

**MINUTES OF THE ANNUAL STOCKHOLDERS' MEETING OF
PHILIPPINE REALTY AND HOLDINGS CORPORATION
HELD ON JUNE 28, 2024, FRIDAY, 3:00 PM**

Conducted virtually via Zoom video conference facility at
<https://us04web.zoom.us/j/74940779919?pwd=qsuAFaSZvRSnOnlKplxbW9NNvLQhJs.1>

Stockholders present:

| | |
|--|---------------|
| Total Number of Shares Outstanding (Net of Treasury Shares) | 9,100,102,685 |
| Treasury Shares | 81,256,100 |
| Total Number of Shares Participating remotely or <i>in absentia</i> | 223,843,354 |
| Percentage of Shares Participating remotely or <i>in absentia</i> | 2.46% |
| Total Number of Shares Represented by <i>Proxy</i> | 7,248,405,728 |
| Percentage of Shares Represented by <i>Proxy</i> | 79.65% |
| Total Number of Shares Participating remotely or <i>in absentia</i> & Represented by <i>Proxy</i> | 7,472,249,082 |
| Percentage of Shares Participating remotely or <i>in absentia</i> & Represented by <i>Proxy</i> | 82.11% |
| Total Number of Shares Not Represented | 1,627,853,603 |
| Percentage of Shares Not Represented | 17.89% |

Directors Present:

Mr. Gerardo Domenico
Antonio V. Lanuza

Chairman of the Board

Chairman : Executive Committee

Chairman : Management Committee

Chairman : Project Committee

Member : Procurement Committee

Member : Retirement Plan Committee

Mr. Renato G. Nuñez

Vice Chairman of the Board and Lead
Independent Director

Chairman : Audit Committee

Member : Executive Committee

Member : Corporate Governance and
Nominations Committee

Member : Board Risk Oversight
Committee

Member : Related Party Transaction
Committee

Member : Retirement Plan Committee

Mr. Gerardo O. Lanuza, Jr.

Chairman Emeritus

Member : Executive Committee

Member : Procurement Committee

| | |
|--|--|
| Mr. Antonio O. Olbes | Vice Chairman Emeritus |
| Mr. Edmundo C. Medrano | President Member : Executive Committee Member : Board Risk Oversight Committee Member : Related Party Transactions Committee Member : Procurement Committee Member : Retirement Plan Committee Member : Management Committee Member : Project Committee |
| Mr. Gregory G. Yang | Director Member : Board Risk Oversight Committee |
| Mr. Amador C. Bacani | Director Member : Executive Committee Member : Audit Committee Member : Related Party Transactions Committee Member : Procurement Committee Member : Retirement Plan Committee |
| Ms. Chiara Rosario Julia V. Lanuza-Paredes | Director |
| Mr. Andrew C. Ng | Director Chairman : Procurement Committee |
| Mr. Alfonso Martin E. Eizmendi | Independent Director Chairman : Corporate Governance and Nominations Committee Member : Audit Committee Member : Board Risk Oversight Committee Member : Related Party Transactions Committee |
| Mr. Jomark O. Arollado | Independent Director Chairman : Board Risk Oversight Committee Chairman : Related Party Transactions Committee Member : Corporate Governance and Nominations Committee Member : Audit Committee Member : Procurement Committee |

Officers Present:

- Ms. Marissa S. Bontogon : Vice President and Controller and Risk Officer
- Mr. Erwin V. Ciar : Vice President and Head, Project Construction & Management
- Ms. Adeline Susan C. Carag : Vice President and Head, Property Management Services
- Mr. Carlos Miguel T. Paca : Vice President and Head, Business Development
- Mr. Richard Nicolas K. Go : Vice President and Head, Sales and Chief Sales Officer
- Mr. Mark Anthony m. Ramos : Vice President for Accounting and Compliance Officer and Data Protection Officer
- Ms. Edilynda G. Enriquez : Senior Manager-Human Resources and Admin Head

Others Present:

- | | |
|-----------------------------|--|
| Mr. Rozano L. Santos | RLT- Senior Manager and Business Development Officer/Moderator |
| Ms. Margie C. Taborlupa | RLT-Treasury Manager |
| Mr. John Mark U. Abuyan | RLT- Senior Accounting Assistant |
| Ms. Inja Kristi Fajatin | RLT – Senior Marketing Manager |
| Mr. Frederick D. Vedaña | RLT- IT Administrative Assistant 2 |
| Ms. Maria Camille Delfin | RLT-Accounting Assistant |
| Ms. Josefina D. Isnit | RLT-Administrative Supervisor |
| Ms. Ericka Dela Cruz | Stock Transfer Service, Inc. |
| Ms. Araceli Caseles | Maceda Valencia and Co. |
| Mr. Jordan Adriano | Maceda Valencia and Co. |
| Mr. Jose Valencia | Maceda Valencia and Co. |
| Atty. Fidel R. Racasa | Legal Consultant |
| Mr. Dante Calanog | Proxy of Jonathan Sandejas |
| Mr. John Paul Guillen | Proxy of Lawrence Sandejas |
| Ms. Rose Ann Laurino | Proxy of Patricia Sandejas |
| Ms. Lovely Quilantang | Proxy of Benedict Sandejas |
| Mr. Ignacio Ortigas | Stockholder |
| Ms. Ailene Cartagena | RLT-Sales Admin Assistant |
| Ms. Teresa Tomas | RLT-Housekeeping Staff |
| Ms. Carla Almerol | RLT-Contract and Cost Officer |
| Ms. Kristel J. Turot | RLT- Accounting Assistant Manager |
| Ms. Maria Christina Perillo | RLT-Construction Manager |
| Ms. Kristine Tan | RLT-Executive Assistant-Office of the Vice Chairman |

| | |
|------------------------------|---|
| Ms. Joy Dayrit | RLT- Accounting Manager |
| Ms. Alexandra Mayumi Lorenzo | RLT-HR Assistant |
| Ms. Hanna Tinsay | RLT-Asst. to Chairman’s E.A. |
| Ms. Roselle Joy Oriel | RLT-Executive Assistant-Office of the Chairman |
| Ms. Carol Gozo | RLT-HR Assistant |
| Ms. Lady Adrienne Mitra | RLT-Sales Admin. Assistant |
| Mr. Dexter Tablada | RLT-Internal Auditor |
| Ms. Malene Duran | RLT-Executive Assistant-Office of the President |
| Mr. Jojo Cinco | RLT-I.T. Head |
| Mr. John Villeza | RLT-Cashier |
| Ms. Denise Castro | InCircle-Marketing Agency |

I. Call to Order

The Chairman of the Board, Mr. Gerardo Domenico Antonio V. Lanuza, called the Stockholders’ Meeting (“Meeting”) to order at 3:07 p.m. and presided over the same. The Corporate Secretary, Atty. Rex P. Bonifacio, recorded the minutes of the Meeting.

At the Chairman’s request, the Corporate Secretary introduced the members of the Board to the stockholders as their photos were displayed on the screen.

| | |
|--|--|
| Mr. Gerardo Domenico Antonio V. Lanuza | Chairman of the Board |
| | Chairman : Executive Committee |
| | Chairman : Management Committee |
| | Chairman : Project Committee |
| | Member : Procurement Committee |
| | Member : Retirement Plan Committee |
| Mr. Renato G. Nuñez | Vice Chairman of the Board and Lead Independent Director |
| | Chairman : Audit Committee |
| | Member : Executive Committee |
| | Member : Corporate Governance and Nominations Committee |
| | Member : Board Risk Oversight Committee |
| | Member : Related Party Transaction Committee |
| | Member : Retirement Plan Committee |
| Mr. Gerardo O. Lanuza, Jr. | Vice Chairman Emeritus |
| | Member : Executive Committee |
| | Member : Procurement Committee |
| Mr. Antonio O. Olbes | Vice Chairman Emeritus |

| | |
|--|---|
| Mr. Edmundo C. Medrano | President |
| | Member : Executive Committee |
| | Member : Board Risk Oversight Committee |
| | Member : Related Party Transactions Committee |
| | Member : Procurement Committee |
| | Member : Retirement Plan Committee |
| | Member : Management Committee |
| | Member : Project Committee |
| Mr. Gregory G. Yang | Director |
| | Member : Board Risk Oversight Committee |
| Mr. Amador C. Bacani | Director |
| | Member : Executive Committee |
| | Member : Audit Committee |
| | Member : Related Party Transactions Committee |
| | Member : Procurement Committee |
| | Member : Retirement Plan Committee |
| Ms. Chiara Rosario Julia V. Lanuza-Paredes | Director : |
| | VP : Sultan's Power Incorporated |
| | Director : Recon-X Energy Corporation |
| | |
| Mr. Andrew C. Ng | Director |
| | Chairman : Procurement Committee |
| Mr. Alfonso Martin E. Eizmendi | Independent Director |
| | Chairman : Corporate Governance and Nominations Committee |
| | Member : Audit Committee |
| | Member : Board Risk Oversight Committee |
| | Member : Related Party Transactions Committee |
| | |
| Mr. Jomark O. Arollado | Independent Director |
| | Chairman : Board Risk Oversight Committee |
| | Chairman : Related Party Transactions Committee |
| | Member : Corporate Governance and Nominations Committee |
| | Member : Audit Committee |
| | |

Member : Procurement Committee

The Corporate Secretary also acknowledged the presence of the key officers of the Company and guests.

II. Certification of Service of Notice

The Corporate Secretary certified that the Notice of Meeting was published in BusinessMirror and BusinessWorld, in print and online formats, on June 5 and 6, 2024, in compliance with the Securities and Exchange Commission's (SEC) Notice dated February 23, 2024. The Affidavits of Publication issued by BusinessMirror and BusinessWorld are attached as Annexes "A" and "B" and form part of the Minutes.

III. Certification of the Presence of Quorum

The Corporate Secretary reported that Seven Billion Four Hundred Seventy Two Million Two Hundred Forty Nine Thousand Eight Two (7,472,249,082) shares or Eighty Two and 11/100 Percent (82.11%) of the Company's Nine Billion One Hundred Million One Hundred Two Thousand Six Hundred Eighty Five (9,100,102,685) total outstanding shares¹ as of April 1, 2024 record date were represented at the meeting *in absentia* and by proxy.² Based on the recorded attendance, the Corporate Secretary certified that there was a quorum and that the Meeting could proceed.

At the Chairman's request, the Corporate Secretary informed the stockholders of the following rules of conduct and procedures of the Meeting:

Rules of Conduct and Procedures of the Meeting

1. Stockholders who have registered and voted by the deadline specified in the Definitive Information Statement and Notice of Stockholders' Meeting shall be considered in determining the quorum.
2. All questions, comments, or clarifications shall be directed to the Chairman of the Meeting and will be addressed during the Question and Answer session or after the Other Matters portion.
3. The Meeting Moderator will read the submitted questions, which will be answered by the Chairman or a designated member of the Board or Corporation's officers.
4. Stockholders may submit their questions, comments, or clarifications related to the agenda items through the comment box found below the link www.philrealtyasm.com.

² A copy of the Attendance Report submitted by the Company's stock and transfer agent, Stock Transfer Service, Inc., to the Corporate Secretary is herewith attached as Annex "C".

- 5. The Company will make every effort to respond to all questions. Any unanswered queries during the Question and Answer session will receive a response via email.
- 6. The meeting is being recorded in compliance with the SEC guidelines on online meetings.
- 7. In accordance with the Revised Corporation Code of the Philippines, the voting results for each agenda item will be presented to the stockholders during the meeting and duly recorded in the minutes.

The procedures for registration, participation, voting, and tabulation of votes are included in the Notice of Meeting and are also attached to the Minutes as Annex "D".

IV. Reading and Approval of the Minutes of the last Annual Stockholders Meeting

The Chairman proceeded to the next order of business which was the reading and approval of the minutes of the annual meeting of the stockholders held on June 30, 2023. A copy of the the Minutes was made available at the Office of the Corporate Secretary and published on the Company’s website.

Ms. Dante Calanog (“MR. CALANOG ”), acting as a proxy holder, proposed the following motion:

“Mr. Chairman, I respectfully move that the reading of the minutes of the Annual Stockholders’ Meeting held on June 30, 2023 be dispensed with, and that the same be approved and ratified as recorded.”

The motion was seconded by Ms. Rose Ann Laurino (“MS. LAURINO”), also proxy holder.

