

**MINUTES OF THE ANNUAL STOCKHOLDERS' MEETING OF
PHILIPPINE REALTY AND HOLDINGS CORPORATION
HELD ON JUNE 27, 2025, FRIDAY, 3:00 PM**

Conducted virtually via Zoom video conference facility at
<https://us05web.zoom.us/j/84947148421?pwd=cRHgDCYRA1oNaPplwMEKWf6aqxL86z.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>	271,901,435
Percentage of Shares Participating remotely or <i>in absentia</i>	2.99%
Total Number of Shares Represented by Proxy	6,007,536,456
Percentage of Shares Represented by Proxy	66.02%
Total Number of Shares Participating remotely or <i>in absentia</i> & Represented by Proxy	6,279,437,891
Percentage of Shares Participating remotely or <i>in absentia</i> & Represented by Proxy	69.00%
Total Number of Shares Not Represented	2,820,664,794
Percentage of Shares Not Represented	31.00%

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. 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. 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. Jomar 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
Ms. Rosalinda Y. Basas	Independent Director	

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:

Ignacio Ortigas	Stockholder
John Earvin Villeza	Proxy for Benedict Sandejas
Lady Adrienne Mitra	Proxy for Lawrence Sandejas
Paul John Cinco	Proxy for Patricia Sandejas
Teresa Panesa	Proxy for Jonathan Sandejas
Rozano L. Santos	RLT- AVP for Special Projects/Moderator
Margie C. Taborlupa	RLT-Treasury Manager
Dexter Tablada	RLT-Internal Auditor
Inja Kristi Fajatin	RLT-Senior Marketing Manager
Amyleen Ang-ug	RLT-Accounting Manager
John Paul Guillen	RLT-Credit & Collection Officer
Ms. Josefina D. Isnit	RLT-Administrative Supervisor
Kristel J. Turot	RLT- Accounting Assistant Manager
Lovely Quilantang	RLT-Asst. Financial Reporting Manager
Regandor Verceles	RLT-Senior Account Manager
Kristine Tan	RLT-Executive Assistant
Ailene Cartagena	RLT-Senior Sales Assistant
John Mark U. Abuyan	RLT- Senior Accounting Assistant
Maria Camille Delfin	RLT-Accounting Assistant
Hanna Tinsay	RLT-Junior Executive Assistant
Alexandra Mayumin Lorenzo	RLT-HR Assistant
Carol Gozo	RLT-HR Assistant
Frederick D. Vedaña	RLT- IT Administrative Assistant 2
Hazel Kate I. Sumbeling	
Norbert Deocera	
Philip Paredes	

RoseAnn Laurino
Camille Delfin
Ella Villaseran
Ericka Dela Cruz
Jordan Adriano
Jose Valencia
Denise Castro

Stock Transfer Service, Inc.
Maceda Valencia and Co.
Maceda Valencia and Co.
InCircle-Marketing Agency

I. Call to Order

The Vice Chairman of the Board and Lead Independent Director, Mr. Rento G. Nuñez, called the Stockholders' Meeting ("Meeting") to order at 3:02 p.m. and presided over the same. The Corporate Secretary, Atty. Rex P. Bonifacio, recorded the minutes of the Meeting.

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. 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
Ms. Rosalinda Y. Basaa	Independent Director	

The Corporate Secretary likewise acknowledged and expressed appreciation for the valuable contributions of Mr. Gregory G. Yang, a former member of the Board of

Directors. He also recognized the presence of the key officers of the Company and welcomed the guests in attendance.

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 2 and 3, 2025, in compliance with the Securities and Exchange Commission's (SEC) Notice dated 12 March 2025. The Affidavits of Publication issued by *BusinessMirror* and *BusinessWorld* are attached as Annexes "A", "A-1", "A-2" "B", "B-1" and "B-2" and form part of the Minutes.

III. Certification of the Presence of Quorum

The Corporate Secretary reported that Six Billion Two Hundred Seventy Nine Million Four Hundred Thirty Seven Thousand Eight Hundred Ninety One (6,279,437,891) shares or Sixty Nine (69%) of the Company's Nine Billion One Hundred Million One Hundred Two Thousand Six Hundred Eighty Five (9,100,102,685) total outstanding shares² as of March 31, 2025 record date were represented at the meeting *in absentia* and by proxy.³ 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.
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.

³ 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".

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 28, 2024. A copy of the Minutes was made available at the Office of the Corporate Secretary and published on the Company's website.

The Chairman inquired if there were any objections to the Minutes. There being none, he opened the floor for a motion.

Mr. Paul John Cinco ("MR. CINCO"), acting as a proxy holder, proposed the following:

"Mr. Chairman, I respectfully move that the reading of the minutes of the Annual Stockholders' Meeting held on June 28, 2024 be dispensed with, and that the same be approved and ratified as recorded."

The motion was seconded by Ms. Teresa Panesa ("MS. PANESA"), 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.	69,553,158	69,553,158		
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	6,007,536,456	6,007,536,456	0	0
PERCENTAGE (%)	66.02%	66.02%	0.00%	0.00%
IN PERSON/ IN ABSENTIA	SHARES TO UTILIZE	FOR	AGAINST	ABSTAIN
GERARDO O. LANUZA JR.,	2,174,024	2,174,024		
ANTONIO O. OLBES	506,388	506,388		
GERARDO DOMENICO ANTONIO V. LANUZA	226,786,043	226,786,043		
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	6,000,000	6,000,000		
CHIARA ROSARIO JULIA L. PAREDES	15,150,000	15,150,000		
ERWIN V. CIAR	3,000,000	3,000,000		
MARISSA BONTOGON	3,500,000	3,500,000		
CARLOS C. PACA	4,000,000	4,000,000		
SUSAN CARAG	4,000,000	4,000,000		
RICHARD GO	3,000,000	3,000,000		
EDILYNDA ENRIQUEZ	500,000	500,000		
IGNACIO ORTIGAS	1,100,000	1,100,000		
ROSALINDA BASAS	10,000	10,000		
TOTAL COMMON SHARES	271,901,435	271,901,435	0	0
PERCENTAGE (%)	2.99%	2.99%	0.00%	0.00%
GRAND TOTAL	6,279,437,891	6,279,427,891	0	0
PERCENTAGE (%)	69.00%	69.00%	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 2024

The Chairman moved to the next agenda item which was the approval of the Annual Report and the Audited Financial Statements for the year 2024.

Addressing the stockholders, the Chairman delivered the following report:

“Global economic challenges have affected the country’s real estate industry, causing fluctuations, slow growth, and overall uncertainty. But amid the challenges, we remain confident in our dedication to delivering quality in each of our projects, which is rooted in our deep understanding of the upscale market.

Even with a market increasingly evolving to be more discerning, we are certain and definite that through our superior product offerings, conceptualized and developed to exceed the demands of even the most discriminating of customers, we will achieve unmatched customer satisfaction that eventually will translate into success for our Company.

