No. 56 Block No. 8 Plan No. Pcs-04-031423**  
**Portion of:** Block 15, Pcs-04-030998, Lot 1620-A, Psd-04-034571, Lot 1616 & Lot 1619 Sta. Cruz de Malabon Estate, Decree No. 10111, LRC Rec. No. 6832

**Location:** Barangay of Sahud Ulan, Municipality of Tanza, Province of Cavite, Island of Luzon

**Boundaries:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	Lot 57, Block 8, Pcs-04-031423
2-3	SE	Lot 58, Block 8, Pcs-04-031423
3-4	SW	Road Lot 24, Pcs-04-031423
4-1	NW	Lot 54, Block 8, Pcs-04-031423

**Area: FIFTY ONE (51) 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 time and date, it shall be held on **March 18, 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 4, 2026.

(Sgd.) **RICARDO A. TOLEDO**  
Sheriff IV

Copy furnished:

**BUENAVENTURA DANTING PAGTAKHAN CONSTANTINO MANGROBANG ROSELL AND ASSOCIATES**

Counsel for the Mortgagee  
12<sup>th</sup> Floor, China Bank Savings Building  
314 Sen Gil Puyat Avenue, Makti City

**YAMME ROSE P. PELONIO**

(1) Blk. 29, Lot 24, Clover St., Mabuhay Homes, 2000 Salawag, Ph5, Dasmariñas City, Cavite  
(2) Blk. 8, Lot 56 Micara Estates Tanza, Ph-6, Brgy. Sahud Ulan, Tanza, 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 : February 9, 16 & 23, 2026

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-848-25

-versus-

SPS. JOVEN L. ANGELES AND  
ENELYN S. ANGELES,  
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 Mortgagee, BDO UNIBANK, INC., with business address at BDO Corporate Center, 33rd Floor, BDO Corporate Center Ortigas, No. 12 ADB Avenue, Mandaluyong City against the Debtor/Mortgagor, SPS. JOVEN L. ANGELES and ENELYN S. ANGELES, with residence and postal addresses at (1) Blk. 2, Lot 11, Phase 23 Kensington, Brgy. Bacao 1, Gen. Trias, Cavite (occupied by Mortgagors) and (2) Block 27, Lot 28, Anemone St., Villa Felicia, Brgy. Bayanan, Bacoor, Cavite (occupied by third party), to satisfy the mortgage indebtedness which as of November 14, 2025 amounts to TWO MILLION FOUR HUNDRED SEVENTY NINE THOUSAND TWO HUNDRED THIRTEEN PESOS and 4/100 (PhP2,479,213.04), 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 4, 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. 057-2021052164**

**Lot No. 11 Block: 2 Plan No. Pcs-04-031422**  
**Portion of:** Lot 1648-A; 1648-B; 1648-C (LRC) Psd-303867 & 1649. San Francisco de Malabon Estate, Decree No. 4270, LRC Record No. 5964

**Location:** Barangay of Bacao 1, City of Gen. Trias, Province of Cavite, Island of Luzon

**Boundaries:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	Lot 10, Block 2, Pcs-04-031422
2-3	NE	Block 25, Pcs-04-031422
3-4	SE	Lot 12, Block 2, Pcs-04-031422
4-1	SW	Road Lot 1, Pcs-04-031422

**Area: FORTY (40) 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 **March 18, 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 4, 2026.