At the Chairman’s request and with no objections, the Corporate Secretary presented the voting results for this agenda item:

| NAME OF STOCKHOLDER | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
|------------------------------------|-------------------|---------------|---------|---------|
| GREENHILLS PROPERTIES INC. | 5,933,556,844 | 5,933,556,844 | | |
| CAMPOS LANUZA & CO., INC. | 1,310,422,430 | 1,310,422,430 | | |
| LAWRENCE SANDEJAS | 1,101,940 | 1,101,940 | | |
| PATRICIA SANDEJAS | 1,054,598 | 1,054,598 | | |
| JONATHAN SANDEJAS | 1,283,216 | 1,283,216 | | |
| BENEDICT SANDEJAS | 986,700 | 986,700 | | |
| | | | | |
| | | | | |
| TOTAL COMMON SHARES | 7,248,405,728 | 7,248,405,728 | 0 | 0 |
| PERCENTAGE (%) | 79.65% | 79.65% | 0.00% | 0.00% |
| IN PERSON/ IN ABSENTIA | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GERARDO O. LANUZA JR., | 100,614 | 100,614 | | |
| ANTONIO O. OLBES | 506,388 | 506,388 | | |
| GERARDO DOMENICO ANTONIO V. LANUZA | 219,961,372 | 219,961,372 | | |

| | | | | |
|---------------------------------|----------------------|----------------------|--------------|--------------|
| GREGORY G. YANG | 1,831,000 | 1,831,000 | | |
| AMADOR C. BACANI | 229,980 | 229,980 | | |
| RENATO G. NUNEZ | 10,000 | 10,000 | | |
| ANDREW C. NG | 84,000 | 84,000 | | |
| ALFONSO MARTIN E. EIZMENDI | 10,000 | 10,000 | | |
| JOMARK O. AROLLADO | 10,000 | 10,000 | | |
| EDMUNDO C. MEDRANO | | | | |
| CHIARA ROSARIO JULIA L. PAREDES | | | | |
| ERWIN V. CIAR | | | | |
| MARISSA BONTOGON | | | | |
| CARLOS C. PACA | | | | |
| SUSAN CARAG | | | | |
| RICHARD GO | | | | |
| EDILYNDA ENRIQUEZ | | | | |
| IGNACIO ORTIGAS | 1,100,000 | 1,100,000 | | |
| MARK ANTHONY RAMOS | | | | |
| | | | | |
| | | | | |
| TOTAL COMMON SHARES | 223,843,354 | 223,843,354 | 0 | 0 |
| PERCENTAGE (%) | 2.46% | 2.46% | 0.00% | 0.00% |
| | | | | |
| | | | | |
| GRAND TOTAL | 7,472,249,082 | 7,472,249,082 | 0 | 0 |
| PERCENTAGE (%) | 82.11% | 82.11% | 0.00% | 0.00% |

With unanimous approval, the Chairman declared the motion carried and the agenda item duly approved.

V. Approval of the Annual Report and Audited Financial Statements for the Year 2023

The Chairman moved to the next agenda item which was the approval of the Annual Report and the Audited Financial Statements for the year 2023.

Addressing the stockholders, the Chairman delivered the following report:

“In 2023, the Philippine residential property market saw continued growth and resilience, with sustained demand across different market segments despite challenges posed by economic uncertainties. Despite a positive outlook, property developers faced difficulties such as supply chain disruptions, rising construction costs, and cost inflation.

Nonetheless, the real estate industry continued to embrace digitalization and innovation in response to changing consumer preferences and the need for more efficient processes.

In lieu of this, your Company demonstrated adaptability, focusing on what we do best, which is to deliver exceptional value to our customers and contribute positively to the communities we serve.”

Following his address, the Chairman invited the Company’s President, Mr. Edmundo C. Medrano, to present his report. Mr. Medrano then provided an overview of the

financial and operational highlights of 2023, along with the Company's outlook for 2024, as follows:

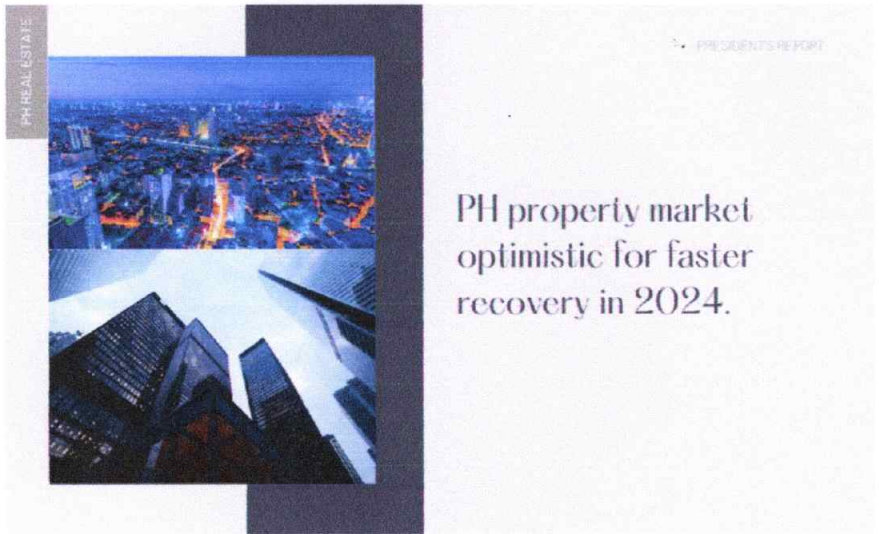
Good afternoon to everyone joining us in this virtual meeting. To our stockholders, members of the Board of Directors, my colleagues at PhilRealty, and esteemed guests—thank you for attending this year's Annual Stockholders' Meeting.

Each year, we gather for this annual meeting to share insights into the activities, achievements, and challenges that our Company has experienced and navigated over the past year.

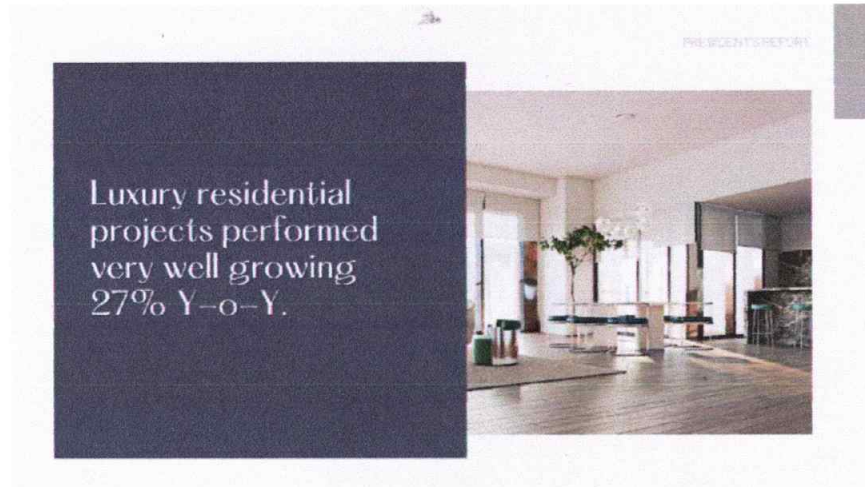
Before I give you a snapshot of PhilRealty's performance in 2023, particularly the financial highlights, allow me to provide a brief overview of our industry's current landscape.

State of the Property Market

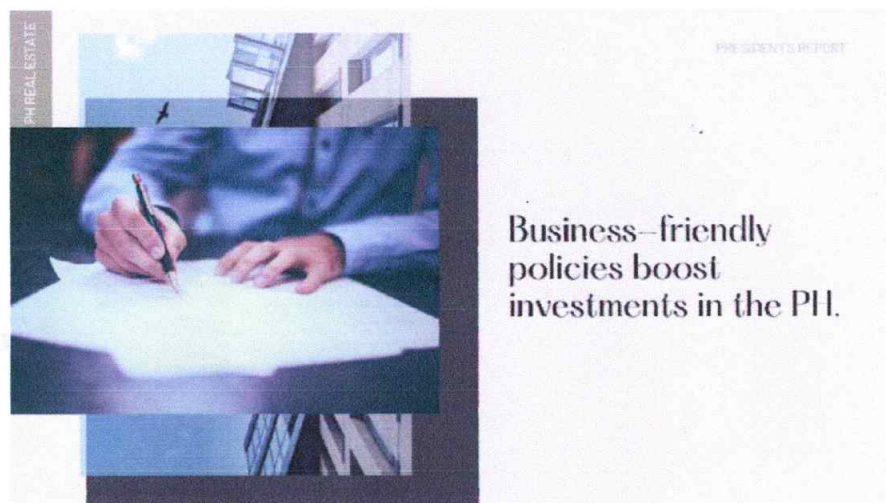
- *The Philippine property market is starting to recover after reeling from the crippling effects of COVID-19 in 2020 and 2021. Recovery still varies across submarkets, but experts are optimistic that sustained economic growth as well as the implementation of sound macroeconomic policies will support the sector's faster pace of recovery beyond 2024. The main reasons for the country's economic growth have been increased tax collection and public spending.*



- *Post-pandemic, luxury residential properties have seen a notable surge in popularity, caused by a surge in local wealth creation. This resulted in a significant 27% year-on-year increase in property prices nationwide, according to the Bangko Sentral ng Pilipinas.*



- *The government's marketing-oriented and business-friendly policies have boosted confidence and investments in the Philippines. The appeal of prime residential properties for global buyers seeking competitive prices compared to other high-end offerings in the region has been greatly enhanced. The interplay of demand and supply factors is most evident in the luxury real estate market.*



- *Luxury market prices in Metro Manila have accelerated since the second half of 2022. Some factors that contributed to this are the tight supply of luxury developments, which will continue to put pressure on prices, rising land values, the incorporation of upscale amenities, and the surge in the prices of construction materials.*

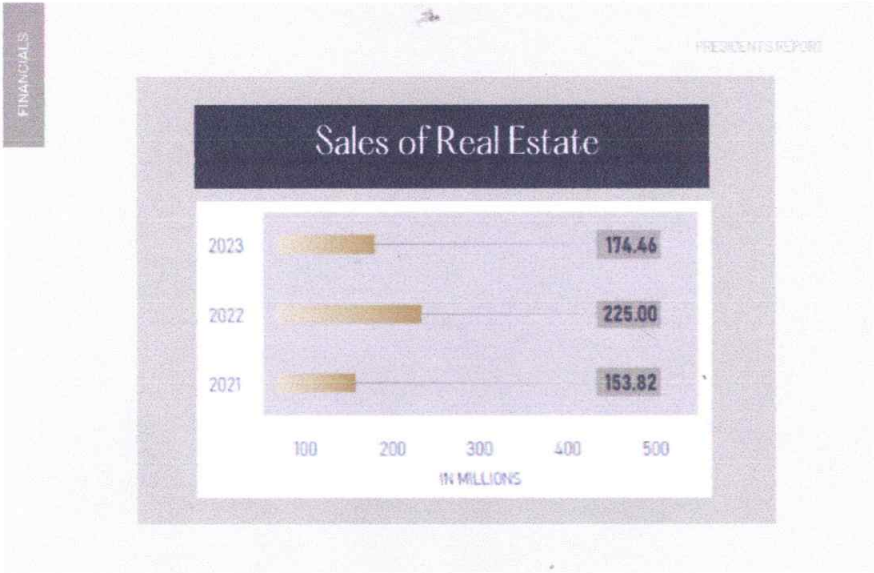


It is in this regard that your Company has been confident in continuing its signature work to develop premium, upscale residential projects that will cater to our niche target market. And as such, it has yielded us gains or declines in our key performance indicators.

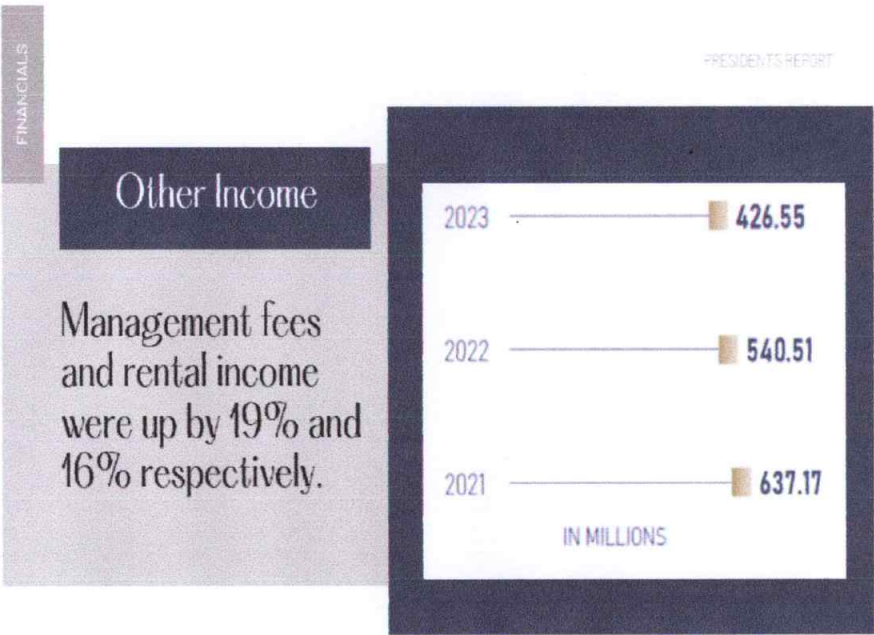


Profit and Loss

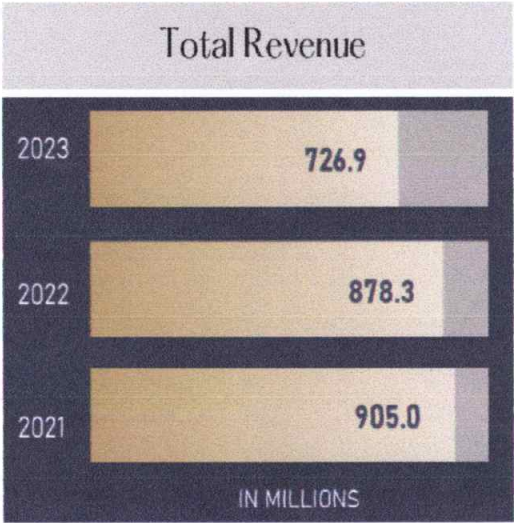
- Sales of real estate decreased by 22% from the previous year, but this is more a reflection of dwindling supply of inventories for sale rather than lack of demand for our product offerings.