As we continue to navigate the changing real estate landscape, with your support, we are confident that we can further strengthen our position as a leader in the upscale market.”

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 2024, along with the Company's outlook for 2025, as follows:

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

This yearly gathering serves as an opportunity to reflect on the milestones, accomplishments, and challenges that the Company has encountered and addressed over the past year.

Before I present PhilRealty's performance for 2024, allow me first to provide a brief overview of the real estate landscape in the Philippines.

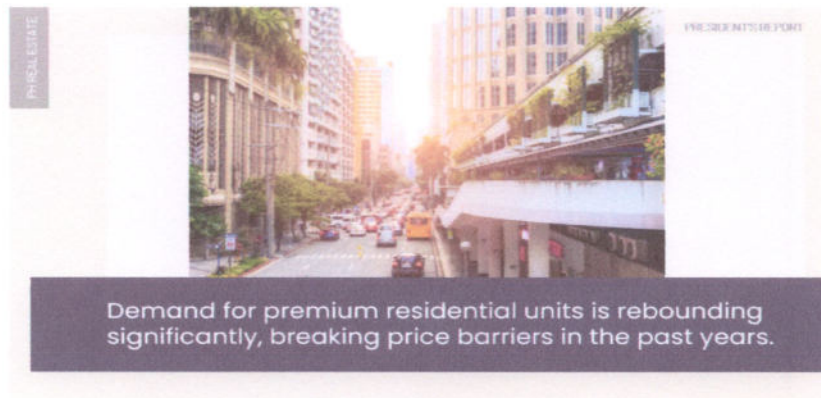


*The Philippine real estate market in general is projected to grow at a compounded annual growth rate (CAGR) of **3.57%** from **2025 to 2029**, with residential real estate market projected to reach a value of **US\$5.82 trillion in 2025**.*



The luxury real estate market in 2025 is also expected to see continued growth and opportunities, fueled by rising demand, especially from ultra-high-net-worth individuals.

*Demand in the luxury residential segment will continue to remain strong, with an anticipated **5% year-on-year capital appreciation over the next five years.***



Demand for premium residential units is not only making a comeback but is also rebounding significantly.

Over the past 12 to 24 months, luxury and ultra-luxury condominium units have been breaking price barriers.

*Some are priced between **₱700,000** and **₱900,000 per square meter**, with total contract prices ranging from **₱200 million** to as much as **₱540 million per unit.***

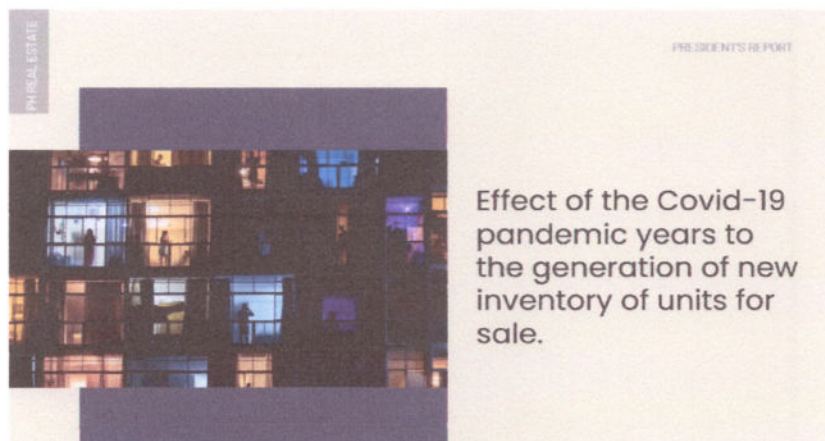


The value of luxury condominiums is closely tied to their location.

Properties situated in prime areas such as Bonifacio Global City (BGC), Makati, and Rockwell continue to attract high-end buyers.

In fact, the real estate market in BGC is projected to remain strong in 2025, with continued high demand and limited supply driving up prices.

BGC's appeal as a premium residential and commercial hub is expected to persist, making it an attractive location for investors and renters alike.



All these years, your Company has remained committed to consistently pursuing the development of premium, upscale residential projects tailored to our curated market.

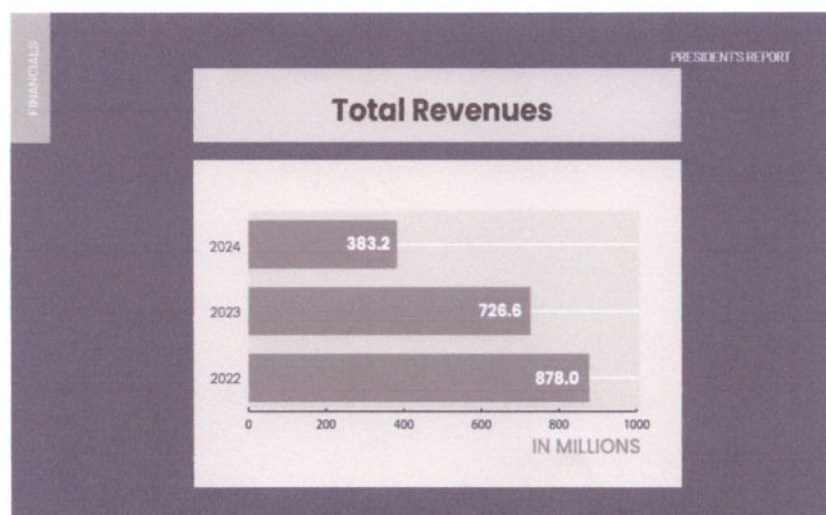
However, the prudent strategy that your Company has adopted during the pandemic years has, in turn, resulted in challenges that affected our key performance indicators.

Given the uncertainty posed by the Covid-19 pandemic, it was our decision to put on hold the development and construction of our luxury residential condominium tower in BGC until such time that business conditions become favorable once more.

But the postponement delayed the entry into the market of new units for sale.



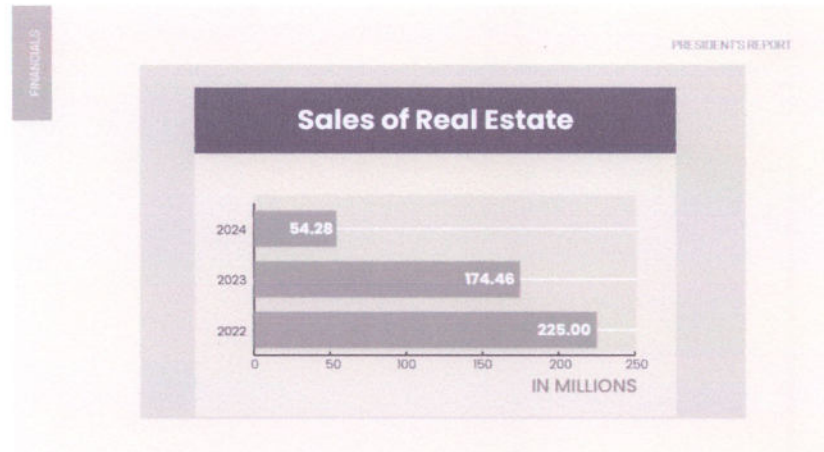
- With that background, I now present the financial results of PhiRealty for the year 2024.



