



102062014004175

**SECURITIES AND EXCHANGE COMMISSION**

SEC Building, EDSA, Greenhills, Mandaluyong City, Metro Manila, Philippines
Tel: (632) 726-0931 to 39 Fax: (632) 725-5293 Email: mis@sec.gov.ph

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Company Information

SEC Registration No. 0000099905

Company Name PHIL. REALTY & HOLDINGS CORP.

Industry Classification

Company Type Stock Corporation

Document Information

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Document Type Statement of Changes in the Beneficial Ownership

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Department CFD

Remarks GERARDO DOMENICO ANTONIO VERSOZA LANUZA

COVER SHEET

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S.E.C. Registration Number

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P H I L I P P I N E R E A L T Y A N D H O L D I N G S

[illegible]

(Company's Full Name)

(Company's Full Name)																												
A	N	D	R	E	A		N	O	R	T	H		C	O	M	P	L	E	X		B	A	L	E	T	E		

D	R	I	V	E		C	O	R		N		D	O	M	I	N	G	O		N	E	W		M	A	N	I	L	A
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[illegible]

(Business Address : No. Street Company / Town / Province)

RACHELLE GATPANDAN

Contact Person

0	1
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Month

3	1
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Day

SEC Form 23-B

FORM TYPE

N/A

Secondary License Type, If Applicable

636-1170

636-1170

Company Telephone Number

1	0
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Month

3	0
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Day

Annual Meeting

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Dept. Requiring this Doc.

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Amended Articles Number/Section

Total No. of Stockholders

Total Amount of Borrowings

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Domestic

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Foreign

To be accomplished by SEC Personnel concerned

FORM 23-B

Metro Manila, Philippines

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES
Filed pursuant to Section 23 of the Securities Regulation Code

Check box if no longer subject to filing requirement

1. Name and Address of Reporting Person		2. Issuer Name and Trading Symbol		7. Relationship of Reporting Person to Issuer (Check all applicable)	
LANUZA GERARDO DOMENICO ANTONIO VERZOSA (Last)	(First) (Middle)	PHILIPPINE REALTY AND HOLDINGS CORPORATION (RLT)			
207 SWALLOW DR.	GREENMEADOWS, SUBD.	3. Tax Identification Number	5. Statement for Month/Year	Director	
		243-616-771	JANUARY 2014	Officer	
QUEZON CITY		4. Citizenship	6. If Amendment, Date of Original (Month/Year)	VICE PRESIDENT FOR SPECIAL PROJECTS	
		FILIPINO/SPANISH			

Table 1 - Equity Securities Beneficially Owned

1. Class of Equity Security	2. Transaction Date (Month/Day/Year)	4. Securities Acquired (A) or Disposed of (D)		3. Amount of Securities Owned at End of Month		4. Ownership Form: Direct (D) or Indirect (I) *	8. Nature of Indirect Beneficial Ownership
		Amount	(A) or (D)	Price	%		
COMMON SHARES	CARRY FORWARD						
COMMON SHARES	03.07.2008	6,000,000	(A)	0.40	0.138187%	(D)	
COMMON SHARES	12.17.2012	200,000	(A)	0.45	0.268207%	(D)	
COMMON SHARES	12.21.2012	50,000	(A)	0.45	0.272270%	(D)	
COMMON SHARES	01.03.2014	200,000	(A)	0.44	0.273285%	(D)	
COMMON SHARES	01.03.2014	100,000	(A)	0.44	0.277349%	(D)	
COMMON SHARES	01.06.2014	100,000	(A)	0.44	0.279380%	(D)	
COMMON SHARES	01.06.2014	100,000	(A)	0.435	0.281412%	(D)	
COMMON SHARES	01.10.2014	90,000	(A)	0.45	0.283443%	(D)	
COMMON SHARES	01.13.2014	10,000	(A)	0.45	0.285272%	(D)	
COMMON SHARES	01.16.2014	40,000	(A)	0.46	0.285475%	(D)	
COMMON SHARES	01.16.2014	200,000	(A)	0.425	0.286287%	(D)	
COMMON SHARES	01.16.2014	280,000	(A)	0.43	0.290351%	(D)	
COMMON SHARES	01.20.2014	200,000	(A)	0.45	0.295633%	(D)	
COMMON SHARES	01.27.2014	50,000	(A)	0.45	0.298696%	(D)	
COMMON SHARES					0.300712%	(D)	

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

Reminder: Report on a separate line for each class of equity securities beneficially owned directly or indirectly.