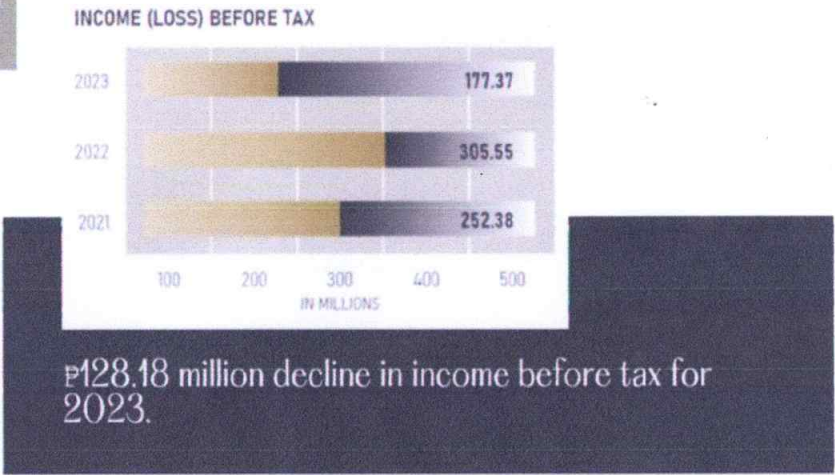
- While our Other Income was at ₱426.5 million, down by ₱114.0 million from 2022, it is worth noting that our Management Fees grew by ₱6.5 million, as well as our income from Rent, which saw an increase of ₱9 million.



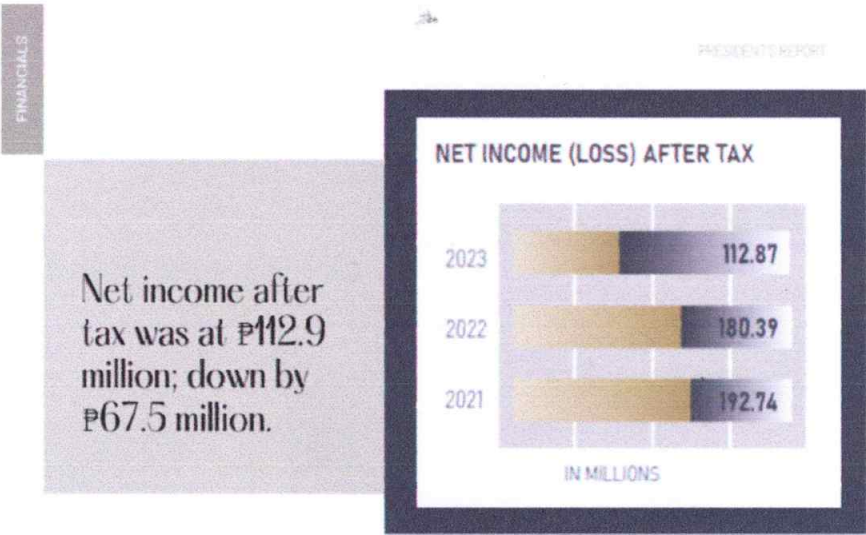
- Consequently, our Total Revenues closed at ₱726.9 million in 2023, a slight decrease from 2022's ₱878.3 million.



- As a result of lower Total Revenues, our Net Income before Tax also went down to ₱177.37 million in 2023, coming from ₱305.55 million in 2022.

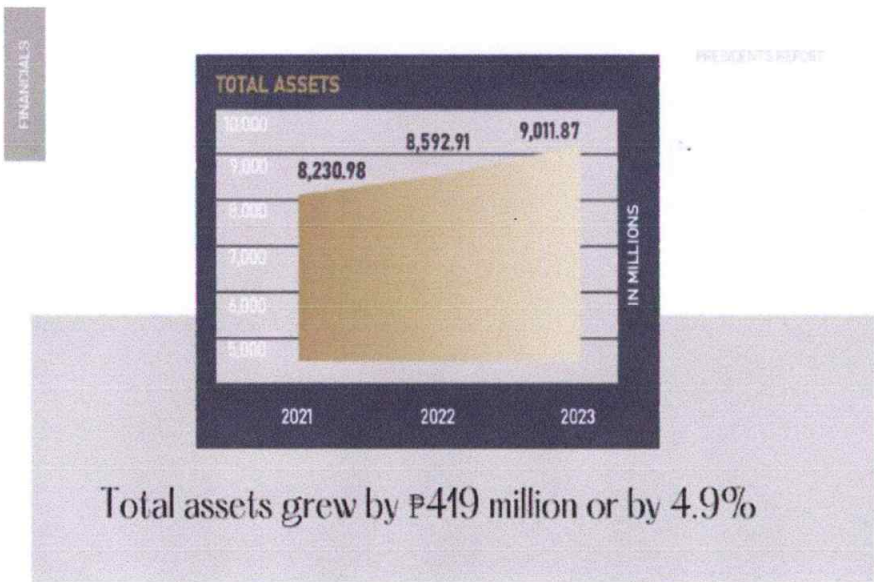


- Consequently, our Net Income after Tax was likewise affected, as it decreased by 37%. Despite this reduction in our Net Income after Tax in 2023, our continuing investments in upscale projects and effective cost management highlight our commitment to sustainable growth and long-term profitability.

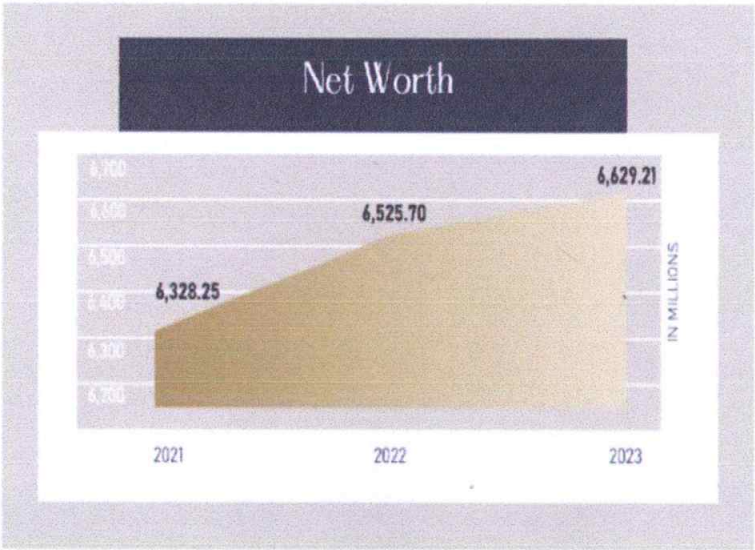


Assets, Liabilities and Net Worth

- Our Total Assets expanded by an additional ₱419 million. The 4.9% increase in our Consolidated Asset base, which is largely driven by the increase in the fair value of our Investment Properties, reflects the quality of real estate assets that are currently in our books.

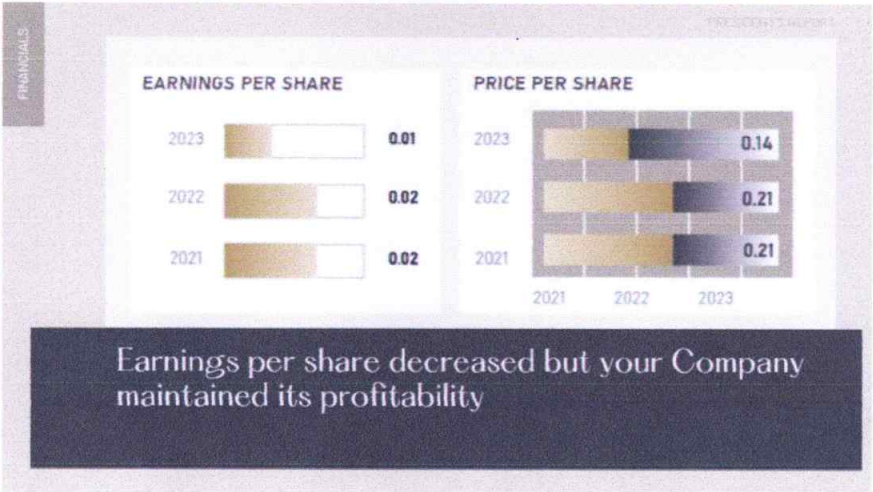


- Your Company’s Net Worth continued to grow year after year, increasing by ₱103.52 million in 2023, or by 1.6%, to reach a consolidated level of ₱6.629 billion. The Consolidated Net Income after Tax, net of Reserves, was the primary driver of this increase in the Company’s Equity position.



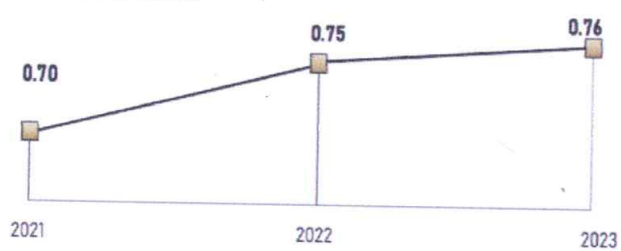
Key Financial Indicators

- Earnings per share decreased by 50% in 2023, from ₱0.02 to ₱0.01 per share, but despite this drop, it still demonstrated your Company's resilience in maintaining profitability and generating consistent earnings for shareholders over the past years.
- Our price per share also decreased to ₱0.14 at the end of 2023, reflecting the trend last year for most property companies.



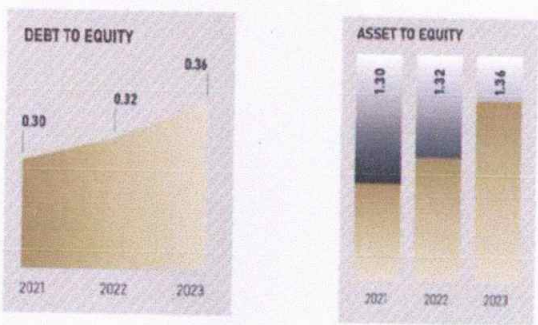
- Your Company's book value per share increased to ₱0.76 in 2023 compared to ₱0.75 in 2022. The continuing increase in your Company's Book Value per Share is significant as it is indicative of the consistent growth in the intrinsic value in financial terms of the shares held by the Company's stockholders.

BOOK VALUE PER SHARE



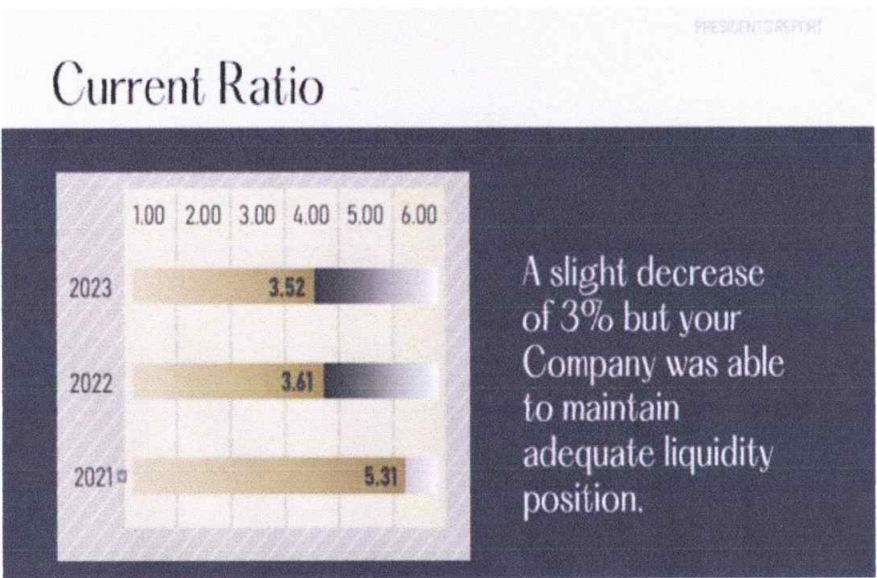
Consistent growth in book value per share underscores the enhancement in the intrinsic value in financial terms of PhilRealty shares.