Our total revenues closed at **₱383.2 million** in 2024, a decrease from last year's **₱726.6 million**. This decline was anticipated as part of

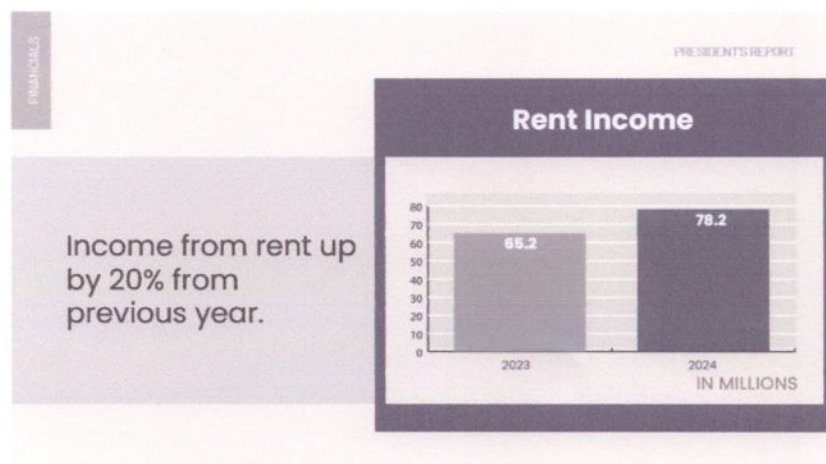
our ongoing transition from successfully selling existing inventory to creating a new pool of units for sale.

While this has temporarily reduced our topline figures, we remain confident that the strategic adjustments that we are putting in place will create a stronger foundation for us to capture the opportunities that we have identified.

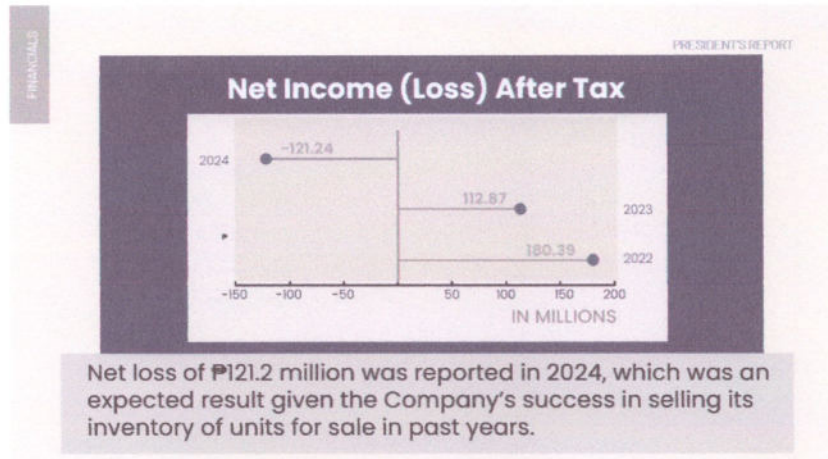


Real estate sales for 2024 totaled **₱54.28 million**, primarily driven by the near total sell-out in past years of PhilRealty's ready-for-occupancy residential condominium units.

This reflects the market appeal and desirability of your Company's product offerings, underscoring the value and quality that our developments deliver to discerning buyers.



Meanwhile, our income from Rent, saw an increase of **₱13 million**, closing at **₱78.2 million** in 2024 versus **₱65.2 million** in 2023.

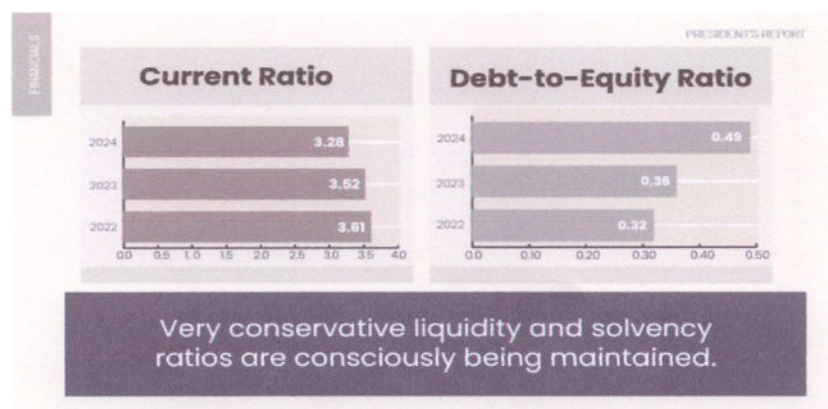


Net loss of **₱121.2 million** was reported in 2024, which was an expected result given the Company's success in selling out its inventory of units for sale in past years, such that it ran out of inventory to sell.

As explained earlier, your Management opted to postpone the development of the Unico Residential Tower during the pandemic years until such time that health and business conditions improve.

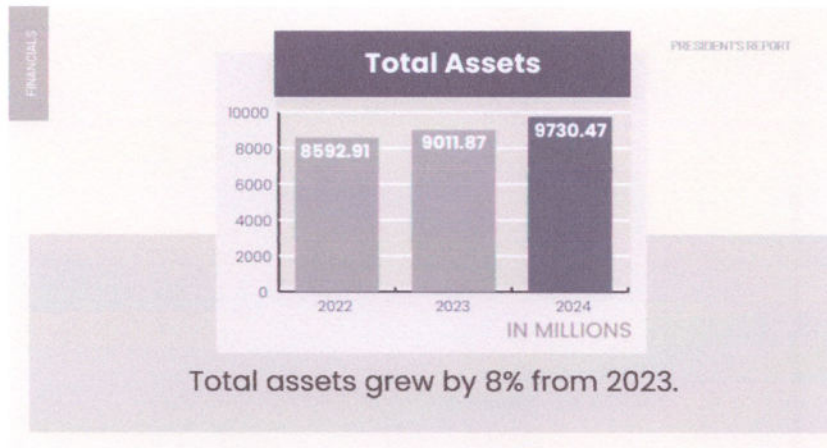
Thus, no new inventory was brought into the market to replace the units sold.

The move was considered by many, particularly by our bankers, as a very prudent and responsible decision.



PhilRealty has maintained very conservative and acceptable liquidity and solvency ratios during the periods under review.

The Company's Debt-to Equity Ratio increased slightly in 2024 as PhilRealty began to draw on its **₱3.8 billion** 5-year Term Loan from PBCOM to partially finance the construction of the Unico Residential Tower.