(Sgd.) **RICARDO A. TOLEDO**  
Sheriff IV

Copy Furnished:

**BDO UNIBANK, INC.**

**CONSUMER REMEDIAL MANAGEMENT**  
33<sup>rd</sup> Floor, BDO Corporate Center Ortigas  
No. 12, ADB Avenue, Mandaluyong City

**SPS. JOVEN L. ANGELES & ENELYN S. ANGELES**

(1) Blk. 2, Lot 11, Phase 23 Kensington, Brgy. Bacao 1, Gen. Trias, Cavite  
(2) Block 27, Lot 28, Anemone St., Villa Felicia, Brgy. Bayanan, Bacoor, Cavite

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

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Republic of the Philippines  
Fourth Judicial Region  
REGIONAL TRIAL COURT  
BRANCH 114

City of Bacoor, Cavite  
Email: [rtc1bcr114@judiciary.gov.ph](mailto:rtc1bcr114@judiciary.gov.ph)  
Phone No: 0908-499-0181

**IN RE: PETITION FOR THE ISSUANCE OF A NEW OWNER'S DUPLICATE COPY OF TRANSFER CERTIFICATE OF TITLE NO. T-1083452 OF THE REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE (BACOR BRANCH)**

LRC CASE NO. 8843-2025-338

**MASAITO DEVELOPMENT CORP. REP. BY ITS LAND ACQUISITION JR. SUPERVISOR, LORAIN ANN L. CASTRO,**

Petitioner.

x-----x

**ORDER**

On December 23, 2025, petitioner, through counsel, filed this instant petition alleging among others that: (a) petitioner is the registered owner of a parcel of land covered by TCT No. T-1083452; (b) the property has been declared for taxation purposes; (c) petitioner lost the title in the course of arranging their records on file; (d) the title cannot be recovered despite diligent efforts to recover the same; and (e) an Affidavit of Loss was executed and annotated in the title. Petitioner is praying that the court, after due notice and hearing, render judgment directing the Register of Deeds for the Province of Cavite, Bacoor City Branch to issue another Owner's Duplicate Copy of Transfer Certificate of Title No. T-1083452 with the same force and effect in lieu of the loss one.

Finding the petition to be sufficient in form and substance, the same is set for initial hearing on **May 12, 2026 (Tuesday) at 10:00 in the morning** at 2<sup>nd</sup> floor, Main Square Mall, Bacoor Boulevard (formerly Molino Boulevard), Barangay Bayanan, City of Bacoor, Cavite, at which date, place, and hour, any interested person may appear and show cause why the said petition should not be granted.

Petitioner is directed to cause the publication of the copy of this Order at their expense once a week for three (3) consecutive weeks in a newspaper of general circulation in the Cities and Province of Cavite at least thirty (30) days prior to the scheduled date of hearing.

The Sheriff of this court is ordered to post this Order in six (6) conspicuous places in the Province of Cavite, where the subject property is situated at least one (1) month prior to the aforesaid date of hearing, particularly at the bulletin boards of the following: (1) the main entrance of the Provincial Building of Cavite; (2) the main entrance of the City Hall Building of Bacoor City, Cavite; (3) the Hall of Justice of Bacoor City; (4) 2nd floor, Main Square Mall, Bacoor Boulevard (formerly Molino Boulevard), Barangay Bayanan, City of Bacoor, Cavite; (5) the Registry of Deeds, Bacoor City, Cavite; and (6) the Barangay Hall where the property is situated.

**SO ORDERED.**

IN CHAMBERS, this 13<sup>th</sup> day of January, 2026 in the City of Bacoor, Cavite.

(Sgd.) **NIKKI ROSE DELA PEÑA ESPERANZA**  
Presiding Judge

Copy Furnished:

**MASAITO DEVELOPMENT CORPORATION**

Petitioner  
11<sup>th</sup> Floor Phil. AXA Building, Sen. Gil Puyat Ave.  
cor. Tindalo St., Makati City

**ATTY. ERWIN BRYAN S. KANAPI**

Counsel for Petitioner  
Rm-201 DRB Bldg., Aguinaldo Highway, Palico 4,  
Imus City, Cavite  
[atty.erwinbryankanapi@gmail.com](mailto:atty.erwinbryankanapi@gmail.com)  
0917-1005679