- As of the end of 2023, your Company's consolidated debt-to-equity ratio was at a very conservative 0.36:1, a modest increase from the previous year's 0.32:1. This ratio underscores our prudent approach to capitalization, striving to maintain a low level of debt relative to shareholders' equity. This strategy helps reduce financial risk and ensures a strong foundation for sustained long-term financial stability. Meanwhile, the asset-to-equity ratio of your Company also stayed at a conservative level of 1.36:1.



Ratio of debt-to-equity as well as asset-to-equity remain very conservative.

- While your Company's current ratio decreased to a still healthy 3.52:1, we remain confident in our ability to maintain acceptable liquidity position.



Significant Operational Highlights

While we have presented our financial results, it is equally important to highlight the significant strides we have made in our operations. In these operational achievements lay the foundation for our future success.

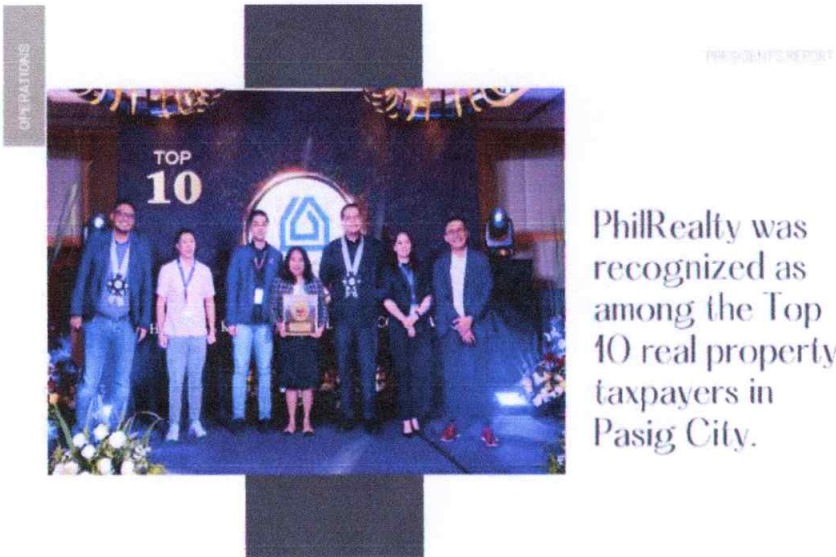
- And one of these initiatives is the UNICO Project. Earlier this year, we celebrated the ceremonial ground blessing of this new landmark in Bonifacio Global City, symbolizing the beginning of an exciting journey that promises to bring substantial growth and opportunities. This development is proof of our innovation and progress and represents the future of your Company.



- Also in the past year, PhilRealty marked a significant milestone as the Company was able to successfully obtain approval for a Term Loan amounting to ₱3.8 billion from one of the country's major universal banks, the Philippine Bank of Communications. This reflects the banking community's strong confidence in our business model and future prospects.



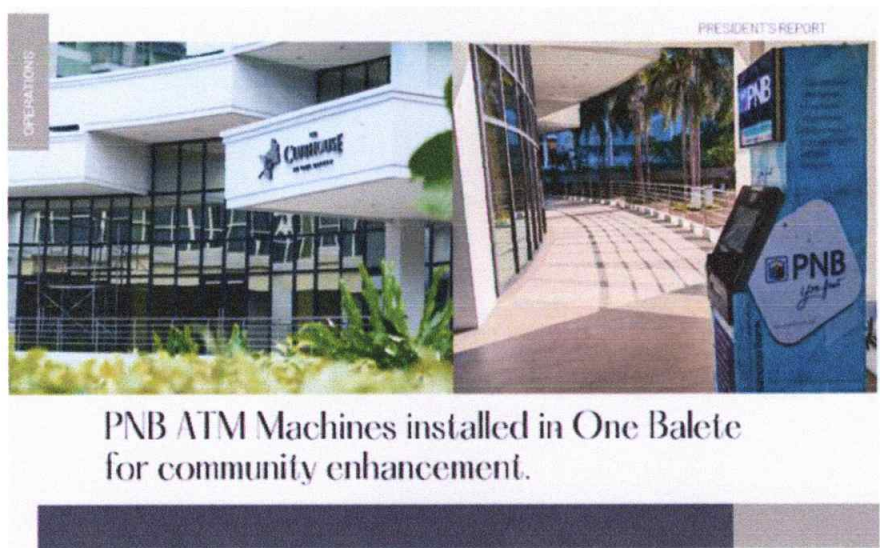
- One of the milestones of your Company for 2023 was its having been recognized as a good corporate citizen. On 27 February 2024, PhilRealty was named one of 2023's Top Taxpayers in Pasig City. This award is a testament to our dedication to pay the correct taxes thereby contributing positively to the development of the local economies where we operate in.



PhilRealty was recognized as among the Top 10 real property taxpayers in Pasig City.

- During the year, automated teller machines of the Philippine National Bank were installed inside the One Balete Compound as

part of our efforts to improve the accessibility and convenience of financial transactions for the benefit of the residents of the Compound.



As we move forward into another exciting year, the progress we have been making in the past years gives us immense pride and optimism. We truly believe that we are ahead of the curve because of our enduring commitment to innovation, excellence, and foresight in the upscale real estate market.

As I end my report, for and on behalf of the Board of Directors, I wish to extend my heartfelt gratitude to all our stockholders for their steadfast support, patience, and trust in our Company. We are honored to have such an exceptional community of investors who share our passion and believe in our vision. Together, we will continue to shape the future of the real estate industry and create enduring value for all.

Thank you and have a wonderful day!

The Chairman expressed gratitude to Mr. Medrano for his report and proceeded to entertained a motion from Mr. John Paul Guillen ("MR. GUILLEN"), a proxy holder:

"Mr. Chairman, I move that the Annual Report and the Audited Financial Statements for the year ended 2023 be approved, ratified and confirmed."

The motion was duly seconded by Ms. Lovely Quilantang ("MS. QUILANTANG"), also proxy holder.

At the Chairman's request and with no objections raised, the Corporate Secretary presented the following voting results:

| NAME OF STOCKHOLDER | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
|------------------------------------|----------------------|----------------------|--------------|--------------|
| GREENHILLS PROPERTIES INC. | 5,933,556,844 | 5,933,556,844 | | |
| CAMPOS LANUZA & CO., INC. | 1,310,422,430 | 1,310,422,430 | | |
| LAWRENCE SANDEJAS | 1,101,940 | 1,101,940 | | |
| PATRICIA SANDEJAS | 1,054,598 | 1,054,598 | | |
| JONATHAN SANDEJAS | 1,283,216 | 1,283,216 | | |
| BENEDICT SANDEJAS | 986,700 | 986,700 | | |
| | | | | |
| | | | | |
| TOTAL COMMON SHARES | 7,248,405,728 | 7,248,405,728 | 0 | 0 |
| PERCENTAGE (%) | 79.65% | 79.65% | 0.00% | 0.00% |
| IN PERSON/ IN ABSENTIA | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GERARDO O. LANUZA JR., | 100,614 | 100,614 | | |
| ANTONIO O. OLBES | 506,388 | 506,388 | | |
| GERARDO DOMENICO ANTONIO V. LANUZA | 219,961,372 | 219,961,372 | | |
| GREGORY G. YANG | 1,831,000 | 1,831,000 | | |
| AMADOR C. BACANI | 229,980 | 229,980 | | |
| RENATO G. NUNEZ | 10,000 | 10,000 | | |
| ANDREW C. NG | 84,000 | 84,000 | | |
| ALFONSO MARTIN E. EIZMENDI | 10,000 | 10,000 | | |
| JOMARK O. AROLLADO | 10,000 | 10,000 | | |
| EDMUNDO C. MEDRANO | | | | |
| CHIARA ROSARIO JULIA L. PAREDES | | | | |
| ERWIN V. CIAR | | | | |
| MARISSA BONGOON | | | | |
| CARLOS C. PACA | | | | |
| SUSAN CARAG | | | | |
| RICHARD GO | | | | |
| EDILYNDA ENRIQUEZ | | | | |
| IGNACIO ORTIGAS | 1,100,000 | 1,100,000 | | |
| MARK ANTHONY RAMOS | | | | |
| | | | | |
| | | | | |
| TOTAL COMMON SHARES | 223,843,354 | 223,843,354 | 0 | 0 |
| PERCENTAGE (%) | 2.46% | 2.46% | 0.00% | 0.00% |
| | | | | |
| | | | | |
| GRAND TOTAL | 7,472,249,082 | 7,472,249,082 | 0 | 0 |
| PERCENTAGE (%) | 82.11% | 82.11% | 0.00% | 0.00% |

With unanimous approval, the Chairman declared the motion carried and the agenda item duly approved.

VI. Election of Board of Directors

The Chairman proceeded with the election of the Company’s Board of Directors for the 2024-2025 term. He requested the Corporate Secretary to present the list of qualified nominees.

The Corporate Secretary reported that, following thorough screening and approval by the Corporate Governance and Nomination Committee, the following individuals were deemed qualified for nomination:

Nominees for Regular Directors:

- 1. Mr. Gerardo O. Lanuza, Jr.
- 2. Mr. Antonio O. Olbes
- 3. Mr. Gerardo Domenico Antonio V. Lanuza
- 4. Mr. Edmundo C. Medrano
- 5. Mr. Gregory G. Yang
- 6. Mr. Andrew Ng
- 7. Mr. Amador C. Bacani
- 8. Ms. Chiara Rosario Julia V. Lanuza-Paredes

Nominees for Independent Director:

- 9. Mr. Renato G. Nuñez
- 10. Mr. Jomark O. Arollado
- 11. Mr. Alfonso Martin E. Eizmendi

The Corporate Secretary informed the stockholders that the nominees’ profiles were included in the Definitive Information Statement submitted to the SEC.

MS. LAURINO then moved:

“Mr. Chairman, I respectfully move that all the nominees for the members of the Board of Directors be declared as duly elected directors of the Corporation to serve as such for one (1) year, beginning today, until their successors are duly elected and qualified.”

The motion was seconded by MR. CALANOG.

Given that the number of nominees matched the available seats, the Corporate Secretary was instructed to apply all votes received in favor of the nominees.

The Corporate Secretary confirmed that all votes cast and received were properly accounted for, and then presented the following voting results:

| NAME OF STOCKHOLDER | GERARDO DOMENICO ANTONIO V. LANUZA | | | |
|------------------------------------|------------------------------------|---------------|---------|---------|
| | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GREENHILLS PROPERTIES INC. | 5,933,556,844 | 5,933,556,844 | | |
| CAMPOS LANUZA & CO., INC. | 1,310,422,430 | 1,310,422,430 | | |
| LAWRENCE SANDEJAS | 1,101,940 | 1,101,940 | | |
| PATRICIA SANDEJAS | 1,054,598 | 1,054,598 | | |
| JONATHAN SANDEJAS | 1,283,216 | 1,283,216 | | |
| BENEDICT SANDEJAS | 986,700 | 986,700 | | |
| TOTAL COMMON SHARES | 7,248,405,728 | 7,248,405,728 | 0 | 0 |
| PERCENTAGE (%) | 79.7% | 79.7% | 0.00% | 0.00% |
| IN PERSON/ IN ABSENTIA | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GERARDO O. LANUZA JR., | 100,614 | 100,614 | | |
| ANTONIO O. OLBES | 506,388 | 506,388 | | |
| GERARDO DOMENICO ANTONIO V. LANUZA | 219,961,372 | 219,961,372 | | |
| GREGORY G. YANG | 1,831,000 | 1,831,000 | | |
| AMADOR C. BACANI | 229,980 | 229,980 | | |
| RENATO G. NUNEZ | 10,000 | 10,000 | | |
| ANDREW C. NG | 84,000 | 84,000 | | |

| | | | | |
|---------------------------------|----------------------|----------------------|--------------|--------------|
| ALFONSO MARTIN E. EIZMENDI | 10,000 | 10,000 | | |
| JOMARK O. AROLLADO | 10,000 | 10,000 | | |
| EDMUNDO C. MEDRANO | | | | |
| CHIARA ROSARIO JULIA L. PAREDES | | | | |
| ERWIN V. CIAR | | | | |
| MARISSA BONGOON | | | | |
| CARLOS C. PACA | | | | |
| SUSAN CARAG | | | | |
| RICHARD GO | | | | |
| EDILYNDA ENRIQUEZ | | | | |
| IGNACIO ORTIGAS | 1,100,000 | 1,100,000 | | |
| MARK ANTHONY RAMOS | | | | |
| TOTAL COMMON SHARES | 223,843,354 | 223,843,354 | 0 | 0 |
| PERCENTAGE (%) | 2.5% | 2.5% | 0.00% | 0.00% |
| | | | | |
| | | | | |
| GRAND TOTAL | 7,472,249,082 | 7,472,249,082 | 0 | 0 |
| PERCENTAGE (%) | 82.1% | 82.1% | 0.00% | 0.00% |