As of 31 December 2024, the Group's total assets stood at **₱9.7 billion**, representing an **8%** increase over the previous year's **₱9.0 billion**.

Current assets contributed to this growth, ending the year at **₱3.9 billion** compared to the previous year's **₱3.2 billion**, for an increase of **23%**.

Much of this can be attributed to a **₱532.1 million** increase in prepayments and a **₱322.0 million** increase in real estate inventories, which are directly attributable to the ongoing construction of the Company's Unico Residential Tower in BGC.



Beyond our financial results, it is equally important to recognize the meaningful progress we've made on the operational front — progress that lays the groundwork for sustainable growth and long-term viability.

OPERATIONS



PRESIDENT'S REPORT

Unico Residential Tower at Bonifacio Global City.

PhilRealty's latest premium residential development.

2024 will be remembered as the year that the construction of Unico commenced.

*Unico is PhilRealty's 40-storey, upscale residential condominium tower located in the most preferred high-rise residential location in the country, the **Bonifacio South District** of Bonifacio Global City.*

OPERATIONS

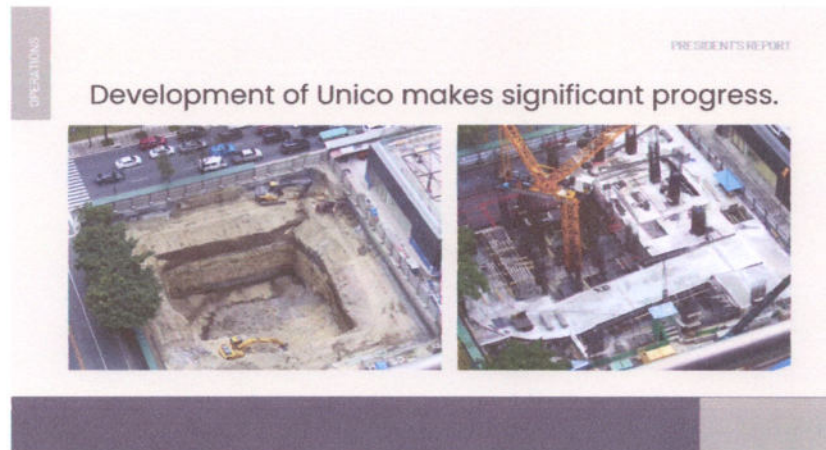


PRESIDENT'S REPORT

Unico redefines modern living with wellness and sophistication as its core features.

Featuring a design philosophy that emphasizes harmonious living environment, Unico is set to house not just residential units ranging from luxurious penthouses to stylish but functional apartments but will also offer premium health and wellness amenities.

These amenities include, but not limited to, a doctor's clinic, lap pool, senior wading pool, children's pool, jacuzzi, gym, studio, sauna, steam room, and hot and cold plunge.



Development of Unico makes significant progress.

The Unico Residential Tower Project has been making consistent progress, proceeding smoothly from site clearing to vertical construction.

Major milestones—including bulk excavation, lean concreting, and mat foundation—were all completed on time.

These were followed by the successful completion of the basement parking levels and the ground floor area, as well as the podium parking levels and the amenity floors.



As of June 2025, construction of Unico is at Level 6.

Ahead of schedule, Unico is destined to become one of BGC's premier residential addresses, exemplifying PhilRealty's dedication to high-quality development and enduring value.

OPERATIONS



PRESENTS REPORT

Welcoming Three Corners Realty Corporation:
expanding reach and unlocking asset value.

A wholly owned subsidiary, Three Corners Realty Corporation, has been incorporated.

The transfer by PhilRealty of a property in BGC located at the corner of 6th Avenue and 25th Street in exchange for voting preferred shares is currently in process.

We warmly welcome this new subsidiary, which we expect to help diversify your Company's portfolio in line with its long-term plans for growth.

This subsidiary is also expected to help strengthen our market presence and extend our reach, creating new sources for revenues that will further ensure our long-term viability.



PRESENTS REPORT

PhilRealty stays grounded to its unwavering commitment of building with purpose.

As we close this year's report, we return to what has always set us apart—our unwavering commitment to building with purpose.

In every decision we make and in every partnership that we nurture, we are guided by intention, trust, and a deep respect for the communities we serve.

While the road ahead may still hold challenges, we move forward with clarity and conviction — designing functional spaces that are built to last and with sustainability in mind.

With the support of our stockholders and our partners, we will continue to shape a future rooted in purpose, driven by integrity, and defined by excellence.

Thank you and a good day to all!

The Chairman thanked Mr. Medrano for his report and proceeded to entertain a motion from Mr. John Earvin Villeza ("MR. VILLEZA"), a proxy holder:

"Mr. Chairman, I move that the Annual Report and the Audited Financial Statements for the year ended 2024 be approved, ratified and confirmed."

The motion was duly seconded by Ms. Lady Adrienne Mitra ("MS. MITRA"), also proxy holder.

At the Chairman's request, and there being 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.	69,553,158	69,553,158		
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TOTAL COMMON SHARES	6,007,536,456	6,007,536,456	0	0
PERCENTAGE (%)	66.0%	66.0%	0.00%	0.00%
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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	6,000,000	6,000,000		

CHIARA ROSARIO JULIA L. PAREDES	15,150,000	15,150,000		
ERWIN V. CIAR	3,000,000	3,000,000		
MARISSA BONGOON	3,500,000	3,500,000		
CARLOS C. PACA	4,000,000	4,000,000		
SUSAN CARAG	4,000,000	4,000,000		
RICHARD GO	3,000,000	3,000,000		
EDILYNDA ENRIQUEZ	500,000	500,000		
IGNACIO ORTIGAS	1,100,000	1,100,000		
ROSALINDA BASAS	10,000	10,000		
TOTAL COMMON SHARES	271,901,435	271,891,435	0	0
PERCENTAGE (%)	2.99%	2.99%	0.00%	0.00%
GRAND TOTAL	6,279,437,891	6,279,427,891	0	0
PERCENTAGE (%)	69.00%	69.00%	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 2025-2026 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 election as members of the Board of Directors for the 2025 to 2026 Term. Each nominee, if elected, shall serve a term of one (1) year or until his/her successor is duly elected and qualified, in accordance with the By-Laws of the Corporation:

Nominees for Regular Directors:

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

Nominees for Independent Director:

8. Mr. Renato G. Nuñez
9. Mr. Jomark O. Arollado
10. Mr. Alfonso Martin E. Eizmendi, and
11. Ms. Rosalinda Y. Basas

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

MS. PANESA 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, or until their successors are duly elected and qualified.”

The motion was seconded by MR. CINCO.

Given that the number of nominees matched the available seats, the Chairman instructed the Corporate Secretary to apply all votes received in favor of the nominees who are all deemed duly elected members of the Board of Directors of Philippine Realty and Holdings Corporation.