- (1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:
- (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
 - (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.
- (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
- (A) held by members of a person's immediate family sharing the same household;
 - (B) held by a partnership in which such person is a general partner;
 - (C) held by a corporation in which such person is a controlling shareholder; or
 - (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned
(e.g., warrants, options, convertible securities)

nation of Responses:

GERARDO DOMÉNICO ANTONIO LANUZA
DIRECTOR

Date _____

DISCLOSURE REQUIREMENTS
In Case of Material Changes in Beneficial Ownership
(50% increase/decrease or equivalent to 5% of the outstanding capital stock of issuer)

Item 1. Security Holder

Common Shares	PHILIPPINE REALTY AND HOLDINGS CORPORATION
Head Office	Andrea North Complex Balete Drive corner N. Domingo Avenue, New Manila, Quezon City
Satellite Office	Unit 512-513 East Tower PSE Centre, Exchange Road Ortigas Center, Pasig City

Item 2. Identity and Background

The person filing this statement is a natural person. The following are the relevant information about the Reporting Person:

- a) Name : Gerardo Domenico Antonio Versoza Lanuza
- b) Residence Address : 207 Swallow Drive Greenmeadows Subdivision, Q.C.
- c) Present principal occupation or employment of the Reporting Person and the name, principal business and address of the corporations in which such employment is conducted.

Principal Occupation or Employment	Name of Company	Principal Business	Principal Office Address
VP – Special Project/Director	Philippine Realty and Holdings Corporation	Real Estate Developer and Lessor	Andrea North Complex, Balete Drive corner N. Domingo St., New Manila, Quezon City
Vice President	Campos Lanuza & Co.	Stock Broker	E-2002A PSE Centre, Exchange Road, Ortigas Center, Pasig City
Director	A Brown Co., Inc.	Holdings	Xavier Estates Uptown Airport Road, Cagayan de Oro City

- d) The Reporting person has not been convicted in any crime proceeding during the last 5 years prior to this statement;
- e) The Reporting person has not been a party to any civil proceeding of a judicial or administrative body of competent jurisdiction, domestic or foreign, and therefore, not subject to any order, judgment or decree, permanently or temporarily, that would enjoin, bar, suspend or otherwise limit involvement in any type of business, securities, commodities or banking;
- f) Citizenship : Filipino/Spanish

Item 3. Purpose of Transaction

The shares were purchased for investment purposes only. The Reporting Person has no plans which would result in:

- a. The acquisition by any person of additional securities of the issuer, or the disposition of securities of the issuer;
- b. An extraordinary corporate transaction, such as a merger, reorganization or liquidation, involving the issuer or any of its subsidiaries;
- c. A sale or transfer of a material amount of assets of the issuer or of any of its subsidiaries;
- d. Any change in the present board of directors or management of the issuer, including any plans or proposals to change the number or term of directors or to fill any existing vacancies on the board;
- e. Any material change in the present capitalization or dividend policy of the issuer;
- f. Any other material change in the issuer's business or corporate structure;
- g. Changes in the issuer's charter, by-laws or instruments corresponding thereto or other actions which may impede the acquisition of control of the issuer by any person;
- h. Causing a class of securities of the issuer to be delisted from securities exchange;
- i. Any action similar to any of those enumerated above.

Item 4. Interest in Securities of the Issuer

Class		No. of shares	Percentage of Ownership	Record/Beneficial Ownership
Common	Beg. Balance from last report	7,202,000	0.13819%	"B" - Direct
Common	03.07.2008	13,202,000	0.26821%	"B" - Direct
Common	12.17.2012	13,402,000	0.27227%	"B" - Direct
Common	12.21.2012	13,452,000	0.27329%	"B" - Direct
Common	01.03.2014	13,652,000	0.27735%	"B" - Direct
Common	01.06.2014	13,752,000	0.27938%	"B" - Direct
Common	01.08.2014	13,852,000	0.28141%	"B" - Direct
Common	01.08.2014	13,952,000	0.28344%	"B" - Direct
Common	01.10.2014	14,042,000	0.28527%	"B" - Direct
Common	01.13.2014	14,052,000	0.28547%	"B" - Direct
Common	01.16.2014	14,092,000	0.28629%	"B" - Direct
Common	01.16.2014	14,292,000	0.29035%	"B" - Direct
Common	01.16.2014	14,552,000	0.29563%	"B" - Direct
Common	01.20.2014	14,752,000	0.29970%	"B" - Direct
Common	01.27.2014	14,802,000	0.30071%	"B" - Direct
Total		14,802,000	0.30071%	"B" - Direct

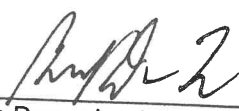
Item 5. Contracts, Arrangements, Understandings or Relationship with Respect to Securities of the Issuer

The Reporting Person has not entered into any contract, arrangement, understanding or relationship with any person with respect to the Securities of the Issuer.

Item 6. Material to be Filed as Exhibits

Not Applicable

After reasonable inquiry and to the best of knowledge and belief, I certify that the information set forth in this Report is true, complete and accurate. This report is signed in the City of Pasig on February 6, 2014.

By: 
Gerardo Domenico Antonio V. Lanuza