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| Tot | Total No. of Stockholders | | | | | | | | | | | | Dome | estic | | | | | | | Fore | ian | | | | | | | |

To be accomplished by SEC Personnel concerned

FORM 23-B

Check box if no longer subject to filing requirement

| Metro Manila, Philippines | SECURITIES AND EXCHANGE CON |
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BACCUTIFIES and

Electronic Record Management Division ---APR 0 4 2018 O H U

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES OF CONTROLS OF THE SECURITIES OF THE SECURI

| | 1 | T | T | T | T | | : | 2 | (City) | 3 | D A | | 0 | 0 | (Last) | PACA |] | -1 Z |
|--|---|---|---------------|---------------------|---------------|------------------|---|--|---------------|----------|----------------------|--|---|------------|-----------------------|---|--|--------------------------------------|
| | | | COMMON GRAZES | COMMON CHARLES | COMMONICHADES | | i. Diese di Equity Schaity | see of Equity Consists | (Postal Code) | | DADAÑAOHE CITY | (Street) | DIST INC ELISION, AGOIRRE AVE., (WEST END) BY HOMES | | (First) (Middle) | CARLOS MIGUEL TABLAN | | Name and Address of Reporting Person |
| | | | 03.28.2018 | CARRY TORWARD | | (Month/Day/Year) | 2. Iransaction Date | | | FILIPINO | | 4. Citizenship | 193-9/6-106 | Number | 3. Tax Identification | PHILIPPINE REALTY AND HOLDINGS CORPORATION / RL | - social regime meaning cympon | 12 Issuer Name and Trading Sur |
| | | | 3,000,000.00 | | Amount | | 4. Securities Acquired (A) or Disposed of (D) | | | | | | | | | ND HOLDINGS CO | i boo | nkol |
| | | | (A) | | (A) or (D) | | I(A) or Disposed of (D) | | | | Original (MonthYear) | 6. If Amendment, Date of | MARCH 2018 | Month/Year | 5. Statement for | ORPORATION / F | | |
| | | | 0.520 | | Price | | | l able I - Equ | 1 | | | of | | | | RLT. | | |
| | 1 | | 0.08% | 0.02% | | % | Amount of of Month | Jity Securities | | | | | | × | | | /. Kelations | - |
| | | | 4,000,000.00 | 1,000,000.00 Direct | | Number of Shares | Amount of Securities Owned at End 4 Ownership Form: Of Month Urrect (U) or Indirect | lable I - Equity Securities Beneficially Owned | : | | | ice President an | (give title below) | Officer | Director | | Relationship of Reporting Person to Issuer (Che | |
| | | | (D) | Direct | | | 4 Ownership Form: | | | | | d Head - Busines | w) | | | | ssuer (Check all applicable) | |
| | | | | | | Control | 6. Nature of Indirect Beneficial | | | | | Vice President and Head - Business Development & Investor Relation | (specify below) | Other | 10% Owner | | | |

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

(Print or Type Responses)

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

- 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, owner which includes the power to dispose of, or is ulteral 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 person security and the such person is a general partner;
 (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.

| _ | _ | _ | | | | | | | | | | | |
|---|---|----|------|--|------|------|-----------|----------------|------------------|-------------------------|-----------------|---------------------------------|---|
| | | | | | | | | | | | | | 1. Derivative Security |
| | | | | | | | | | | Cocciny | Security | Exercise Price | 2. Conversion or 3. Transaction |
| | | | | | | | | | | | (Month/Day/Yr) | | |
| | | | | | | | | Amount | | 12. | | Acquired (A) or Disposed of (D) | Number of Derivative Securities |
| | | | | | | | | (A) or (D) | | S | | sposed of (D) | tive Securities |
| | | | | | | | | | Date Exercisable | (Wonth/Day/Year) | Expiration Date | Exercisable and | 5. Date |
| | | | | | | | | Date | Expiration | | | | |
| | | | | | | | | Title | | | | Underlying Securities | 6. Title and Amount of |
| | | | | | | | of Shares | Number | Amount or | | | Securities | Amount of |
| | | | | | | | | | | | Security | Derivative Derivative | 7. Price of 8. No. of |
| | | | | | | | | Month | | Beneficially Owned at | | Derivative | 8. No. of |
| | | 31 | | | | | | indirect (I) * | 9 | Security; Direct (D) | 6 | | 9. Owner- |
| | | | | | | | | | | Ownership | Beneficial | of Indirect | 110. Nature |

Explanation of Responses:

Note: File **three (3)** copies of this form, one of which must be manually signed.

Attach additional sheets if space provided is insufficient.

CARLOS MIGUEL T. PACA

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

One Balete, 1 Balete Drive Corner N. Domingo St. Brgy.

Kaunlaran District 4, 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 | Gregory G. Yang (Filipino) | 145 Lauan St., Ayala Alabang Village, Muntinlupa |
| Director | Andrew C. Ng (Filipino) | 1537 Princeton Village, Wack Wack, Mandaluyong 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 |
| Director | Alfonso Martin E. Eizmendi (Filipino) | 104 Mango Drive Ayala Alabang Village, Alabang Muntinlupa City |
| Director | Jomark Ong Arollado (Filipino) | 68 Roosevelt St. North Greenhills, San Juan City |
| Chief Finance Officer / Treasurer & Compliance Officer | Vincent Fischer (Swiss) | 2405 Andrea North Skyline, 1 Balite Drive cor N. Domingo St., New Manila, Quezon 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 Property Management Services | Adeline Susan C. Carag (Filipino) | No.1 Charles St Kingsville Subdivision, Brgy. Mayamot, Antipolo City |
| Vice President / Head of Business Development & Investor Relation Officer | Carlos Miguel T. Paca (Filipino) | B15-9 The Elysium, Aguirre Ave., (West End) BF Homes, Paranague City |
| Vice President and Head – Sales | Richard Nicolas K. Go (Filipino) | 19 Firefly St., Valle Verde 6, Pasig City |

| Senior VP / Chief Subsidiary Management Officer | Edmundo C (Filipino) | . Medrano | No. 29 Pho Henry P Canley Roa | Javier St. C | Corner |
|--|-----------------------------|-----------|--------------------------------------|------------------|--------|
| Corporate Secretary | Rex P. Bonifa (Filipino) | cio | 120-BN Justinville Bacoor City | Papaya Subdiv | St., |

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

Carlos Miguel T. Paca

b) Residence Address:

B15-9 The Elysium, Aguirre Ave., (West End) BF Homes,

Paranague 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 |
|---|--|--|---|
| Vice President / Head of Business Development & Investor Relation Officer | Philippine Realty and Holdings Corporation | Real Estate Developer and Lessor | One Balete, 1 Balete Drive Corner N. Domingo St. Brgy. Kaunlaran District 4, Quezon 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 ssuer'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 | 1 000 000 | 0.0202469/ | Diversit |
| 0 | | 1,000,000 | 0.020316% | Direct |
| Common | 03.28.2018 | 3,000,000 | 0.060947% | Direct |
| Total | | 4,000,000 | 0.081262% | |

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 o | 'n |
| · | |

By: Carlos Miguel T. Paca