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.	69,553,158	69,553,158		
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	6,007,536,456	6,007,536,456	0	0
PERCENTAGE (%)	66.0%	66.0%	0.00%	0.00%
IN PERSON/ IN ABSENTIA	GERARDO DOMENICO ANTONIO V. LANUZA			
	SHARES TO UTILIZE	FOR	AGAINST	ABSTAIN
GERARDO O. LANUZA JR.,	2,174,024	2,174,024		
ANTONIO O. OLBES	506,388	506,388		
GERARDO DOMENICO ANTONIO V. LANUZA	226,786,043	226,786,043		
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	6,000,000	6,000,000		
CHIARA ROSARIO JULIA L. PAREDES	15,150,000	15,150,000		
ERWIN V. CIAR	3,000,000	3,000,000		
MARISSA BONTOGON	3,500,000	3,500,000		
CARLOS C. PACA	4,000,000	4,000,000		
SUSAN CARAG	4,000,000	4,000,000		
RICHARD GO	3,000,000	3,000,000		
EDILYNDA ENRIQUEZ	500,000	500,000		
IGNACIO ORTIGAS	1,100,000	1,100,000		
ROSALINDA BASAS	10,000	10,000		
TOTAL COMMON SHARES	271,901,435	271,901,435	0	0
PERCENTAGE (%)	2.99%	2.99%	0.00%	0.00%

GRAND TOTAL	6,279,437,891	6,279,437,891	0	0
PERCENTAGE (%)	69.0%	69.0%	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.	69,553,158	69,553,158		
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	6,007,536,456	6,007,536,456	0	0
PERCENTAGE (%)	66.0%	66.0%	0.00%	0.00%
IN PERSON/ IN ABSENTIA				
NAME OF STOCKHOLDER	SHARES TO UTILIZE	FOR	AGAINST	ABSTAIN
GERARDO O. LANUZA JR.,	2,174,024	2,174,024		
ANTONIO O. OLBES	506,388	506,388		
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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	6,000,000	6,000,000		
CHIARA ROSARIO JULIA L. PAREDES	15,150,000	15,150,000		
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MARISSA BONTOGON	3,500,000	3,500,000		
CARLOS C. PACA	4,000,000	4,000,000		
SUSAN CARAG	4,000,000	4,000,000		
RICHARD GO	3,000,000	3,000,000		
EDILYNDA ENRIQUEZ	500,000	500,000		
IGNACIO ORTIGAS	1,100,000	1,100,000		
ROSALINDA BASAS	10,000	10,000		
TOTAL COMMON SHARES	271,901,435	271,901,435	0	0
PERCENTAGE (%)	2.99%	2.99%	0.00%	0.00%
GRAND TOTAL	6,279,437,891	6,279,437,891	0	0
PERCENTAGE (%)	69.0%	69.0%	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.	69,553,158	69,553,158		
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	6,007,536,456	6,007,536,456	0	0
PERCENTAGE (%)	66.0%	66.0%	0.00%	0.00%
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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	6,000,000	6,000,000		
CHIARA ROSARIO JULIA L. PAREDES	15,150,000	15,150,000		
ERWIN V. CIAR	3,000,000	3,000,000		
MARISSA BONTOGON	3,500,000	3,500,000		
CARLOS C. PACA	4,000,000	4,000,000		
SUSAN CARAG	4,000,000	4,000,000		
RICHARD GO	3,000,000	3,000,000		
EDILYNDA ENRIQUEZ	500,000	500,000		
IGNACIO ORTIGAS	1,100,000	1,100,000		
ROSALINDA BASAS	10,000	10,000		
TOTAL COMMON SHARES	271,901,435	271,901,435	0	0
PERCENTAGE (%)	2.99%	2.99%	0.00%	0.00%
GRAND TOTAL	6,279,437,891	6,279,437,891	0	0
PERCENTAGE (%)	69.0%	69.0%	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.	69,553,158	69,553,158		
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	6,007,536,456	6,007,536,456	0	0
PERCENTAGE (%)	66.0%	66.0%	0.00%	0.00%
IN PERSON/ IN ABSENTIA	SHARES TO UTILIZE	FOR	AGAINST	ABSTAIN
GERARDO O. LANUZA JR.,	2,174,024	2,174,024		
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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	6,000,000	6,000,000		
CHIARA ROSARIO JULIA L. PAREDES	15,150,000	15,150,000		
ERWIN V. CIAR	3,000,000	3,000,000		
MARISSA BONTOGON	3,500,000	3,500,000		
CARLOS C. PACA	4,000,000	4,000,000		
SUSAN CARAG	4,000,000	4,000,000		
RICHARD GO	3,000,000	3,000,000		
EDILYNDA ENRIQUEZ	500,000	500,000		
IGNACIO ORTIGAS	1,100,000	1,100,000		
ROSALINDA BASAS	10,000	10,000		
TOTAL COMMON SHARES	271,901,435	271,901,435	0	0
PERCENTAGE (%)	2.99%	2.99%	0.00%	0.00%
GRAND TOTAL	6,279,437,891	6,279,437,891	0	0

PERCENTAGE (%)	69.0%	69.0%	0.00%	0.00%
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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.	69,553,158	69,553,158		
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	6,007,536,456	6,007,536,456	0	0
PERCENTAGE (%)	66.0%	66.0%	0.00%	0.00%
IN PERSON/ IN ABSENTIA	SHARES TO UTILIZE	FOR	AGAINST	ABSTAIN
GERARDO O. LANUZA JR.,	2,174,024	2,174,024		
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GERARDO DOMENICO ANTONIO V. LANUZA	226,786,043	226,786,043		
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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	6,000,000	6,000,000		
CHIARA ROSARIO JULIA L. PAREDES	15,150,000	15,150,000		
ERWIN V. CIAR	3,000,000	3,000,000		
MARISSA BONTOGON	3,500,000	3,500,000		
CARLOS C. PACA	4,000,000	4,000,000		
SUSAN CARAG	4,000,000	4,000,000		
RICHARD GO	3,000,000	3,000,000		
EDILYNDA ENRIQUEZ	500,000	500,000		
IGNACIO ORTIGAS	1,100,000	1,100,000		
ROSALINDA BASAS	10,000	10,000		
TOTAL COMMON SHARES	271,901,435	271,901,435	0	0
PERCENTAGE (%)	2.99%	2.99%	0.00%	0.00%
GRAND TOTAL	6,279,437,891	6,279,437,891	0	0
PERCENTAGE (%)	69.0%	69.0%	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.	69,553,158	69,553,158		
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	6,007,536,456	6,007,536,456	0	0
PERCENTAGE (%)	66.0%	66.0%	0.00%	0.00%
IN PERSON/ IN ABSENTIA	SHARES TO UTILIZE	FOR	AGAINST	ABSTAIN
GERARDO O. LANUZA JR.,	2,174,024	2,174,024		
ANTONIO O. OLBES	506,388	506,388		
GERARDO DOMENICO ANTONIO V. LANUZA	226,786,043	226,786,043		