| GERARDO O. LANUZA, JR. | | | | |
|------------------------------------|----------------------|----------------------|--------------|--------------|
| NAME OF STOCKHOLDER | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GREENHILLS PROPERTIES INC. | 5,933,556,844 | 5,933,556,844 | | |
| CAMPOS LANUZA & CO., INC. | 1,310,422,430 | 1,310,422,430 | | |
| LAWRENCE SANDEJAS | 1,101,940 | 1,101,940 | | |
| PATRICIA SANDEJAS | 1,054,598 | 1,054,598 | | |
| JONATHAN SANDEJAS | 1,283,216 | 1,283,216 | | |
| BENEDICT SANDEJAS | 986,700 | 986,700 | | |
| TOTAL COMMON SHARES | 7,248,405,728 | 7,248,405,728 | 0 | 0 |
| PERCENTAGE (%) | 79.7% | 79.7% | 0.00% | 0.00% |
| IN PERSON/ IN ABSENTIA | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GERARDO O. LANUZA JR., | 100,614 | 100,614 | | |
| ANTONIO O. OLBES | 506,388 | 506,388 | | |
| GERARDO DOMENICO ANTONIO V. LANUZA | 219,961,372 | 219,961,372 | | |
| GREGORY G. YANG | 1,831,000 | 1,831,000 | | |
| AMADOR C. BACANI | 229,980 | 229,980 | | |
| RENATO G. NUNEZ | 10,000 | 10,000 | | |
| ANDREW C. NG | 84,000 | 84,000 | | |
| ALFONSO MARTIN E. EIZMENDI | 10,000 | 10,000 | | |
| JOMARK O. AROLLADO | 10,000 | 10,000 | | |
| EDMUNDO C. MEDRANO | | | | |
| CHIARA ROSARIO JULIA L. PAREDES | | | | |
| ERWIN V. CIAR | | | | |
| MARISSA BONGOON | | | | |
| CARLOS C. PACA | | | | |
| SUSAN CARAG | | | | |
| RICHARD GO | | | | |
| EDILYNDA ENRIQUEZ | | | | |
| IGNACIO ORTIGAS | 1,100,000 | 1,100,000 | | |
| MARK ANTHONY RAMOS | | | | |
| TOTAL COMMON SHARES | 223,843,354 | 223,843,354 | 0 | 0 |
| PERCENTAGE (%) | 2.5% | 2.5% | 0.00% | 0.00% |
| | | | | |
| | | | | |
| GRAND TOTAL | 7,472,249,082 | 7,472,249,082 | 0 | 0 |
| PERCENTAGE (%) | 82.1% | 82.1% | 0.00% | 0.00% |

| ANTONIO O. OLBES | | | | |
|----------------------------|-------------------|---------------|---------|---------|
| NAME OF STOCKHOLDER | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GREENHILLS PROPERTIES INC. | 5,933,556,844 | 5,933,556,844 | | |

| | | | | |
|------------------------------------|--------------------------|----------------------|----------------|----------------|
| CAMPOS LANUZA & CO., INC. | 1,310,422,430 | 1,310,422,430 | | |
| LAWRENCE SANDEJAS | 1,101,940 | 1,101,940 | | |
| PATRICIA SANDEJAS | 1,054,598 | 1,054,598 | | |
| JONATHAN SANDEJAS | 1,283,216 | 1,283,216 | | |
| BENEDICT SANDEJAS | 986,700 | 986,700 | | |
| TOTAL COMMON SHARES | 7,248,405,728 | 7,248,405,728 | 0 | 0 |
| PERCENTAGE (%) | 79.7% | 79.7% | 0.00% | 0.00% |
| IN PERSON/ IN ABSENTIA | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GERARDO O. LANUZA JR., | 100,614 | 100,614 | | |
| ANTONIO O. OLBES | 506,388 | 506,388 | | |
| GERARDO DOMENICO ANTONIO V. LANUZA | 219,961,372 | 219,961,372 | | |
| GREGORY G. YANG | 1,831,000 | 1,831,000 | | |
| AMADOR C. BACANI | 229,980 | 229,980 | | |
| RENATO G. NUNEZ | 10,000 | 10,000 | | |
| ANDREW C. NG | 84,000 | 84,000 | | |
| ALFONSO MARTIN E. EIZMENDI | 10,000 | 10,000 | | |
| JOMARK O. AROLLADO | 10,000 | 10,000 | | |
| EDMUNDO C. MEDRANO | | | | |
| CHIARA ROSARIO JULIA L. PAREDES | | | | |
| ERWIN V. CIAR | | | | |
| MARISSA BONTOGON | | | | |
| CARLOS C. PACA | | | | |
| SUSAN CARAG | | | | |
| RICHARD GO | | | | |
| EDILYNDA ENRIQUEZ | | | | |
| IGNACIO ORTIGAS | 1,100,000 | 1,100,000 | | |
| MARK ANTHONY RAMOS | | | | |
| TOTAL COMMON SHARES | 223,843,354 | 223,843,354 | 0 | 0 |
| PERCENTAGE (%) | 2.5% | 2.5% | 0.00% | 0.00% |
| | | | | |
| | | | | |
| GRAND TOTAL | 7,472,249,082 | 7,472,249,082 | 0 | 0 |
| PERCENTAGE (%) | 82.1% | 82.1% | 0.00% | 0.00% |

| | EDMUNDO C. MEDRANO | | | |
|------------------------------------|--------------------------|----------------------|----------------|----------------|
| NAME OF STOCKHOLDER | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GREENHILLS PROPERTIES INC. | 5,933,556,844 | 5,933,556,844 | | |
| CAMPOS LANUZA & CO., INC. | 1,310,422,430 | 1,310,422,430 | | |
| LAWRENCE SANDEJAS | 1,101,940 | 1,101,940 | | |
| PATRICIA SANDEJAS | 1,054,598 | 1,054,598 | | |
| JONATHAN SANDEJAS | 1,283,216 | 1,283,216 | | |
| BENEDICT SANDEJAS | 986,700 | 986,700 | | |
| TOTAL COMMON SHARES | 7,248,405,728 | 7,248,405,728 | 0 | 0 |
| PERCENTAGE (%) | 79.7% | 79.7% | 0.00% | 0.00% |
| IN PERSON/ IN ABSENTIA | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GERARDO O. LANUZA JR., | 100,614 | 100,614 | | |
| ANTONIO O. OLBES | 506,388 | 506,388 | | |
| GERARDO DOMENICO ANTONIO V. LANUZA | 219,961,372 | 219,961,372 | | |
| GREGORY G. YANG | 1,831,000 | 1,831,000 | | |
| AMADOR C. BACANI | 229,980 | 229,980 | | |
| RENATO G. NUNEZ | 10,000 | 10,000 | | |
| ANDREW C. NG | 84,000 | 84,000 | | |
| ALFONSO MARTIN E. EIZMENDI | 10,000 | 10,000 | | |
| JOMARK O. AROLLADO | 10,000 | 10,000 | | |
| EDMUNDO C. MEDRANO | | | | |
| CHIARA ROSARIO JULIA L. PAREDES | | | | |
| ERWIN V. CIAR | | | | |
| MARISSA BONTOGON | | | | |
| CARLOS C. PACA | | | | |

| | | | | |
|---------------------|---------------|---------------|-------|-------|
| SUSAN CARAG | | | | |
| RICHARD GO | | | | |
| EDILYNDA ENRIQUEZ | | | | |
| IGNACIO ORTIGAS | 1,100,000 | 1,100,000 | | |
| MARK ANTHONY RAMOS | | | | |
| TOTAL COMMON SHARES | 223,843,354 | 223,843,354 | 0 | 0 |
| PERCENTAGE (%) | 2.5% | 2.5% | 0.00% | 0.00% |
| | | | | |
| | | | | |
| GRAND TOTAL | 7,472,249,082 | 7,472,249,082 | 0 | 0 |
| PERCENTAGE (%) | 82.1% | 82.1% | 0.00% | 0.00% |

| | AMADOR C. BACANI | | | |
|------------------------------------|-------------------|---------------|---------|---------|
| NAME OF STOCKHOLDER | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GREENHILLS PROPERTIES INC. | 5,933,556,844 | 5,933,556,844 | | |
| CAMPOS LANUZA & CO., INC. | 1,310,422,430 | 1,310,422,430 | | |
| LAWRENCE SANDEJAS | 1,101,940 | 1,101,940 | | |
| PATRICIA SANDEJAS | 1,054,598 | 1,054,598 | | |
| JONATHAN SANDEJAS | 1,283,216 | 1,283,216 | | |
| BENEDICT SANDEJAS | 986,700 | 986,700 | | |
| TOTAL COMMON SHARES | 7,248,405,728 | 7,248,405,728 | 0 | 0 |
| PERCENTAGE (%) | 79.7% | 79.7% | 0.00% | 0.00% |
| IN PERSON/ IN ABSENTIA | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GERARDO O. LANUZA JR., | 100,614 | 100,614 | | |
| ANTONIO O. OLBES | 506,388 | 506,388 | | |
| GERARDO DOMENICO ANTONIO V. LANUZA | 219,961,372 | 219,961,372 | | |
| GREGORY G. YANG | 1,831,000 | 1,831,000 | | |
| AMADOR C. BACANI | 229,980 | 229,980 | | |
| RENATO G. NUNEZ | 10,000 | 10,000 | | |
| ANDREW C. NG | 84,000 | 84,000 | | |
| ALFONSO MARTIN E. EIZMENDI | 10,000 | 10,000 | | |
| JOMARK O. AROLLADO | 10,000 | 10,000 | | |
| EDMUNDO C. MEDRANO | | | | |
| CHIARA ROSARIO JULIA L. PAREDES | | | | |
| ERWIN V. CIAR | | | | |
| MARISSA BONTOGON | | | | |
| CARLOS C. PACA | | | | |
| SUSAN CARAG | | | | |
| RICHARD GO | | | | |
| EDILYNDA ENRIQUEZ | | | | |
| IGNACIO ORTIGAS | 1,100,000 | 1,100,000 | | |
| MARK ANTHONY RAMOS | | | | |
| TOTAL COMMON SHARES | 223,843,354 | 223,843,354 | 0 | 0 |
| PERCENTAGE (%) | 2.5% | 2.5% | 0.00% | 0.00% |
| | | | | |
| | | | | |
| GRAND TOTAL | 7,472,249,082 | 7,472,249,082 | 0 | 0 |
| PERCENTAGE (%) | 82.1% | 82.1% | 0.00% | 0.00% |

| | GREGORY G. YANG | | | |
|----------------------------|-------------------|---------------|---------|---------|
| NAME OF STOCKHOLDER | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GREENHILLS PROPERTIES INC. | 5,933,556,844 | 5,933,556,844 | | |
| CAMPOS LANUZA & CO., INC. | 1,310,422,430 | 1,310,422,430 | | |
| LAWRENCE SANDEJAS | 1,101,940 | 1,101,940 | | |
| PATRICIA SANDEJAS | 1,054,598 | 1,054,598 | | |
| JONATHAN SANDEJAS | 1,283,216 | 1,283,216 | | |
| BENEDICT SANDEJAS | 986,700 | 986,700 | | |
| TOTAL COMMON SHARES | 7,248,405,728 | 7,248,405,728 | 0 | 0 |
| PERCENTAGE (%) | 79.7% | 79.7% | 0.00% | 0.00% |

| IN PERSON/ IN ABSENTIA | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
|------------------------------------|----------------------|----------------------|--------------|--------------|
| GERARDO O. LANUZA JR., | 100,614 | 100,614 | | |
| ANTONIO O. OLBES | 506,388 | 506,388 | | |
| GERARDO DOMENICO ANTONIO V. LANUZA | 219,961,372 | 219,961,372 | | |
| GREGORY G. YANG | 1,831,000 | 1,831,000 | | |
| AMADOR C. BACANI | 229,980 | 229,980 | | |
| RENATO G. NUNEZ | 10,000 | 10,000 | | |
| ANDREW C. NG | 84,000 | 84,000 | | |
| ALFONSO MARTIN E. EIZMENDI | 10,000 | 10,000 | | |
| JOMARK O. AROLLADO | 10,000 | 10,000 | | |
| EDMUNDO C. MEDRANO | | | | |
| CHIARA ROSARIO JULIA L. PAREDES | | | | |
| ERWIN V. CIAR | | | | |
| MARISSA BONGOON | | | | |
| CARLOS C. PACA | | | | |
| SUSAN CARAG | | | | |
| RICHARD GO | | | | |
| EDILYNDA ENRIQUEZ | | | | |
| IGNACIO ORTIGAS | 1,100,000 | 1,100,000 | | |
| MARK ANTHONY RAMOS | | | | |
| TOTAL COMMON SHARES | 223,843,354 | 223,843,354 | 0 | 0 |
| PERCENTAGE (%) | 2.5% | 2.5% | 0.00% | 0.00% |
| | | | | |
| | | | | |
| GRAND TOTAL | 7,472,249,082 | 7,472,249,082 | 0 | 0 |
| PERCENTAGE (%) | 82.1% | 82.1% | 0.00% | 0.00% |