**SHERIFF - RTC OCC (6 copies)**

**RTC OCC (1 copy)**  
2/F Old City Hall, Bacoor City, Cavite

**REGISTRY OF DEEDS - CAVITE**

Public Respondent  
Provincial Capitol  
Trece Martires, City, Cavite

**REGISTRY OF DEEDS - BACOR CITY**

Public Respondent  
Bacoor Government Center

**LORAIN ANN L. CASTRO**

Representative  
11<sup>th</sup> Floor Phil. AXA Building, Sen. Gil Puyat Ave.  
cor. Tindalo St., Makati City

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**(MOODY'S...from page 2)**

said consolidation will proceed gradually, with the government aiming to narrow the national budget deficit to 4.3 percent of GDP by 2028, from an estimated 5.6 percent in 2025. While achieving this target is feasible, the agency said maintaining fiscal improvements will likely demand additional policy actions. "Further consolidation will be challenging without

new revenue measures, despite the Philippines' track record on recent tax reforms," Moody's said. The agency further emphasized that debt affordability remains a challenge, with general government interest payments expected to stay around 12 percent of revenues in the near term—above pre-pandemic levels—before gradually easing as refinancing conditions improve and growth returns to trend levels.

**DEED OF EXTRAJUDICIAL SETTLEMENT OF ESTATE**

NOTICE is hereby given that the estate of the late **DOMINADOR SANTARIN and CARMEN SANTARIN**, both residents of **Imus City, Cavite**, who both died intestate on April 8, 2007 and on September 5, 2025, respectively, consisting of two parcels of land covered by Transfer Certificate of Title Nos. T-56301 and T-413865, and more particularly described as follows:

**TCT No. T-56301**  
A parcel of land situated in the Barrio of Malagasang, Municipality of Imus, Province of **Cavite** containing an area of TWO HUNDRED NINETY SIX (296) square meters, more or less;

**TCT No. T-413865**  
A parcel of land situated in the Barrio of Malagasang, Municipality of Imus, Province of **Cavite** containing an area of TWO HUNDRED NINETY SIX (296) square meters, more or less,

has been adjudicated and extrajudicially settled by and among their heirs in equal shares on December 11, 2025 at Imus City, Philippines before Notary Public Atty. Lowie O. Santiaguell and entered in his Notarial Register as Doc. No. 354; Page No. 72; Book No. I; Series of 2025.

(Sgd.) **All Heirs**

Publication : PERLAS NG SILANGAN BALITA  
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**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. Cheriele 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

**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

**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/Transferors and Heirs/Transferees**

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

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mainly due to updated capacity factors and additional costs such as port rental, fishery compensation, and land acquisition or rental. mean some increase in electricity prices for consumers,” he added.

For the fifth auction round, the Department of Energy aims for 3,300 megawatts of capacity to be delivered from 2028 to 2030, in line with efforts to produce the first kWh of offshore wind power before the term of Ferdinand Marcos Jr. ends.

Ports play an important role in offshore wind hubs for construction, assembly, and maintenance activities.

The regulator also considered inflation and foreign exchange assumptions while reducing some components, including equity cost and decommissioning expenses.

Winning bidders will supply power for 20 years, with green energy tariff payments starting once projects are completed and registered in the electricity spot market.

Michael Ricafort, chief economist at Rizal Commercial Banking Corporation, said approving a higher price cap makes the auction “more attractive” for new renewable energy investments.

“But this would electricity bills.

# ERC raises ceiling price for offshore wind auction

The Energy Regulatory Commission has increased the ceiling price for the country’s first offshore wind auction to P11 per kilowatt-hour, higher than the earlier proposed P10.3859 per kWh.

On the other hand, this may lead to higher electricity costs for consumers, who carry much of the burden of the country’s shift to cleaner energy.

The higher cap gives developers joining the government’s fifth green energy auction round greater flexibility in pricing, which could improve project viability and draw more investor interest.

Over the weekend, the ERC said the adjustment from the earlier rate was rate, followed by Capiz State University PSPC-Main Campus with 85 percent.