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	6,000,000	6,000,000		
CHIARA ROSARIO JULIA L. PAREDES	15,150,000	15,150,000		
ERWIN V. CIAR	3,000,000	3,000,000		
MARISSA BONGOON	3,500,000	3,500,000		
CARLOS C. PACA	4,000,000	4,000,000		
SUSAN CARAG	4,000,000	4,000,000		
RICHARD GO	3,000,000	3,000,000		
EDILYNDA ENRIQUEZ	500,000	500,000		
IGNACIO ORTIGAS	1,100,000	1,100,000		
ROSALINDA BASAS	10,000	10,000		
TOTAL COMMON SHARES	271,901,435	271,901,435	0	0
PERCENTAGE (%)	2.99%	2.99%	0.00%	0.00%
GRAND TOTAL	6,279,437,891	6,279,437,891	0	0
PERCENTAGE (%)	69.0%	69.0%	0.00%	0.00%

ANDREW C. NG				
NAME OF STOCKHOLDER	SHARES TO UTILIZE	FOR	AGAINST	ABSTAIN
GREENHILLS PROPERTIES INC.	5,933,556,844	5,933,556,844		
CAMPOS LANUZA & CO., INC.	69,553,158	69,553,158		
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	6,007,536,456	6,007,536,456	0	0
PERCENTAGE (%)	66.0%	66.0%	0.00%	0.00%
IN PERSON/ IN ABSENTIA	SHARES TO UTILIZE	FOR	AGAINST	ABSTAIN
GERARDO O. LANUZA JR.,	2,174,024	2,174,024		
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GERARDO DOMENICO ANTONIO V. LANUZA	226,786,043	226,786,043		
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	6,000,000	6,000,000		
CHIARA ROSARIO JULIA L. PAREDES	15,150,000	15,150,000		
ERWIN V. CIAR	3,000,000	3,000,000		
MARISSA BONGOON	3,500,000	3,500,000		
CARLOS C. PACA	4,000,000	4,000,000		
SUSAN CARAG	4,000,000	4,000,000		
RICHARD GO	3,000,000	3,000,000		
EDILYNDA ENRIQUEZ	500,000	500,000		
IGNACIO ORTIGAS	1,100,000	1,100,000		
ROSALINDA BASAS	10,000	10,000		
TOTAL COMMON SHARES	271,901,435	271,901,435	0	0
PERCENTAGE (%)	2.99%	2.99%	0.00%	0.00%
GRAND TOTAL	6,279,437,891	6,279,437,891	0	0

PERCENTAGE (%)	69.0%	69.0%	0.00%	0.00%
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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.	69,553,158	69,553,158		
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	6,007,536,456	6,007,536,456	0	0
PERCENTAGE (%)	66.0%	66.0%	0.00%	0.00%
RENATO G. NUÑEZ				
IN PERSON/ IN ABSENTIA	SHARES TO UTILIZE	FOR	AGAINST	ABSTAIN
GERARDO O. LANUZA JR.,	2,174,024	2,174,024		
ANTONIO O. OLBES	506,388	506,388		
GERARDO DOMENICO ANTONIO V. LANUZA	226,786,043	226,786,043		
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	6,000,000	6,000,000		
CHIARA ROSARIO JULIA L. PAREDES	15,150,000	15,150,000		
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MARISSA BONTOGON	3,500,000	3,500,000		
CARLOS C. PACA	4,000,000	4,000,000		
SUSAN CARAG	4,000,000	4,000,000		
RICHARD GO	3,000,000	3,000,000		
EDILYNDA ENRIQUEZ	500,000	500,000		
IGNACIO ORTIGAS	1,100,000	1,100,000		
ROSALINDA BASAS	10,000	10,000		
TOTAL COMMON SHARES	271,901,435	271,901,435	0	0
PERCENTAGE (%)	2.99%	2.99%	0.00%	0.00%
GRAND TOTAL	6,279,437,891	6,279,437,891	0	0
PERCENTAGE (%)	69.0%	69.0%	0.00%	0.00%

ALFONSO MARTIN E. EIZMENDI				
NAME OF STOCKHOLDER	SHARES TO UTILIZE	FOR	AGAINST	ABSTAIN
GREENHILLS PROPERTIES INC.	5,933,556,844	5,933,556,844		
CAMPOS LANUZA & CO., INC.	69,553,158	69,553,158		
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	6,007,536,456	6,007,536,456	0	0
PERCENTAGE (%)	66.0%	66.0%	0.00%	0.00%
ALFONSO MARTIN E. EIZMENDI				
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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	6,000,000	6,000,000		
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SUSAN CARAG	4,000,000	4,000,000		
RICHARD GO	3,000,000	3,000,000		
EDILYNDA ENRIQUEZ	500,000	500,000		
IGNACIO ORTIGAS	1,100,000	1,100,000		
ROSALINDA BASAS	10,000	10,000		
TOTAL COMMON SHARES	271,901,435	271,901,435	0	0
PERCENTAGE (%)	2.99%	2.99%	0.00%	0.00%
GRAND TOTAL	6,279,437,891	6,279,437,891	0	0
PERCENTAGE (%)	69.0%	69.0%	0.00%	0.00%

JOMARK O. AROLLADO				
NAME OF STOCKHOLDER	SHARES TO UTILIZE	FOR	AGAINST	ABSTAIN
GREENHILLS PROPERTIES INC.	5,933,556,844	5,933,556,844		
CAMPOS LANUZA & CO., INC.	69,553,158	69,553,158		
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	6,007,536,456	6,007,536,456	0	0
PERCENTAGE (%)	66.0%	66.0%	0.00%	0.00%
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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	6,000,000	6,000,000		
CHIARA ROSARIO JULIA L. PAREDES	15,150,000	15,150,000		
ERWIN V. CIAR	3,000,000	3,000,000		
MARISSA BONTOGON	3,500,000	3,500,000		
CARLOS C. PACA	4,000,000	4,000,000		
SUSAN CARAG	4,000,000	4,000,000		
RICHARD GO	3,000,000	3,000,000		
EDILYNDA ENRIQUEZ	500,000	500,000		
IGNACIO ORTIGAS	1,100,000	1,100,000		
ROSALINDA BASAS	10,000	10,000		
TOTAL COMMON SHARES	271,901,435	271,901,435	0	0
PERCENTAGE (%)	2.99%	2.99%	0.00%	0.00%

