

COVER SHEET

9	9	9	0	5					
---	---	---	---	---	--	--	--	--	--

S.E.C. Registration Number

[illegible][illegible]

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)

A	N	D	R	E	A		N	O	R	T	H		C	O	M	P	L	E	X		1		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
---	---	---	---	---	--	---	---	---	--	---	--	---	---	---	---	---	---	---	--	---	---	---	--	---	---	---	---	---	---

[illegible]

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

MARK ANTHONY RAMOS

Contact Person

0	3
---	---

Month

3	1
---	---

Day

SEC Form 23-B

FORM TYPE

636-1170

636-1170

Company Telephone Number

0	6
---	---

Month

3	0
---	---

Day

Annual Meeting

N/A

N/A

Secondary License Type, If Applicable

--	--	--

Dept. Requiring this Doc.

--

Amended Articles Number/Section

--

Total No. of Stockholders

Total Amount of Borrowings

--	--	--	--	--	--	--

Domestic

--	--	--	--	--	--	--

Foreign

To be accomplished by SEC Personnel concerned

FORM 23-B

Check box if no longer subject
to filing requirement

REVISÉ

[illegible]

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.

- 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.
- person will be deemed to have an indirect beneficial interest in any equity security which is:
- (1) held by members of a person's immediate family sharing the same household;
 - (2) held by a partnership in which such person is a general partner;
 - (3) held by a corporation of which such person is a controlling shareholder; or
 - (4) subject to any contract, arrangement or understanding which gives such person voting power or invests

C) held by a corporation of 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)

Explanation of Responses:

 GERARDO DOMENICO ANTONIO V. LANUZA

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, 1 Balete Drive corner N. Domingo Avenue, New Manila, Quezon City
Satellite Office	Unit 2001-B East Tower PSE Centre, Exchange Road Ortigas Center, Pasig City

Position	Name of Officer	Address
Chairman of the Board	Gerardo O. Lanuza, Jr. (Spanish)	207 Swallow Drive, Greenmeadows, Quezon City
Vice Chairman	Antonio O. Olbes (Filipino)	1740 Banyan St., Dasmariñas Village, Makati City
President and Chief Executive Officer	Alfredo S. del Rosario, Jr. (Filipino)	33 Poseidon St., Green S Murphy, Quezon City
Director and Executive Vice-President and Chief Operations Officer	Gerardo Domenico Antonio V. Lanuza (Filipino)	207 Swallow Drive, Greenmeadows, Quezon City
Director	Amador C. Bacani (Filipino)	216 Anahaw St., Ayala Alabang, Muntinlupa
Director	Mariano C. Ereso, Jr. (Filipino)	2802 Andrea North Skyline, 1 Balete Drive cor N. Domingo St., New Manila, Quezon City
Director	Gregory G. Yang (Filipino)	145 Lauan St., Ayala Alabang Village, Muntinlupa
Director	Andrew C. Ng (Filipino)	1537 Princeton Village, Wack Wack, Mandaluyong City
Director	Fidel R. Racasa (Filipino)	16B, Icon Plaza, 25th Street, Bonifacio Global City, Taguig City
Director	Lorenzo V. Tan (Filipino)	No. 21 Pili Avenue, South Forbes Park, Makati City
Director	Renato G. Nuñez (Filipino)	#1 Queensville Court White Plains, Quezon City
Chief Finance Officer/ Treasurer	Vincent Fischer (Swiss)	2405 Andrea North Skyline, 1 Balite Drive cor N. Domingo St., New Manila, Quezon City
Vice President/ Chief Brand Officer and Compliance Officer	Jose Ramon D. Olives (Filipino)	9N Amorsolo SQ Rockwell, Makati City
Vice President/ Project Construction and Management Head	Erwin V. Ciar (Filipino)	No. 5 Nuestra Sra. De Lourdes, San Antonio Valley Subd., Parañaque City
Vice President/ Head of Shared Services	Edward Ross M. Encarnacion (Filipino)	9 Perez Street, Philam Life Village, Las Piñas City

Vice President! Head of Property Management Services	Adeline Susan C. Carag (Filipino)	No.1 Charles St.. Kingsville Subdivision, Brgy. Mayamot, Antipolo City
Vice President! Head of Business Development	Carlos Miguel T. Paca (Filipino)	B15-9 The Elysium, Aguirre Ave., (West End) BF Homes, Paranaque City
Corporate Secretary	Rex P. Bonifacio (Filipino)	120-BN Papaya St., Justinville Subdivision, Bacoar City, Cavite

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 V. Lanuza
- b) Residence Address : 207 Swallow Drive, Greenmeadows, Quezon City
- 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
Director and Executive Vice-President and Chief Operations Officer	Philippine Realty and Holdings Corporation	Real Estate Developer and Lessor	Andrea North Complex, 1 Balete Drive corner N. Domingo St., New Manila, Quezon City
Director and Vice President /Treasurer	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
Director and President	Meridian Assurance Corporation	Insurance	711-714 West Tower, PSE Building, Exchange Road Ortigas Center, Pasig
Director	Greenhills Properties, Inc.	Real Estate Dealer	2003B PSE Center, Exchange Road, Ortigas Center, Pasig 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

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	89,218,366	1.812525%	39,218,366 direct; 50,000,000 indirect
Common	03.17.2017	75,000,000	1.523670%	Direct
Total		164,218,366	3.336195%	

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 _____ on _____.

By:


Gerardo Domenico Antonio V. Lanuza