The exams were conducted by the Board of Mechanical

# 3,264 pass Mechanical Engineers board exam

At least 3,264 out of 6,294 examinees passed the Mechanical Engineers Licensure Examination held this month, the Professional Regulation Commission reported.

Other schools that posted at least an 80 percent passing rate include the Technological University of the Philippines-Visayas, Batangas State University-Alangilan, Pangasinan State University-Urdaneta, and Bulacan State University-Malolos.

For schools with at least 10

examinees and an 80 percent passing rate, Technological University of the Philippines-Manila ranked first with a 91.67 percent passing

Engineering in Iloilo, Koronadal, testing centers Legazpi, Lucena, nationwide, including Pagadian, Pampanga, the National Capital Region, Baguio, Zamboanga, and Butuan, Cagayan de Oro, Cebu, Davao, Palawan.

## Philippine Axa Life Center opts for retail power with Acen

The Philippine Axa Life Center in Makati City is sourcing electricity from ACEN Corp. through renewable energy facilities.

In a disclosure on Feb. 20, ACEN said the 28 story office building in the Makati central business district tapped its retail electricity unit, ACEN RES, for the shift to clean power.

Arturo Tanyag, president of the Philippine Axa Life Centre Condominium Corp., said the move helps reduce the company's carbon footprint while supporting tenants' sustainability goals.

"As we see more established commercial hubs like this make the switch, it sends a powerful message that

sustainability is now a business imperative," said Sheila Mina, vice president at ACEN RES. Aside from this partnership, the Ayala group unit has also signed two deals to supply power to a four star beach resort in Batangas and a Japanese logistics firm's Philippine headquarters. This was made possible

through the Green Energy Option Program (GEOP), a government initiative that allows qualified consumers to source electricity from renewable energy providers.

Citing data from the Energy Regulatory Commission, ACEN said it currently leads the GEOP market with a 57 percent share.

## Series of diesel price hikes cued to enter third month

Fuel prices are expected to continue rising this week, with diesel likely increasing for a ninth straight week.

Leo Bellas, president of Jeti Petroleum, said initial market indicators show diesel prices may

rise by 40 centavos to 60 centavos per liter. Gasoline prices may remain unchanged or increase slightly by 10 centavos per liter.

Bellas said the possible price increase is still largely driven by geopolitical tensions.

"Concerns over military activities in the region have increased the likelihood of US strikes on Iran and decreased the prospect that the conflict will be resolved through diplomatic means," he said.

He added that while gasoline MOPS (Mean of Platts Singapore) prices have softened due to strong regional supply, higher freight costs and premiums caused by geopolitical risks have offset the chance of a rollback.

## PH eyes 3 financing deals with Japan until March, 11 up for FY '26

The Philippines is targeting three additional financing agreements with Japan to be signed by March this year, while 11 more are being considered for Japan's 2026 fiscal year starting in April.

Finance Secretary Frederick Go said the upcoming agreements are valued at about USD1.58 billion and will fund infrastructure projects such as the Metro Manila

Subway and the Central Mindanao Highway.

These will add to the 12 agreements worth around USD5.92 billion already signed for Japan's 2025 fiscal year.

Meanwhile, projects lined up for the next fiscal year are estimated at 371.31 billion Japanese yen or about USD2.41 billion, also focused on infrastructure and development support. Go

highlighted Japan's role as the country's largest provider of official development assistance (ODA).

As of end 2025, ODA and loan commitments from Japan reached about USD13.96 billion, accounting for over 30 percent of total ODA received by the Philippines.

"Japan has been a steadfast partner in our past. It is a strategic partner in our present. It

will remain an indispensable partner in our future," he said.

Go also said issuing Samurai bonds remains an option as the government continues to diversify its funding sources.

The Philippines last issued Samurai bonds in April 2022 worth about 70.1 billion Japanese yen or USD600 million through multi-tranche sustainability bonds.

## BSP keeps closer watch on inflation

Philippine monetary authorities are closely monitoring domestic inflation, which is expected to peak at 3.6 percent due to supply side factors.