GRAND TOTAL	6,279,437,891	6,279,437,891	0	0
PERCENTAGE (%)	69.0%	69.0%	0.00%	0.00%

	ROSALINDA Y. BASAS			
NAME OF STOCKHOLDER	SHARES TO UTILIZE	FOR	AGAINST	ABSTAIN
GREENHILLS PROPERTIES INC.	5,933,556,844	5,933,556,844		
CAMPOS LANUZA & CO., INC.	69,553,158	69,553,158		
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	6,007,536,456	6,007,536,456	0	0
PERCENTAGE (%)	66.0%	66.0%	0.00%	0.00%
IN PERSON/ IN ABSENTIA	SHARES TO UTILIZE	FOR	AGAINST	ABSTAIN
GERARDO O. LANUZA JR.,	2,174,024	2,174,024		
ANTONIO O. OLBES	506,388	506,388		
GERARDO DOMENICO ANTONIO V. LANUZA	226,786,043	226,786,043		
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	6,000,000	6,000,000		
CHIARA ROSARIO JULIA L. PAREDES	15,150,000	15,150,000		
ERWIN V. CIAR	3,000,000	3,000,000		
MARISSA BONTOGON	3,500,000	3,500,000		
CARLOS C. PACA	4,000,000	4,000,000		
SUSAN CARAG	4,000,000	4,000,000		
RICHARD GO	3,000,000	3,000,000		
EDILYNDA ENRIQUEZ	500,000	500,000		
IGNACIO ORTIGAS	1,100,000	1,100,000		
ROSALINDA BASAS	10,000	10,000		
TOTAL COMMON SHARES	271,901,435	271,901,435	0	0
PERCENTAGE (%)	2.99%	2.99%	0.00%	0.00%
GRAND TOTAL	6,279,437,891	6,279,437,891	0	0
PERCENTAGE (%)	69.0%	69.0%	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 of Philippine Realty and Holdings Corporation for the 2025-2026 term.

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

9. Mr. Jomark O. Arollado – Independent Director
10. Mr. Alfonso Martin E. Eizmendi – Independent Director, and
11. Ms. Rosalinda Y. Basas – 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. MITRA 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 28, 2024 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. VILLEZA 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.	69,553,158	69,553,158		
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	6,007,536,456	6,007,536,456	0	0
PERCENTAGE (%)	66.02%	66.02%	0.00%	0.00%
IN PERSON/ IN ABSENTIA	SHARES TO UTILIZE	FOR	AGAINST	ABSTAIN
GERARDO O. LANUZA JR.,	2,174,024	2,174,024		
ANTONIO O. OLBES	506,388	506,388		
GERARDO DOMENICO ANTONIO V. LANUZA	226,786,043	226,786,043		
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	6,000,000	6,000,000		
CHIARA ROSARIO JULIA L. PAREDES	15,150,000	15,150,000		
ERWIN V. CIAR	3,000,000	3,000,000		
MARISSA BONTOGON	3,500,000	3,500,000		
CARLOS C. PACA	4,000,000	4,000,000		
SUSAN CARAG	4,000,000	4,000,000		
RICHARD GO	3,000,000	3,000,000		
EDILYNDA ENRIQUEZ	500,000	500,000		
IGNACIO ORTIGAS	1,100,000	1,100,000		
ROSALINDA BASAS	10,000	10,000		
TOTAL COMMON SHARES	271,901,435	271,901,435	0	0
PERCENTAGE (%)	2.99%	2.99%	0.00%	0.00%
GRAND TOTAL	6,279,437,891	6,279,427,891	0	0
PERCENTAGE (%)	69.00%	69.00%	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. CINCO 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. PANESA 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.	69,553,158	69,553,158		
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	6,007,536,456	6,007,536,456	0	0
PERCENTAGE (%)	66.02%	66.02%	0.00%	0.00%

IN PERSON/ IN ABSENTIA	SHARES TO UTILIZE	FOR	AGAINST	ABSTAIN
GERARDO O. LANUZA JR.,	2,174,024	2,174,024		
ANTONIO O. OLBES	506,388	506,388		
GERARDO DOMENICO ANTONIO V. LANUZA	226,786,043	226,786,043		
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	6,000,000	6,000,000		
CHIARA ROSARIO JULIA L. PAREDES	15,150,000	15,150,000		
ERWIN V. CIAR	3,000,000	3,000,000		
MARISSA BONTOGON	3,500,000	3,500,000		
CARLOS C. PACA	4,000,000	4,000,000		
SUSAN CARAG	4,000,000	4,000,000		
RICHARD GO	3,000,000	3,000,000		
EDILYNDA ENRIQUEZ	500,000	500,000		
IGNACIO ORTIGAS	1,100,000	1,100,000		
ROSALINDA BASAS	10,000	10,000		
TOTAL COMMON SHARES	271,901,435	271,901,435	0	0
PERCENTAGE (%)	2.99%	2.99%	0.00%	0.00%
GRAND TOTAL	6,279,437,891	6,279,427,891	0	0
PERCENTAGE (%)	69.00%	69.00%	0.00%	0.00%

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

IX. Other Matter

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

X. 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 Assistant Vice President for Special Projects, to read the questions submitted by the stockholders.

The following question was raised:

Question:

*What are the challenges luxury property developers are facing now and what strategies are in place to mitigate risks in the market?*³

The Chairman referred the question to the President for response.

The President thanked the Chairman and addressed the question as follows:

³ Submitted through the proxy of Mr. Jonathan Sandejas

There are two aspects to the question. Allow me to answer each aspect briefly.

First, the biggest challenge the luxury residential condominium property developers are facing now is rising construction costs, which in turn place upward pressure on prices.

While the broader market may be experiencing oversupply issues, fortunately, in key central business districts (CBDs) like Makati and Bonifacio Global City (BGC), high-end properties continue to see very strong demand from a discerning and affluent clientele, whose demand for upscale dwelling units we consider to be inelastic. This demand is driven by factors like sustained economic growth, increasing affluence, and the perception of strong capital appreciation potential in these areas.

Also going for Metro Manila is that our luxury residential condominium units are generally more affordable compared to those in major Southeast Asian global hubs like Hong Kong or Singapore, or even Bangkok, although prices in Makati and in BGC are also rising, driven by strong investor confidence and pent-up demand.

As regards the second part of your question, PhilRealty has always focused on its market niche—the upscale, luxury residential condominium market and where its buyers have experienced meaningful growth in their investments. This is the market that your Company knows best.

In the specific case of Unico, our new upscale residential tower project, it is located in the most prime area of BGC, the Bonifacio South District. There is also the aspect of having just a few available units for sale, so marketing them will not be difficult. In terms of pricing, we are offering competitive prices for a vastly superior product in terms of use of the highest quality materials, well-thought-out layouts, top-tier amenities, and high capital appreciation potential. We have also consciously avoided competing in terms of price point with vacant lot prices in the exclusive subdivisions of Makati. We have studied our Unico Project very well and we are certain that we have mitigated and addressed adequately the risks involved.

Thank you, and I hope I answered your questions.

Mr. Santos thanked the President and informed the Chairman that there were no further questions from the stockholders.

