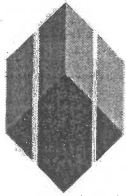




1581066579575

**SECURITIES AND EXCHANGE COMMISSION**

Secretariat Building, PICC Complex, Roxas Boulevard, Pasay City, 1307 Metro Manila Philippines
Tel: (632) 818-0921 Fax: (632) 818-5293 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

Document ID 1581066579575
Document Type Statement of Changes in the Beneficial Ownership
Document Code 23B
Period Covered January 22, 2020
No. of Days Late
Department
Remarks LANUZA, GERARDO DOMENICO ANTONIO, VERZOSA

COVER SHEET

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S.E.C. Registration Number

[illegible][illegible]

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[illegible]

(Company's Full Name)

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

MARK ANTHONY RAMOS

Contact Person

0	1
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Month

3	1
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Day

SEC Form 23-B

FORM TYPE

636-1170

Company Telephone Number

0	6
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Month

3	0
---	---

Day

Annual Meeting

N/A

N/A

Secondary License Type, If Applicable

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Dept. Requiring this Doc.

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

SECURITIES AND EXCHANGE COMMISSION
Metro Manila, Philippines

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

Filed pursuant to Section 23 of the Securities Regulation Code

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		PHILIPPINE REALTY AND HOLDINGS CORPORATION / RL1					
(Last)	(First)	(Middle)	3. Tax Identification Number	5. Statement for Month/Year	<div><div><div><div><div>X</div><div>X</div></div></div><div>Director Officer (give title below)</div><div>10% Owner Other (specify below)</div></div></div>		
207 SWALLOW DR. GREENMEADOWS, SUBD.			2A3-616-771	JANUARY 2020			
(Street)			4. Citizenship	6. If Amendment, Date of Original (Month/Year)			
QUEZON CITY			FILIPINO	Chairman			
(City)	(Province)	(Postal Code)					
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 (U) or Indirect (I) -	6. Nature of Indirect Beneficial Ownership
			Amount	(A) or (D)	Price		
COMMON SHARES		CARRY FORWARD					
COMMON SHARES		01.22.2020	3,677	(A)	0.230	4.38%	215,635,569.00 65,083,203 indirect
COMMON SHARES		01.22.2020	76,230,000	(A)	0.335	5.93%	291,869,246.00 (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.

(1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:

(B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.

(A) held by members of a person's immediate family sharing the same household;

(c) held by a corporation of which such person is a controlling shareholder, or

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

Explanation of Responses:

Date _____

Note: File **three (3)** copies of this form, one of which must be manually signed. Attach additional sheets if space provided is insufficient.