Bangko Sentral ng Pilipinas (BSP) Governor Eli Remolona Jr. said on Feb. 20 the projected rise in prices this year is higher than last year but still within the government's 2 percent to 4 percent target range.

He explained that headline inflation is expected to increase mainly because of supply related factors. "The core inflation number is actually going to go down. So that's what I mean when I say we're in good shape. But at the same time, we have to closely watch inflation because supply side increases in inflation can spread. There are spillover effects when they're big enough, but for now, they're not big enough to spread," he said.

Inflation rose to 2 percent in January from 1.8 percent the previous month, driven by faster increases in housing, water, electricity, gas, and other fuels.

This marked the first time inflation returned within the government's target

band after dropping to 1.8 percent in March last year.

With inflation expected to stay within target, the BSP Monetary Board cut key policy rates by another 25 basis points on Feb. 19, bringing total reductions to 225 basis points since August 2024.

Remolona said the rate cut aims to boost confidence in the domestic economy following weaker output in the second half of last year.

Economic growth slowed to 3.9 percent in the third quarter from 5.5 percent in the previous quarter, and further declined to 3 percent in the fourth quarter, bringing full year growth to 4.4 percent from 5.7 percent in 2024.

He said growth and confidence are closely linked, noting that improvements in one can support the other.

Remolona added that the BSP has developed a sentiment index to track confidence levels.

"For now, the index is down. But it's beginning to show signs of recovery that we call green shoots. So, I think that the cut in policy rates is an effort to water those green shoots," he said.

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## BSP tightens net vs financial scams

The Bangko Sentral ng Pilipinas has signed separate information sharing agreements with key government agencies to strengthen investigations into financial scams, marking another move in enforcing the Anti Financial Account Scamming Act.

While the signing formalized coordination, BSP officials said the real test will be in implementation. “Its success will not be measured by the document itself, but by its execution – by investigations strengthened, cases resolved, risks mitigated and harm prevented,” Figueroa said, highlighting the need to turn the framework into real enforcement results.

The agreements, signed with the National Bureau of Investigation, the Cybercrime Investigation and Coordinating Center, and the Securities and Exchange Commission, allow the legal sharing of confidential financial account data to support probes involving scam related crimes and online fraud.

Representing BSP Governor Eli Remolona Jr., BSP general counsel Roberto Figueroa formalized the agreements during a signing ceremony at the central bank’s Manila office on Feb. 20. Joining him were acting NBI director Angelito Magno, CICC executive director Renato Paraiso, and SEC chairperson Francis Lim. The BSP said the agreements set clear steps for requesting and sending information from its consumer account protection office regarding accounts linked to suspected scams. The system is based on AFASA and its guidelines under

BSP Circular 1214, which aim to strengthen protection against misuse of financial accounts. While the signing formalized coordination, BSP officials said the real test will be in implementation. “Its success will not be measured by the document itself, but by its execution – by investigations strengthened, cases resolved, risks mitigated and harm prevented,” Figueroa said, highlighting the need to turn the framework into real enforcement results. BSP Deputy Governor and AFASA technical working group adviser Elmore Capule said the central bank’s effort goes beyond issuing policies and focuses on continued coordination among enforcement and regulatory agencies. “The BSP remains firmly committed to working with the CICC, NBI and SEC to ensure that AFASA is implemented with discipline, integrity and fidelity to the law. Through sustained coordination and mutual trust, we will reinforce the resilience of our financial system and better protect the Filipino public from those who seek to exploit it,” Capule said.

## LRTA borrowing P3 billion to pay off LRT-1 obligations

The Light Rail Transit Authority, the state run regulator of the Light Rail Transit Line 1, is seeking a P3 billion loan from the Land Bank of the Philippines to settle its remaining obligations to its private partner.

