

CERTIFICATION OF INDEPENDENT DIRECTOR

I, **ALICIA C. SY**, Filipino, of legal age and a resident of [REDACTED] after having been duly sworn to in accordance with law do hereby declare that:

1. I am a nominee for independent director of Philippine Realty and Holdings Corporation.
2. I am/was affiliated with the following companies or organizations (including Government-Owned and Controlled Corporations):

Company/Organization	Position / Relationship	Period of Service
Robb Report Philippines	Lifestyle Editor	2024 to Present
Town & Country Philippines	Executive Editor	2012 to 2020

3. I possess all the qualifications and none of the disqualifications to serve as an Independent Director of Philippine Realty and Holdings Corporation, as provided for in Section 38 of the Securities Regulation Code, its implementing Rules and Regulations and other SEC issuances.
4. I am related to the following director/officer/substantial shareholder of Philippine Realty and Holdings Corporation other than the relationship provided under Rule 38.2.3 of the Securities Regulation Code. (where applicable)

Name of Director/Officer/ Substantial Shareholder	Company	Nature of Relationship
NOT APPLICABLE		

5. To the best of my knowledge, I am not the subject of any pending criminal or administrative investigation or proceeding.
6. I shall faithfully and diligently comply with my duties and responsibilities as independent director under the Securities Regulation Code and its Implementing Rules and Regulations, Code of Corporate Governance and other SEC issuances.
7. I shall inform the Corporate Secretary of Philippine Realty and Holdings Corporation of any changes in the abovementioned information within five days from its occurrence.

Done this _____ day of JUL 10 2026 at QUEZON CITY


ALICIA C. SY
Affiant

SUBSCRIBED AND SWORN to before me this JUL 10 2026 day of 2026 at QUEZON CITY, affiant personally appeared before me and exhibited to me her Passport No. P5773483A issued on January 26, 2018, at DFA NCR EAST.

ATTY. BRYAN G. PEKAS
NOTARY PUBLIC

NOTARY PUBLIC FOR QUEZON CITY
ADM. MATR. NO. NP-171 VALID UNTIL DEC. 31, 2028
ROLL OF ATTORNEY NO. 66393/TIN 289-467-754
IRP NO. 576803 DECEMBER 30, 2025, QUEZON CITY
MCLE NO. VII-0013054, VALID UNTIL 14 APR 2026
PTR NO. 10438501, JANUARY 5, 2026, MARINA CITY
603 EDSA DIAMOND FINANCE, CUBAO, Q.C.

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