| NAME OF STOCKHOLDER | ANDREW C. NG | | | |
|------------------------------------|----------------------|----------------------|--------------|--------------|
| | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GREENHILLS PROPERTIES INC. | 5,933,556,844 | 5,933,556,844 | | |
| CAMPOS LANUZA & CO., INC. | 1,310,422,430 | 1,310,422,430 | | |
| LAWRENCE SANDEJAS | 1,101,940 | 1,101,940 | | |
| PATRICIA SANDEJAS | 1,054,598 | 1,054,598 | | |
| JONATHAN SANDEJAS | 1,283,216 | 1,283,216 | | |
| BENEDICT SANDEJAS | 986,700 | 986,700 | | |
| TOTAL COMMON SHARES | 7,248,405,728 | 7,248,405,728 | 0 | 0 |
| PERCENTAGE (%) | 79.7% | 79.7% | 0.00% | 0.00% |
| IN PERSON/ IN ABSENTIA | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GERARDO O. LANUZA JR., | 100,614 | 100,614 | | |
| ANTONIO O. OLBES | 506,388 | 506,388 | | |
| GERARDO DOMENICO ANTONIO V. LANUZA | 219,961,372 | 219,961,372 | | |
| GREGORY G. YANG | 1,831,000 | 1,831,000 | | |
| AMADOR C. BACANI | 229,980 | 229,980 | | |
| RENATO G. NUNEZ | 10,000 | 10,000 | | |
| ANDREW C. NG | 84,000 | 84,000 | | |
| ALFONSO MARTIN E. EIZMENDI | 10,000 | 10,000 | | |
| JOMARK O. AROLLADO | 10,000 | 10,000 | | |
| EDMUNDO C. MEDRANO | | | | |
| CHIARA ROSARIO JULIA L. PAREDES | | | | |
| ERWIN V. CIAR | | | | |
| MARISSA BONGOON | | | | |
| CARLOS C. PACA | | | | |
| SUSAN CARAG | | | | |
| RICHARD GO | | | | |
| EDILYNDA ENRIQUEZ | | | | |
| IGNACIO ORTIGAS | 1,100,000 | 1,100,000 | | |
| MARK ANTHONY RAMOS | | | | |
| TOTAL COMMON SHARES | 223,843,354 | 223,843,354 | 0 | 0 |
| PERCENTAGE (%) | 2.5% | 2.5% | 0.00% | 0.00% |

| | | | | |
|----------------|---------------|---------------|-------|-------|
| | | | | |
| GRAND TOTAL | 7,472,249,082 | 7,472,249,082 | 0 | 0 |
| PERCENTAGE (%) | 82.1% | 82.1% | 0.00% | 0.00% |

| CHIARA ROSARIO JULIA V. LANUZA-PAREDES | | | | |
|--|-------------------|---------------|---------|---------|
| NAME OF STOCKHOLDER | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GREENHILLS PROPERTIES INC. | 5,933,556,844 | 5,933,556,844 | | |
| CAMPOS LANUZA & CO., INC. | 1,310,422,430 | 1,310,422,430 | | |
| LAWRENCE SANDEJAS | 1,101,940 | 1,101,940 | | |
| PATRICIA SANDEJAS | 1,054,598 | 1,054,598 | | |
| JONATHAN SANDEJAS | 1,283,216 | 1,283,216 | | |
| BENEDICT SANDEJAS | 986,700 | 986,700 | | |
| TOTAL COMMON SHARES | 7,248,405,728 | 7,248,405,728 | 0 | 0 |
| PERCENTAGE (%) | 79.7% | 79.7% | 0.00% | 0.00% |
| IN PERSON/ IN ABSENTIA | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GERARDO O. LANUZA JR., | 100,614 | 100,614 | | |
| ANTONIO O. OLBES | 506,388 | 506,388 | | |
| GERARDO DOMENICO ANTONIO V. LANUZA | 219,961,372 | 219,961,372 | | |
| GREGORY G. YANG | 1,831,000 | 1,831,000 | | |
| AMADOR C. BACANI | 229,980 | 229,980 | | |
| RENATO G. NUNEZ | 10,000 | 10,000 | | |
| ANDREW C. NG | 84,000 | 84,000 | | |
| ALFONSO MARTIN E. EIZMENDI | 10,000 | 10,000 | | |
| JOMARK O. AROLLADO | 10,000 | 10,000 | | |
| EDMUNDO C. MEDRANO | | | | |
| CHIARA ROSARIO JULIA L. PAREDES | | | | |
| ERWIN V. CIAR | | | | |
| MARISSA BONGOON | | | | |
| CARLOS C. PACA | | | | |
| SUSAN CARAG | | | | |
| RICHARD GO | | | | |
| EDILYNDA ENRIQUEZ | | | | |
| IGNACIO ORTIGAS | 1,100,000 | 1,100,000 | | |
| MARK ANTHONY RAMOS | | | | |
| TOTAL COMMON SHARES | 223,843,354 | 223,843,354 | 0 | 0 |
| PERCENTAGE (%) | 2.5% | 2.5% | 0.00% | 0.00% |
| | | | | |
| | | | | |
| GRAND TOTAL | 7,472,249,082 | 7,472,249,082 | 0 | 0 |
| PERCENTAGE (%) | 82.1% | 82.1% | 0.00% | 0.00% |

| RENATO G. NUÑEZ | | | | |
|------------------------------------|-------------------|---------------|---------|---------|
| NAME OF STOCKHOLDER | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GREENHILLS PROPERTIES INC. | 5,933,556,844 | 5,933,556,844 | | |
| CAMPOS LANUZA & CO., INC. | 1,310,422,430 | 1,310,422,430 | | |
| LAWRENCE SANDEJAS | 1,101,940 | 1,101,940 | | |
| PATRICIA SANDEJAS | 1,054,598 | 1,054,598 | | |
| JONATHAN SANDEJAS | 1,283,216 | 1,283,216 | | |
| BENEDICT SANDEJAS | 986,700 | 986,700 | | |
| TOTAL COMMON SHARES | 7,248,405,728 | 7,248,405,728 | 0 | 0 |
| PERCENTAGE (%) | 79.7% | 79.7% | 0.00% | 0.00% |
| IN PERSON/ IN ABSENTIA | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GERARDO O. LANUZA JR., | 100,614 | 100,614 | | |
| ANTONIO O. OLBES | 506,388 | 506,388 | | |
| GERARDO DOMENICO ANTONIO V. LANUZA | 219,961,372 | 219,961,372 | | |
| GREGORY G. YANG | 1,831,000 | 1,831,000 | | |
| AMADOR C. BACANI | 229,980 | 229,980 | | |
| RENATO G. NUNEZ | 10,000 | 10,000 | | |

| | | | | |
|---------------------------------|----------------------|----------------------|--------------|--------------|
| ANDREW C. NG | 84,000 | 84,000 | | |
| ALFONSO MARTIN E. EIZMENDI | 10,000 | 10,000 | | |
| JOMARK O. AROLLADO | 10,000 | 10,000 | | |
| EDMUNDO C. MEDRANO | | | | |
| CHIARA ROSARIO JULIA L. PAREDES | | | | |
| ERWIN V. CIAR | | | | |
| MARISSA BONGOON | | | | |
| CARLOS C. PACA | | | | |
| SUSAN CARAG | | | | |
| RICHARD GO | | | | |
| EDILYNDA ENRIQUEZ | | | | |
| IGNACIO ORTIGAS | 1,100,000 | 1,100,000 | | |
| MARK ANTHONY RAMOS | | | | |
| TOTAL COMMON SHARES | 223,843,354 | 223,843,354 | 0 | 0 |
| PERCENTAGE (%) | 2.5% | 2.5% | 0.00% | 0.00% |
| | | | | |
| | | | | |
| GRAND TOTAL | 7,472,249,082 | 7,472,249,082 | 0 | 0 |
| PERCENTAGE (%) | 82.1% | 82.1% | 0.00% | 0.00% |

| NAME OF STOCKHOLDER | JOMARK O. AROLLADO | | | |
|------------------------------------|----------------------|----------------------|--------------|--------------|
| | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GREENHILLS PROPERTIES INC. | 5,933,556,844 | 5,933,556,844 | | |
| CAMPOS LANUZA & CO., INC. | 1,310,422,430 | 1,310,422,430 | | |
| LAWRENCE SANDEJAS | 1,101,940 | 1,101,940 | | |
| PATRICIA SANDEJAS | 1,054,598 | 1,054,598 | | |
| JONATHAN SANDEJAS | 1,283,216 | 1,283,216 | | |
| BENEDICT SANDEJAS | 986,700 | 986,700 | | |
| TOTAL COMMON SHARES | 7,248,405,728 | 7,248,405,728 | 0 | 0 |
| PERCENTAGE (%) | 79.7% | 79.7% | 0.00% | 0.00% |
| IN PERSON/ IN ABSENTIA | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GERARDO O. LANUZA JR., | 100,614 | 100,614 | | |
| ANTONIO O. OLBES | 506,388 | 506,388 | | |
| GERARDO DOMENICO ANTONIO V. LANUZA | 219,961,372 | 219,961,372 | | |
| GREGORY G. YANG | 1,831,000 | 1,831,000 | | |
| AMADOR C. BACANI | 229,980 | 229,980 | | |
| RENATO G. NUNEZ | 10,000 | 10,000 | | |
| ANDREW C. NG | 84,000 | 84,000 | | |
| ALFONSO MARTIN E. EIZMENDI | 10,000 | 10,000 | | |
| JOMARK O. AROLLADO | 10,000 | 10,000 | | |
| EDMUNDO C. MEDRANO | | | | |
| CHIARA ROSARIO JULIA L. PAREDES | | | | |
| ERWIN V. CIAR | | | | |
| MARISSA BONGOON | | | | |
| CARLOS C. PACA | | | | |
| SUSAN CARAG | | | | |
| RICHARD GO | | | | |
| EDILYNDA ENRIQUEZ | | | | |
| IGNACIO ORTIGAS | 1,100,000 | 1,100,000 | | |
| MARK ANTHONY RAMOS | | | | |
| TOTAL COMMON SHARES | 223,843,354 | 223,843,354 | 0 | 0 |
| PERCENTAGE (%) | 2.5% | 2.5% | 0.00% | 0.00% |
| | | | | |
| | | | | |
| GRAND TOTAL | 7,472,249,082 | 7,472,249,082 | 0 | 0 |
| PERCENTAGE (%) | 82.1% | 82.1% | 0.00% | 0.00% |

| NAME OF STOCKHOLDER | ALFONSO MARTIN E. EIZMENDI | | | |
|---------------------|----------------------------|-----|---------|---------|
| | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |

| | | | | |
|------------------------------------|--------------------------|----------------------|----------------|----------------|
| GREENHILLS PROPERTIES INC. | 5,933,556,844 | 5,933,556,844 | | |
| CAMPOS LANUZA & CO., INC. | 1,310,422,430 | 1,310,422,430 | | |
| LAWRENCE SANDEJAS | 1,101,940 | 1,101,940 | | |
| PATRICIA SANDEJAS | 1,054,598 | 1,054,598 | | |
| JONATHAN SANDEJAS | 1,283,216 | 1,283,216 | | |
| BENEDICT SANDEJAS | 986,700 | 986,700 | | |
| TOTAL COMMON SHARES | 7,248,405,728 | 7,248,405,728 | 0 | 0 |
| PERCENTAGE (%) | 79.7% | 79.7% | 0.00% | 0.00% |
| IN PERSON/ IN ABSENTIA | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GERARDO O. LANUZA JR., | 100,614 | 100,614 | | |
| ANTONIO O. OLBES | 506,388 | 506,388 | | |
| GERARDO DOMENICO ANTONIO V. LANUZA | 219,961,372 | 219,961,372 | | |
| GREGORY G. YANG | 1,831,000 | 1,831,000 | | |
| AMADOR C. BACANI | 229,980 | 229,980 | | |
| RENATO G. NUNEZ | 10,000 | 10,000 | | |
| ANDREW C. NG | 84,000 | 84,000 | | |
| ALFONSO MARTIN E. EIZMENDI | 10,000 | 10,000 | | |
| JOMARK O. AROLLADO | 10,000 | 10,000 | | |
| EDMUNDO C. MEDRANO | | | | |
| CHIARA ROSARIO JULIA L. PAREDES | | | | |
| ERWIN V. CIAR | | | | |
| MARISSA BONTOGON | | | | |
| CARLOS C. PACA | | | | |
| SUSAN CARAG | | | | |
| RICHARD GO | | | | |
| EDILYNDA ENRIQUEZ | | | | |
| IGNACIO ORTIGAS | 1,100,000 | 1,100,000 | | |
| MARK ANTHONY RAMOS | | | | |
| TOTAL COMMON SHARES | 223,843,354 | 223,843,354 | 0 | 0 |
| PERCENTAGE (%) | 2.5% | 2.5% | 0.00% | 0.00% |
| | | | | |
| | | | | |
| GRAND TOTAL | 7,472,249,082 | 7,472,249,082 | 0 | 0 |
| PERCENTAGE (%) | 82.1% | 82.1% | 0.00% | 0.00% |

With the unanimous votes in favor, and no objection raised, the Chairman declared the following individuals duly elected as members of the Board of Directors for the 2024-2025 term.