The LRTA is awaiting approval of the loan filed in 2025 to pay the remaining claims of LRT-1 operator Light Rail Manila Corporation. LRTA administrator Hernando Cabrera said the agency has started reimbursing some of LRMC’s claims, marking the first time in three administrations that such payments are being made. Cabrera said

LRMC is asking the government to pay about P4 billion in claims, covering fare deficit and infrastructure costs. Last year, the LRTA paid P406.03 million from its own savings. After that, the LRTA received nearly P500 million from the government to settle another portion of the claims. So far, the agency has paid more than P900 million and plans to settle the remaining P3 billion soon. The remaining P3 billion covers the fare deficit, or the amount LRMC should have earned if earlier requests for fare increases were approved. Under the

concession agreement signed in 2015, LRMC is required to invest up to P64.9 billion for the operation and maintenance of LRT-1. The company is also tasked to complete the LRT-1 Cavite Extension Project, which will extend the line to Bacoor and reduce travel time between Pasay City and Cavite to about 25 minutes. In 2024, LRMC completed the first phase of the extension, adding five stations. It is now waiting for the LRTA to finish right of way acquisition for the remaining sections of the project. In return, LRMC is allowed to request

fare increases every two years to recover investments. However, these requests have been denied several times since 2016, as the Department of Transportation prioritizes commuter welfare. This situation has made it harder for investors to stay with LRMC, and some shareholders, including its largest owner Metro Pacific Investments Corporation, are now considering exiting the LRT-1 business. Earlier, the Ayala Corporation announced plans to sell its 35 percent stake in LRMC as part of efforts to reorganize its portfolio.

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## Domestic trade hits P563 billion in Q4

The country’s domestic trade reached P563 billion in the fourth quarter of last year, driven mainly by goods transported through roads, according to the Philippine Statistics Authority. Preliminary PSA data showed that most or 57.6 percent of goods worth P324.36 billion were moved through road transport. This was followed by water transport with a 42.3 percent

share valued at P238.04 billion, while air transport accounted for only 0.1 percent. The total domestic trade value in the fourth quarter cannot be directly compared with the same period in 2024, as the earlier data did not include goods transported by road. In terms of volume, domestic trade reached 9.85 million tons in the fourth quarter. Most goods were

transported by road, which accounted for 54.9 percent or 5.41 million tons. Water transport made up 45 percent or 4.44 million tons, while air transport had a 0.1 percent share. PSA data also tracked the trade balance, or the difference between outflow and inflow values. In terms of value, regions with the highest positive domestic trade

balances in the fourth quarter were CALABARZON with P110.31 billion, Eastern Visayas with P29.21 billion, and Negros Island Region with P12.32 billion. Meanwhile, the top regions with negative trade balances were the National Capital Region at negative P34.32 billion, Davao Region at negative P21.22 billion, and Western Visayas at negative P20.51 billion.

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# Puregold channels YouTube income to rural schools

Puregold Price Club Inc. is linking its retail content efforts with social initiatives by directing earnings from its popular YouTube channel to help public schools in remote areas nationwide.

Puregold president Vincent Co is allocating all streaming income from the Puregold Channel to the company's Pusong Panalo Program, his personal project that delivers needed support to public schools in far-flung communities.

The program supports classroom improvements, repairs of school

buildings, and installation of solar panels in rural schools.

It also provides livelihood packages for teachers, along with groceries and school supplies for students.

The Pusong Panalo Program aims to assist 30 schools across the country by 2028.

"By dedicating our streaming revenues to the Pusong Panalo Program, we are giving our digital audience a deeper purpose," Co said.

"Every view, share, and engagement now contributes directly to building a brighter

future for students in remote areas of the country.

This way, our channel becomes a platform that seeks not just clicks or views, but also

drives support for the development of the country's human capital," he said.

The Puregold Channel, launched in 2013, serves as one of the retail chain's online platforms, bringing the brand closer to customers through different types of content.

Acting as the brand's main hub for product promotions and retail content, the channel features free digital series in various genres, short

films from its annual Puregold CinePanalo Film Festival, as well as concerts and music videos featuring OPM artists such as SB19, BINI, and Flow G.