With no further questions, the Chairman called for a motion to adjourn. MR. CINCO moved for adjournment, which was seconded by MS. PANESA. 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 3:42 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
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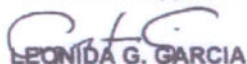
PHILIPPINE REALTY & HOLDINGS CORPORATION (Notice and Agenda of Annual Stockholders' Meeting)

text of which could be read/deed as follows:

AS PER ATTACHED

has been published in **BusinessMirror** in its issue/s
June 2 and 3, 2025.

AFFIANT FURTHER SAYETH NAUGHT
Manila, Philippines


LEONIDA G. GARCIA
Affiant

SUBSCRIBED and SWORN to before me this
_____ day of _____, 2025 at Makati City, Metro
Manila, Philippines.

Affiant exhibited to me her TIN ID No. 214-787-675-000
& SSS ID No. 33-6140749-1 with picture.

Doc.No. 122
Page No. 26
Book No. 89
Series of 2025.

BM-117318


ATTY. JOSHUA P. LAPUZ

Notary Public Makati City
Until Dec. 31, 2025

Appointment No. M-016-(2024-2025)
PTR No. 10468007 Jan. 2, 2025/ Makati
IBP Lifetime No. 04897 Roll NO. 45790
MCLE Compliance No. VIII-0025286
Valid Until April 14, 2028
C/F Fedman Bldg., 199 Salcedo St.
Lopezville Village, Makati City

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Philippine Realty &
Holdings Corporation

NOTICE AND AGENDA OF ANNUAL STOCKHOLDERS' MEETING

ANNEX A1

Notice is hereby given that the Annual Stockholders' Meeting ("ASM" or "Meeting") of PHILIPPINE REALTY AND HOLDINGS CORPORATION (the "Company") will be held on Friday, June 27, 2025, at 3:00 p.m. The Meeting will be conducted virtually and there will no longer be a physical venue for the ASM.

The Agenda of the Meeting is as follows:

1. Call to Order;
2. Certification of Notice of Meeting and Determination of Quorum;
3. Approval of the Minutes of the Previous ASM held on June 28, 2024;
4. Report of the President and approval of the 2024 Annual Report and the 2024 Audited Financial Statements;
5. Election of the Members of the Board of Directors for the ensuing year;
6. Approval and Ratification of all Acts, Contracts, and Deeds of the Board of Directors, Board Committees, Management and Officers during their terms of office;
7. Appointment of External Auditor
8. Other business that may properly be brought before the Meeting; and
9. Adjournment

Only stockholders of record as of March 31, 2025 are entitled to notice of, and to vote at, the said Meeting.

Pursuant to the Company's By-Laws, the Board of Directors during its meeting on February 18, 2025 approved the conduct of the Annual Stockholders' Meeting to be held in a fully virtual format, hence stockholders may only attend the meeting by remote communication, by voting in absentia, or through proxy. The conduct of the Annual Stockholders' Meeting will be streamed live, and stockholders may attend the Meeting by registering on or before 5:00 PM on June 16, 2025.

Stockholders who intend to participate in the virtual ASM may register by sending an email to asmregistration@philirealty.com.ph of their intention to participate on or before 5:00 PM of June 16, 2025 together with the requirements set forth in the Information Statement and published at the Company's website at www.philirealty.com.ph.

Upon successful registration and validation of the documents submitted through email above, the stockholder will receive an email confirmation containing the Zoom link and a code to log in and view the 2025 ASM.

Electronic copies of the Information Statement and the Management Report, and SEC Form 17-A and other relevant documents in relation to the annual stockholders meeting may also be accessed through the aforementioned website www.philirealty.com.ph/investor-relations/ and through the PSE EDGE portal.

Pasig, Metro Manila, May 29, 2025.

ATTY. REX P. DOMINGUEZ
Corporate Secretary

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Philippine Realty &
Holdings Corporation

NOTICE AND AGENDA OF ANNUAL STOCKHOLDERS' MEETING

ANNEX "A2"

Notice is hereby given that the Annual Stockholders' Meeting ("ASM" or "Meeting") of PHILIPPINE REALTY AND HOLDINGS CORPORATION (the "Company") will be held on Friday, June 27, 2025, at 3:00 p.m. The Meeting will be conducted virtually and there will no longer be a physical venue for the ASM.

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4. Report of the President and approval of the 2024 Annual Report and the 2024 Audited Financial Statements;
5. Election of the Members of the Board of Directors for the ensuing year;
6. Approval and Ratification of all Acts, Contracts, and Deeds of the Board of Directors, Board Committees, Management and Officers during their terms of office;
7. Appointment of External Auditor
8. Other business that may properly be brought before the Meeting; and
9. Adjournment

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Electronic copies of the Information Statement and the Management Report, and SEC Form 17-A and other relevant documents in relation to the annual stockholders meeting may also be accessed through the aforementioned website www.philirealty.com.ph/investor-relations/ and through the PSE EDGE portal.

Pasig, Metro Manila, May 29, 2025.

ATTY. DEL P. SORIANO
Corporate Secretary

ANNEX "B"

REPUBLIC OF THE PHILIPPINES)
Quezon City, Metro Manila) SS

AFFIDAVIT OF PUBLICATION

I, LEO N. ALLISGAR, 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 Balara 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 2, & 3, 2025

FURTHER AFFIANT SAYETH NOT.

Quezon City, Metro Manila


LEO N. ALLISGAR
Affiant

SUBSCRIBED AND SWORN to before me this 2ND day of JUNE Affiant having exhibited to me his/her/its/their ID with No. 0111-2584437-3


JESSICA SANCIO
Notary Public
Juni Buntan 311, 2056
Adak, Marikina City, 1909 (2025-2026)
Roll No. 44261
IBP No. 1082447 (LIFTED)/06-30-17/Q.C.
PTR No. 6991051/1-06-2025/Q.C.
MCLE Compliance No. VII-0023572/03-04-25
Unit 203, STC Bldg. 190 P. Tucson Blvd.
Araneta City, Quezon City, 1109

Doc. No. 362
Page No. 74
Book No. III
Series of 2025



Philippine Realty &
Holdings Corporation

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Pasig, Metro Manila, May 29, 2025.


ATTY. REX P. SORIANO
Corporate Secretary

REUTERS

cast."

The San Francisco Fed chief also said incoming information

growth, with the disorganized rollout making it hard for businesses and consumers to adapt.

one way or another as they get a clearer picture of the direction of the economy. — *Bloomberg News*

ANNEX B2



Philippine Realty & Holdings Corporation

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Upon successful registration and validation of the documents submitted through email above, the stockholder will receive an email confirmation containing the Zoom link and a code to log in and view the 2025 ASM.

Electronic copies of the Information Statement and the Management Report, and SEC Form 17-A and other relevant documents in relation to the annual stockholders meeting may also be accessed through the aforementioned website www.philirealty.com.ph/investor-relations/ and through the PSE EDGE portal.

Posig, Metro Manila, May 29, 2025.


ATTY. REX P. BALMACIO
Corporate Secretary