- Mr. Gerardo O. Lanuza, Jr.
- Mr. Antonio O. Olbes
- Mr. Gerardo Domenico Antonio V. Lanuza
- Mr. Edmundo C. Medrano
- Mr. Gregory G. Yang
- Mr. Andrew C. Ng
- Mr. Amador C. Bacani
- Ms. Chiara Rosario Julia V. Lanuza-Paredes
- Mr. Renato G. Nuñez – Independent Director
- Mr. Jomark O. Arollado – Independent Director
- Mr. Alfonso Martin E. Eizmendi – Independent Director

On behalf of the newly elected Board, Chairman thanked the stockholders for their trust and continued support.

VII. Ratification of corporate acts, resolutions and proceedings of the Board of Directors, Board Committees and Corporate Officers since the last Annual Stockholders’ Meeting

The Chairman moved to the next agenda item which was the ratification of corporate acts, resolutions and proceedings of the Board of Directors, Board Committees, and Officers of the Company since the last Annual Stockholders’ Meeting.

MS. QUILANTANG then proposed the following motion:

“Mr. Chairman, I move that all acts, resolutions, contracts, deeds and proceedings of the Board of Directors, Board committees and officers of the Corporation since the last Annual Stockholders’ Meeting held on June 30, 2022 and up to today’s meeting, as set forth or reported in the Minutes of the meetings of the Board of Directors and its Committees and in the reports submitted by the Corporation to the SEC, PSE and other regulatory bodies, and all acts and proceedings performed or taken pursuant thereto, be approved, ratified and confirmed.”

MR. GUILLEN seconded the motion.

At the Chairman’s request and with no objections, the Corporate Secretary presented the voting results:

| NAME OF STOCKHOLDER | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
|------------------------------------|----------------------|----------------------|--------------|--------------|
| GREENHILLS PROPERTIES INC. | 5,933,556,844 | 5,933,556,844 | | |
| CAMPOS LANUZA & CO., INC. | 1,310,422,430 | 1,310,422,430 | | |
| LAWRENCE SANDEJAS | 1,101,940 | 1,101,940 | | |
| PATRICIA SANDEJAS | 1,054,598 | 1,054,598 | | |
| JONATHAN SANDEJAS | 1,283,216 | 1,283,216 | | |
| BENEDICT SANDEJAS | 986,700 | 986,700 | | |
| | | | | |
| | | | | |
| TOTAL COMMON SHARES | 7,248,405,728 | 7,248,405,728 | 0 | 0 |
| PERCENTAGE (%) | 79.65% | 79.65% | 0.00% | 0.00% |
| IN PERSON/ IN ABSENTIA | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GERARDO O. LANUZA JR., | 100,614 | 100,614 | | |
| ANTONIO O. OLBES | 506,388 | 506,388 | | |
| GERARDO DOMENICO ANTONIO V. LANUZA | 219,961,372 | 219,961,372 | | |
| GREGORY G. YANG | 1,831,000 | 1,831,000 | | |
| AMADOR C. BACANI | 229,980 | 229,980 | | |
| RENATO G. NUNEZ | 10,000 | 10,000 | | |
| ANDREW C. NG | 84,000 | 84,000 | | |
| ALFONSO MARTIN E. EIZMENDI | 10,000 | 10,000 | | |
| JOMARK O. AROLLADO | 10,000 | 10,000 | | |
| EDMUNDO C. MEDRANO | | | | |
| CHIARA ROSARIO JULIA L. PAREDES | | | | |
| ERWIN V. CIAR | | | | |
| MARISSA BONTOGON | | | | |
| CARLOS C. PACA | | | | |
| SUSAN CARAG | | | | |
| RICHARD GO | | | | |

| | | | | |
|----------------------------|----------------------|----------------------|--------------|--------------|
| EDILYNDA ENRIQUEZ | | | | |
| IGNACIO ORTIGAS | 1,100,000 | 1,100,000 | | |
| MARK ANTHONY RAMOS | | | | |
| | | | | |
| | | | | |
| TOTAL COMMON SHARES | 223,843,354 | 223,843,354 | 0 | 0 |
| PERCENTAGE (%) | 2.46% | 2.46% | 0.00% | 0.00% |
| | | | | |
| | | | | |
| GRAND TOTAL | 7,472,249,082 | 7,472,249,082 | 0 | 0 |
| PERCENTAGE (%) | 82.11% | 82.11% | 0.00% | 0.00% |

With unanimous approval, the Chairman declared the motion carried and the agenda item duly ratified.

VIII. Appointment of Independent Auditor

The Chairman proceeded to the next agenda item which was the appointment of Independent Auditor for the ensuing year.

MR. CALANOG proposed the following motion:

“Mr. Chairman, I respectfully move that MACEDA VALENCIA & CO. be appointed as the external auditor of the Corporation for the ensuing year, subject to such terms and conditions as may be imposed subsequently by the Board of Directors.”

MS. LAURINO seconded the motion.

At the Chairman’s request and with no objections, the Corporate Secretary presented the following voting results:

| NAME OF STOCKHOLDER | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
|------------------------------------|----------------------|----------------------|--------------|--------------|
| GREENHILLS PROPERTIES INC. | 5,933,556,844 | 5,933,556,844 | | |
| CAMPOS LANUZA & CO., INC. | 1,310,422,430 | 1,310,422,430 | | |
| LAWRENCE SANDEJAS | 1,101,940 | 1,101,940 | | |
| PATRICIA SANDEJAS | 1,054,598 | 1,054,598 | | |
| JONATHAN SANDEJAS | 1,283,216 | 1,283,216 | | |
| BENEDICT SANDEJAS | 986,700 | 986,700 | | |
| | | | | |
| | | | | |
| TOTAL COMMON SHARES | 7,248,405,728 | 7,248,405,728 | 0 | 0 |
| PERCENTAGE (%) | 79.65% | 79.65% | 0.00% | 0.00% |
| IN PERSON/ IN ABSENTIA | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GERARDO O. LANUZA JR., | 100,614 | 100,614 | | |
| ANTONIO O. OLBES | 506,388 | 506,388 | | |
| GERARDO DOMENICO ANTONIO V. LANUZA | 219,961,372 | 219,961,372 | | |
| GREGORY G. YANG | 1,831,000 | 1,831,000 | | |
| AMADOR C. BACANI | 229,980 | 229,980 | | |
| RENATO G. NUNEZ | 10,000 | 10,000 | | |
| ANDREW C. NG | 84,000 | 84,000 | | |
| ALFONSO MARTIN E. EIZMENDI | 10,000 | 10,000 | | |
| JOMARK O. AROLLADO | 10,000 | 10,000 | | |
| EDMUNDO C. MEDRANO | | | | |

| | | | | |
|---------------------------------|----------------------|----------------------|--------------|--------------|
| CHIARA ROSARIO JULIA L. PAREDES | | | | |
| ERWIN V. CIAR | | | | |
| MARISSA BONTOGON | | | | |
| CARLOS C. PACA | | | | |
| SUSAN CARAG | | | | |
| RICHARD GO | | | | |
| EDILYNDA ENRIQUEZ | | | | |
| IGNACIO ORTIGAS | 1,100,000 | 1,100,000 | | |
| MARK ANTHONY RAMOS | | | | |
| | | | | |
| | | | | |
| TOTAL COMMON SHARES | 223,843,354 | 223,843,354 | 0 | 0 |
| PERCENTAGE (%) | 2.46% | 2.46% | 0.00% | 0.00% |
| | | | | |
| | | | | |
| GRAND TOTAL | 7,472,249,082 | 7,472,249,082 | 0 | 0 |
| PERCENTAGE (%) | 82.11% | 82.11% | 0.00% | 0.00% |

With unanimous approval, the Chairman declared the motion carried and the agenda item duly approved.

IX. Approval by shareholders of the extension of the term of Lead Independent Director Renato G. Nunez for three (3) more years

At the Chairman’s request, the Corporate Secretary explained that under the SEC Code of Corporate Governance for Public Companies and Registered Issuers, an independent director may serve a maximum cumulative term of nine (9) years. After this period, re-election as an independent director is not permitted unless the Board, citing meritorious grounds, justifies the extension, subject to shareholder approval.

During the April 16, 2024 regular Board of Directors meeting, the Board unanimously approved extending Mr. Renato G. Nuñez’s term as Lead Independent Director for an additional three (3) years, recommending that shareholders confirm the extension during the stockholders’ meeting. The following are the justifications given by the President during the said meeting for Mr. Nuñez’s continued tenure:

- In spite of having been an Independent Director for close to 9 years, Mr. Nuñez’s ability to act independently and objectively has not been impaired. On the contrary, he has graduated into an Independent Director who focuses on delivering critique and negative observations constructively and positively to improve performance or processes.
- His constructive criticisms and suggestions have been actionable, clear, and beneficial to the recipient in particular, and to the company in general.
- His intimate familiarity with the luxury market, existing and emerging technologies and trends in property developments obtained through his extensive work experience and network of personal relationships will continue to benefit PhilRealty; and his frank and unabashed assessment of issues and challenges borne out of intimate knowledge of the markets can only be assured if he continues on as an Independent Director.

Following this explanation, the Chairman entertained a motion from MR. GUILLEN:

"Mr. Chairman, I move for the approval of the extension of Mr. Renato G. Nuñez's term as Lead Independent Director for three (3) more years. I further move that all resolutions, actions, or proceedings taken by the Board on this matter be approved, ratified, and confirmed."

MS. QUILANTANG seconded both motions.

At the Chairman's request and with no objections, the Corporate Secretary presented the voting results:

| NAME OF STOCKHOLDER | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
|------------------------------------|-------------------|---------------|---------|---------|
| GREENHILLS PROPERTIES INC. | 5,933,556,844 | 5,933,556,844 | | |
| CAMPOS LANUZA & CO., INC. | 1,310,422,430 | 1,310,422,430 | | |
| LAWRENCE SANDEJAS | 1,101,940 | 1,101,940 | | |
| PATRICIA SANDEJAS | 1,054,598 | 1,054,598 | | |
| JONATHAN SANDEJAS | 1,283,216 | 1,283,216 | | |
| BENEDICT SANDEJAS | 986,700 | 986,700 | | |
| | | | | |
| | | | | |
| TOTAL COMMON SHARES | 7,248,405,728 | 7,248,405,728 | 0 | 0 |
| PERCENTAGE (%) | 79.65% | 79.65% | 0.00% | 0.00% |
| IN PERSON/ IN ABSENTIA | SHARES TO UTILIZE | FOR | AGAINST | ABSTAIN |
| GERARDO O. LANUZA JR., | 100,614 | 100,614 | | |
| ANTONIO O. OLBES | 506,388 | 506,388 | | |
| GERARDO DOMENICO ANTONIO V. LANUZA | 219,961,372 | 219,961,372 | | |
| GREGORY G. YANG | 1,831,000 | 1,831,000 | | |
| AMADOR C. BACANI | 229,980 | 229,980 | | |
| RENATO G. NUNEZ | 10,000 | 10,000 | | |
| ANDREW C. NG | 84,000 | 84,000 | | |
| ALFONSO MARTIN E. EIZMENDI | 10,000 | 10,000 | | |
| JOMARK O. AROLLADO | 10,000 | 10,000 | | |
| EDMUNDO C. MEDRANO | | | | |
| CHIARA ROSARIO JULIA L. PAREDES | | | | |
| ERWIN V. CIAR | | | | |
| MARISSA BONTOGON | | | | |
| CARLOS C. PACA | | | | |
| SUSAN CARAG | | | | |
| RICHARD GO | | | | |
| EDILYNDA ENRIQUEZ | | | | |
| IGNACIO ORTIGAS | 1,100,000 | 1,100,000 | | |
| MARK ANTHONY RAMOS | | | | |
| | | | | |
| | | | | |
| TOTAL COMMON SHARES | 223,843,354 | 223,843,354 | 0 | 0 |
| PERCENTAGE (%) | 2.46% | 2.46% | 0.00% | 0.00% |
| | | | | |
| | | | | |
| GRAND TOTAL | 7,472,249,082 | 7,472,249,082 | 0 | 0 |
| PERCENTAGE (%) | 82.11% | 82.11% | 0.00% | 0.00% |

With the unanimous approval, the Chairman declared the motion carried and the agenda item duly approved.

