

CERTIFICATION OF INDEPENDENT DIRECTOR

I, **RENATO G. NUÑEZ**, Filipino, of legal age and a resident of #1 Queensville Court, Whiteplains, Quezon City, after having been duly sworn to in accordance with law do hereby declare that:

1. I am a nominee for independent director of Philippine Realty and Holdings Corporation and have been its independent director since August 18, 2015.
2. I am affiliated with the following companies or organizations (including Government-Owned and Controlled Corporations):

Company/Organization	Position/ Relationship	Period of Service
All British Cars, Inc.	Director	2017 – Present
All British Cars, Inc.	President	2023 – Present
Coventry Motors Corporation	Director	2017 – Present
CATS Motors, Inc.	President	2015 – June 2023
Digiplus Interactive Corp	Director	2018 – Present
Everland Estate Dev't. Corp.	President	2002 – Present
First Cagayan Leisure and Resort Corp	Director	2018 – Present
Leisure Advantage, Inc.	President/Chairman	2009 – Present
Techglobal Data Center, Inc.	President	2012 – Present
Total Consolidated Asset Management, Inc.	Director	2010 - Present
Techzone Philippines, Inc.	President	2010 – Present
Tootsie's Tagaytay Restaurant, Inc.	President	2008 – Present

3. I possess all the qualifications and none of the disqualifications to serve as an Independent Director of Philippine Realty and Holdings Corporation, as provided for in Section 38 of the Securities Regulation Code, its implementing Rules and Regulations and other SEC issuances.
4. I am related to the following director/officer/substantial shareholder of Philippine Realty and Holdings Corporation other than the relationship provided under Rule 38.2.3 of the Securities Regulation Code. (where applicable)

Name of Director/Officer/ Substantial Shareholder	Company	Nature of Relationship
NOT APPLICABLE		

5. To the best of my knowledge, I am not the subject of any pending criminal or administrative investigation or proceeding.

6. I shall faithfully and diligently comply with my duties and responsibilities as independent director under the Securities Regulation Code and its Implementing Rules and Regulations, Code of Corporate Governance and other SEC issuances.
7. I shall inform the Corporate Secretary of Philippine Realty and Holdings Corporation of any changes in the abovementioned information within five days from its occurrence.

MAY 08 2025

Done this _____ day of _____ at CITY OF MANILA.


RENATO G. NUÑEZ
Affiant

MAY 08 2025

SUBSCRIBED AND SWORN to before me this _____ day of _____ at CITY OF MANILA, affiant personally appeared before me and exhibited to me his Tax Identification ID with No. 110-182-328.

NOTARY PUBLIC

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ATTY. MARIELLE JENTILE LAGUERTA
Notary Public for City of Manila- Until Dec. 31, 2025
Notarial Commission No. 2024-179
Tower 3, 3K, No. 181 N. Lopez St., Ermita, Manila
I.B.P. NO. 498207- Dec. 27, 2024 for the year 2025
PTR. NO. 2041441- Jan. 2, 2025 at Manila
MCLE No. VIII-0010660- Valid until 4-14-2028
ROLL NO. 88314