The channel now has over 307,000 subscribers, with its content gaining tens of thousands to millions of views. It has also received a YouTube Silver Play Button for its strong audience following.

Puregold's latest initiative, which combines its retail content efforts with social programs, shows how its strategy continues to support underserved communities in the long term.

# PH consumer goods market seen to grow up to 4% in 2026

Lifestyle related products are expected to drive the fast moving consumer goods (FMCG) industry this year, which is projected to grow between 3 percent and 4 percent despite slower domestic economic growth.

Consumer insights firm Worldpanel by Numerator Philippines expects moderated growth at 4 percent this year, down from 5 percent last year, according to shopper insights director Laurice Obana during a briefing in Makati City on Feb. 20.

She remains optimistic due to rising demand from older consumers, overseas Filipino workers (OFWs), and pet owners. Older shoppers, who have stronger purchasing power, are spending more on plant based milk alternatives and health supplements.

The older population, or those aged 55 and above, currently makes up about 16 percent of the country's population and is projected to reach around 34 percent by 2055.

OFW households continue to drive spending, with expenditures about 25 percent higher compared to households without OFW members. Pet owners are also contributing significantly to industry growth, with about 67 percent of Filipino households owning at least one pet. Obana said even businesses not directly focused on pets benefit by offering pet safe products such as multipurpose cleaners and air fresheners.

In terms of sales channels, she noted the growing appeal of discounters and e-commerce platforms. With rising competition, large supermarkets are improving accessibility and expanding their offerings to attract more customers.

"We are seeing the rise of modern palengke (market) setups that provide a one stop shop experience for essentials, dining and other services across the country," Obana said. Asked if discounters would become the preferred option, Obana said they will likely be one of several choices since they are still new in the Philippines. "In other countries, there's a bit of a peak already but here, it's still in a very young, early stage so I suppose it's going to grow," she added.

# DTI eyes at least 15 trade shows in NCR for 2026

The Department of Trade and Industry (DTI) is planning at least 15 trade shows in the National Capital Region this year to support micro, small, and medium enterprises (MSMEs).

Last year, 13 trade shows generated total sales of PHP668 million.

Speaking after the opening of the National Trade Fair at SM Megatrade Hall in Mandaluyong

City, DTI Secretary Cristina Roque said this year's sales will depend on the actual events and venues.

"The target is for more MSMEs to join the trade shows, whether locally or globally," she said.

Roque said the DTI has already supported nearly one million MSMEs with the help of mall operators providing venues. MSMEs account for 99.6 percent

of business establishments and 64 percent of the country's workforce, she said.

On export markets, Roque expressed optimism about increased demand from countries involved in free trade talks with the Philippines, such as the European Union, as well as expanded trade partnerships including Japan based discount store Don

Quijote, which is open to carrying Filipino products.

She added that halal products are also being considered for local MSME production once standards and regulations are finalized with assistance from Malaysia and the United Arab Emirates.

"We really need to be strategic about where our growth will be," she said.

## Jollibee bags South Korea's leading hot pot chain

Jollibee Foods Corp. (JFC) is expanding its presence in South Korea through a deal to acquire the country's top hot pot chain operator, marking its move into one of the fastest growing global dining segments.

In a statement on Feb. 20, the fast food company said its 70 percent owned subsidiary, Jolli-K Co. Ltd., signed definitive agreements to fully acquire All Day Fresh Co. Ltd., operator of "Shabu All Day," subject to closing and financing conditions.

The total deal is valued at about \$87 million or roughly 127 billion won, with the final purchase price to be confirmed upon completion.

Founded in 2014 and based in Seoul, All Day Fresh runs the Shabu All Day brand, which has 169 stores across South Korea as of January 2025.

The chain is the leading hot pot brand in the country in terms of store count and total sales, generating around \$285 million annually and averaging \$2.4 million revenue per store.