X. Other Matter

At the Chairman’s request, the Corporate Secretary confirmed that no additional matters required shareholders’ considerations.

XI. Question and Answer

The Chairman then moved to the question-and-answer portion of the Meeting. He requested Mr. Rozano L. Santos (“MR. SANTOS”), the Company’s Senior Manager and Business Development Officer, to read the questions, comments and clarifications submitted by the stockholders. The following questions were raised, along with the corresponding responses:

MR. SANTOS: *Mr. Chairman, we have a question from the proxy of Mr. Jonathan Sandejas. The question reads, “With the continuous increase in demand and interest for more upscale and luxury properties, how do you stay competitive in this segment?”*

CHAIRMAN: *May I request Mr. Medrano, to respond to the question.*

PRESIDENT: *There has been a significant rise in the development of luxury residential properties, with Metro Manila leading the fastest growth in the latter part of 2023, as reported by Santos Knight Frank.*

Staying competitive in the luxury residential segment requires a deep understanding of the market and of what discriminating customers want. And PhilRealty has been in this market for so long that it only needs to validate what it already knows and also by necessity, to update itself with the developments in customer preferences, latest and emerging trends and technologies and moves being made by competition.

We also develop properties with unique, but functional architectural designs, practical and useful features, and quality amenities that set them apart from other upscale developments available in the market. We also personalize spaces that cater to the unique tastes and preferences of discerning buyers.

Projects from Central Business Districts, particularly in Fort Bonifacio, continue to fuel the demand for high-end properties. Our prime locations appeal to those who prioritize proximity to commercial establishments while still enjoying their privacy, exclusivity, and security.

By maintaining high standards of craftsmanship and quality construction, we ensure that our properties meet the high expectations of our buyers.

Having said that, your Company remains committed to providing exceptional luxury living spaces that enhance the lives of its residents.

MR. SANTOS: *Thank you, Mr. Medrano, for bringing light to the matter. Mr. Chairman we have no more questions.*

As there were no further questions from the stockholders, the Chairman thanked MR. SANTOS and called for a motion to adjourn. MR. CALANOG moved for adjournment, which was seconded by MS. LAURINO. With no objections raised, the Chairman declared the motion carried and the Meeting adjourned.

The Chairman extended his gratitude to all stockholders for their participation and encouraged them to reach out with any issues, clarifications, or concerns regarding the Meeting by emailing the Office of the Corporate Secretary at corporatesecretary@philrealty.com.ph. He also informed the stockholders that a link to the recorded meeting will be made available on the Company's website at www.philrealty.com.ph. Meeting adjourned at 3:45 pm.

CERTIFIED CORRECT:



ATTY. REX P. BONIFACIO
Corporate Secretary

BusinessMirror*A broader look at today's business*

REPUBLIC OF THE PHILIPPINES)
 MAKATI) S.S.

AFFIDAVIT OF PUBLICATION

I, **LEONIDA G. GARCIA**, of legal age, Filipino and residing at c/o **PHILIPPINE BUSINESS DAILY MIRROR PUBLISHING, INC.** 3/F Dominga Bldg. III Annex, 2113 Chino Roces corner Dela Rosa Streets, Makati City, Philippines, after having been duly sworn to in accordance with the law, hereby declare and testify:

That I am the Credit & Collection Staff of **BUSINESS MIRROR**, a newspaper published in English, edited and printed in Metro Manila, and circulated nationwide daily from Monday to Sunday with editorial and business address at 3/F Dominga Bldg. III Annex, 2113 Chino Roces cor. Dela Rosa Street, Makati City.

That the
ONLINE AD
 APPLICANT/PETITIONER

PHILIPPINE REALTY & HOLDINGS CORP.
 (NOTICE AND AGENDA OF
 ANNUAL STOCKHOLDERS' MEETING)

text of which could be read/deed as follows:

AS PER ATTACHED
 has been posted in www.businessmirror.com.ph in
 its issue/s of June 5 and 6, 2024.

AFFIANT FURTHER SAYETH NAUGHT
 Manila, Philippines

LEONIDA G. GARCIA
 Affiant

SUBSCRIBED and SWORN to before-me this
 _____ day of _____, 2024 at Makati City, Metro
 Manila, Philippines.

Affiant exhibited to me his TIN ID No. 214-787-675-000
 & SSS ID No. 33-6140749-9 with picture.

Doc. No. 100
 Page No. 20
 Book No. 196
 Series of 2024.

BM-10079

ATTY JOSHUA P. LAPUZ
 NOTARY PUBLIC FOR MAKATI CITY
 UNTIL 12/31/24
 APPOINTMENT NO. 9/2023-2024
 IBP LIFETIME NO. 04997
 PTROR NO. 9-63523/01-03-24/ MAKATI CITY
 MCLEND VIII-0016370/04-26-24 UNTIL 04-14-26
 G/F/FEDMAN SUITES, 195 SALCEDO ST
 LEGASPI VILLAGE, MAKATI CITY

REPUBLIC OF THE PHILIPPINES)
) S.S
Quezon City, Metro Manila)

AFFIDAVIT OF PUBLICATION

I, **BERNARD E. ENOLVA**, Filipino, of legal age, being first duly sworn
according to law, declare and testify :

That I am the **Billing & Collection Manager** of BUSINESSWORLD, a newspaper of
general circulation in the Philippines, with editorial and business offices at
#95 Balete Drive Extension, New Manila, Quezon City.

That the order of the **PHILIPPINE REALTY & HOLDINGS CORPORATION**
entitled **NOTICE AND AGENDA OF ANNUAL STOCKHOLDERS' MEETING**
PUBLISHED BOTH IN PRINT AND ONLINE
Text of which could be described as follows:

as per attached clipping.

has been published in the BUSINESSWORLD in its issue(s) of JUNE 5 & 6, 2024

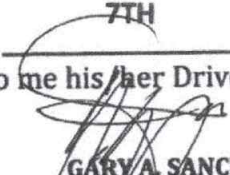
FURTHER AFFIANT SAYETH NOT.

Quezon City, Metro Manila


BERNARD E. ENOLVA
Affiant

SUBSCRIBED AND SWORN to before me this
day of JUNE 7TH affiant having exhibited to me his/her Driver's License
ID with No. N02-17-016165.

Doc. No. 459
Page No. 93
Book No. XII
Series of 2024


GARY A. SANCIO
Notary Public
Until December 31, 2024
Adm. Matter No. 177
Roll No. 44261
IBP No. 1082447 (LIFETIME)/06-30-17/Q.C.
PTR No. 5573890/1-04-2024/Q.C
MCLE Compliance No. VII-0011638/03-01-22

Stock Transfer Service, Inc.

Philippine Realty and Holdings Corporation

Annual Stockholders' Meeting

28 June 2024 at 3:00 P.M.

Via Remote Communication


ATTENDANCE REPORT

| | <u>No. of Shares</u> | <u>Percentage</u> |
|-------------------------------|----------------------|-------------------|
| PROXIES (Tabulated by CORSEC) | 7,248,405,728 | 79.65% |
| ATTENDANCE | 223,843,354 | 2.46% |
| TOTAL PROXIES AND ATTENDANCE | 7,472,249,082 | 82.11% |

TOTAL ISSUED & OUTSTANDING SHARES : 9,100,102,685
(Net of Treasury Shares of 81,256,100)

Certified by:

STOCK TRANSFER SERVICE, INC.


RICHARD D. REGALA JR.
General Manager

Stock Transfer Service, Inc.
34-D Rufino Pacific Tower, 6784 Ayala Avenue, Makati City
Telephone Nos.: 8403-2410 / 8403-2412
Fax No.: 8403-2414

Procedure for Registration, Participation and Voting
in the 2024 Annual Stockholders Meeting of
PHILIPPINE REALTY AND HOLDINGS CORPORATION

Philippine Realty and Holdings Corporation (the Company) will be conducting its Annual Stockholders' Meeting (ASM) scheduled on June 28, 2024, at 3:00 PM, virtually. There will no longer be a physical venue for the ASM.

Only Stockholders of record as of April 01, 2024 are entitled to participate and vote in the 2025 ASM.

I. Registration and Participation/Attendance Procedure:

1. Stockholders who intend to participate in the virtual ASM may register by sending an email to asmregistration@philrealty.com.ph of their intention to participate attaching therewith the required document/s below on or before 5:00 PM of June 17, 2024:
 - a. *For individual stockholders:*
 - i. Scanned copy of any valid government-issued ID;
 - ii. Scanned copy of stock certificate in the name of the individual stockholder; and
 - iii. Active contact number, either landline or mobile.
 - b. *For stockholders with joint accounts:*
 - i. Scanned copy of authorization letter signed by other stockholders indicating the person among them authorized to participate and/or vote in the 2024 ASM;
 - ii. Documents required under items 1.a (i) and (iii) for the authorized stockholder;
 - iii. Scanned copy of stock certificate in the name of the joint stockholders.
 - c. *For stockholders under PCD Participant / Brokers Account or "Scripless Shares":*
 - i. Coordinate with the broker and request for the full account name and reference number or account number;
 - ii. Documents required under items 1.a (i) and (iii).
 - d. *For corporate stockholders:*
 - i. Secretary's Certificate attesting to the authority of the representative to participate and / or vote in the 2024 ASM;
 - ii. Documents required under items 1.a (i) and (iii) for the authorized representative;
 - iii. Scanned copy of stock certificate in the name of the corporate stockholder.

2. Upon successful registration and validation of the documents submitted through email above, the stockholder will receive an email confirmation containing the Zoom link and access code to log in and view the 2024 ASM.
3. Only those stockholders who have registered following the procedure above, and stockholders who have voted by providing their executed Proxy Form, shall be included for purposes of determining the existence of a quorum.
4. For purposes of voting during the 2024 ASM please see section on Voting Procedure below.
5. For the Question-and-Answer portion, stockholders may send their questions related to the agenda thru the chat box found in the zoom application. The stockholder must provide complete name, email address and the question prior to clicking "submit" button. Due to limitations on technology and time, not all questions may be responded to during the 2024 ASM but the Company will endeavor to respond to all the questions through email.
6. The proceedings during the 2024 ASM will be recorded as required by the Securities and Exchange Commission.
7. Stockholders intending to register and participate in the 2024 ASM should send their email on or before 5:00 PM on June 16, 2024.

II. Voting Procedure:

Stockholders may vote during the 2024 ASM either (1) by Proxy or (2) by voting in absentia through our Online Stockholder Voting System.

1. Voting by Proxy:

- a. Download and fill up the Proxy Form from www.philrealty.com.ph/investor-relations/. The Chairman, or in his absence, the Vice-Chairman, is authorized to cast the votes pursuant to the instructions in the Proxy Form.
- b. Send a scanned copy of the executed proxy Form by email to asmregistration@philrealty.com.ph.
- c. The scanned copy of the executed Proxy Form should be emailed to above not later than 5:00 PM on or before June 24, 2024.
- d. The hard copy of the signed Proxy Form should be delivered to the Company's principal office address at One Balete, 1 Balete Drive corner N. Domingo Street, Barangay Kaunlaran, District 4, Quezon City 1111. The office will be open to receive forms from Monday to Friday, 10 AM to 5 PM.

2. Voting in absentia through the Online Stockholder Voting System:

- a. Follow the Registration and Participation/Attendance Procedure set forth above.
- b. Upon validation, the Company will send an email to the stockholder containing the link for the Online Stockholder Voting System and the instructions for casting votes in the Online Stockholder Voting System. Registered stockholders shall have until 5:00 PM of June 24, 2024 to cast their votes. The Online Stockholder Voting System will be open starting 8:00 AM and will be closed at 5:00 PM on June 24, 2024.
- c. All agenda items indicated in the Notice of Meeting will be included in the Online Stockholder Voting System and the registered stockholder may vote as follows:
 - i. For items other than election of the Directors, the stockholder may vote: "For", "Against", or "Abstain". The vote shall be considered as cast for all the stockholder's shares.
 - ii. For the election of Directors, the stockholder may vote for all the nominees, not vote for any of the nominees, or vote for some of the nominees only, in such number of shares as the stockholder may see fit, provided that the total number of votes cast shall not exceed the number of shares owned, multiplied by the number of Directors to be elected.
- d. Once voting is completed in the Online Stockholder Voting System, the stockholder shall proceed to click on the "Submit" button which shall complete the process. Once submitted, the stockholder may no longer change the votes cast. The votes cast in absentia will have equal effect as votes cast by proxy.

For any questions or clarification, you may contact us through asmregistration@philrealty.com.ph or through telephone number 8631-3179, our stock transfer agent, Stock Transfer Service, Inc., through Michael Capoy at mccapoy@stocktransfer.comp.ph or their telephone number 8403-3798.