JFC said the acquisition supports

its existing Korean platform, including Compose Coffee, and is expected to strengthen its Chinese cuisine segment while allowing entry into the global hot pot category.

This segment continues to grow in popularity due to increasing demand for healthier and more interactive dining experiences.

Once completed, Shabu All Day will be included in JFC's financial statements and is expected to improve the group's revenues and profitability.

The deal is projected to raise JFC's international business share to 46 percent of global revenues and increase global earnings by about 8 percent in 2026.

The acquisition will also expand JFC's global store network and boost South Korea's contribution to overall earnings. The company said Shabu All Day's franchised and capital efficient model offers strong growth potential.

Jollibee Group Chair Tony Tan Caktiong said the deal reflects the company's strategy of acquiring

profitable and scalable businesses aligned with its long term goals.

"With Compose Coffee and now Shabu All Day, Jollibee Group continues to demonstrate its strengthened ability to acquire high quality, profitable businesses that align squarely with our strategic pillars and deliver meaningful long term value to our shareholders," Tan Caktiong said.

"These investments reflect Jollibee Group's disciplined approach to capital allocation, prioritizing opportunities that are both financially accretive and operationally scalable," he said.

He added that the partnership with Elevation Equity Partners Korea Ltd., which holds a 30 percent stake in Jolli-K, will help speed up expansion in one of Asia's most active food service markets.

According to Euromonitor, the global hot pot market is expected to reach about \$90 billion by 2029, with organized chains likely to capture a larger share, highlighting the segment's growth potential.

## Philippine banks post record P403 billion profit in 2025

Philippine banks recorded a combined net profit of P403.1 billion in 2025, up by three percent from P391.33 billion in 2024, as strong interest earnings and higher fee-based income helped offset rising costs and credit provisions.

Data from the Bangko Sentral ng Pilipinas (BSP) showed that the banking sector's operating income grew by 11 percent to P1.41 trillion last year from P1.27 trillion in 2024.

Net interest income, a main driver of bank profits, increased by 10.6 percent to P1.15 trillion, as interest earnings rose by 8.7 percent to P1.63 trillion from P1.5

trillion. Interest expenses, meanwhile, rose at a slower rate of 1.1 percent to P469.86 billion from P464.65 billion.

The sector's earnings growth came as the BSP moved toward easing policies, cutting key rates by a total of 225 basis points since August 2024, which supported lending and reduced funding pressure after a period of high borrowing costs.

Non-interest income also contributed, growing by 9.9 percent to P256.91 billion from P233.73 billion.

Fees and commission income posted a 10.1 percent increase, reaching P179.87 billion from P163.36 billion, reflecting higher transaction volumes

and continued use of digital banking.

On the expense side, non-interest costs rose by 10.1 percent to P784.3 billion from P712.41 billion, partly due to higher operating and technology expenses.

Banks also set aside larger reserves for possible loan losses.

Industry provisions for credit losses jumped by 55.5 percent to P184.66 billion in 2025 from P118.77 billion in 2024, amid ongoing risks from high borrowing costs and uneven recovery

across sectors. Meanwhile, bad loans written off by banks increased by 52.1 percent to P5.08 billion from P3.34 billion.

## South Korea simplifies visa requirements for Filipinos

South Korea has eased its visa application requirements for Filipino travelers to help boost tourism.

According to the Korea Visa Application Center (KVAC) Philippines in a Facebook post on Feb. 19, the requirement for three months of bank statements will be removed starting Feb. 20, 2026.

KVAC also updated the student

requirement, applicant's file.

For employment documents, the need to provide an explanation letter will be removed if no landline number is listed or if the document carries an electronic signature.

For multiple applications, shared documents such as invitation letters, family relationship records, and company related papers can now be submitted in a single copy under the representative

documents, the need to provide an explanation letter will be removed if no landline number is listed or if the document carries an electronic signature.

"As long as other reachable contact information (email address or mobile phone number) is provided, the document will be accepted,"