

**STA. LUCIA LAND, INC.**  
**Resolutions of the Board of Directors and Executive Committee**  
**For the Period from 20 August 2020 to 24 June 2021**

<b>Organizational Meeting of the Board of Directors dated 20 August 2020</b>	
1	Election of the Officers and Board Committee Members for the year 2020-2021
2	Resolution approving the Minutes of the Special Meeting of the Board of Directors held on 21 May 2020
3	Resolutions authorizing the Corporation to acquire parcels of land in Davao del Sur, Laguna, Batangas, and Rizal
4	Resolution authorizing the Corporation to enter into joint ventures involving the development of projects located in Zambales and Pampanga
5	Resolution authorizing the Corporation to issue up to PhP8 Billion worth of (i) senior fixed rate retail bonds in one or more tranches, subject to the approval by the Securities and Exchange Commission (“SEC”) and the Philippine Dealing and Exchange Corporation (“PDEX”) and/or (ii) senior corporate notes to primary institutional lenders/qualified buyers, with China Bank Capital Corporation as its lead underwriter, issue manager and bookrunner, under such terms and conditions as the Board may deem to be fair and reasonable and in the best interest of the Corporation, and for such purpose, to file its (i) Registration Statement with the SEC for the shelf registration of senior fixed rate retail bonds and (ii) application for registration and listing with PDEX
6	Resolution authorizing the Corporation to transact and deal with China Banking Corporation – Trust and Asset Management Group for the purpose of securing credit accommodations of up to PhP1 Billion
7	Resolution authorizing the Corporation to transact and deal with Rizal Commercial Banking Corporation – Trust and Investments Group for the purpose of securing credit accommodations of up to PhP300 Million
8	Resolution authorizing the Corporation to apply for an online banking facility to be used for online inquiry/accessing of its accounts with selected banks
<b>Executive Committee Meeting held on 10 September 2020</b>	
10	Resolution authorizing the Corporation to borrow funds from individual lenders in the total amount of up to a maximum of PhP1 Billion in tranches and authorizing RCBC Capital Corporation to act as broker for the promissory notes
<b>Special Meeting of the Board of Directors dated 10 December 2020</b>	
11	Resolution approving the Minutes of the Organizational Meeting of the Board of Directors held on 20 August 2020
12	Resolutions authorizing the Corporation to acquire parcels of land located in Bulacan, Batangas, San Pablo City, and Laguna
13	Resolutions authorizing the Corporation to acquire a parcel of land located in Rizal from Sta. Lucia Realty & Development, Inc., the terms of which were duly reported to, and approved by, the Related Party Transactions Committee pursuant to the Corporation’s Material Related Party Transactions Policy
14	Resolutions authorizing the Corporation to enter into joint ventures with Sta. Lucia Realty & Development, Inc., the terms of which were duly reported to, and approved by, the Related Party Transactions Committee pursuant to the Corporation’s Material Related Party Transactions Policy, involving the development of projects located in Rizal, Pampanga and Pangasinan
15	Resolutions amending the authority granted during the Organizational Meeting of the Board of Directors dated 20 August 2020, as disclosed in item (D) of the Current Report dated 20 August 2020, to approve the issuance of up to Eight Billion Pesos (PhP8,000,000,000.00) worth of unsecured fixed rate retail bonds in two or more tranches with the first tranche offering of up

	to One Billion Pesos (PhP1,000,000,000.00) with an Oversubscription Option of up to One Billion Pesos (PhP1,000,000,000.00), subject to the approval by the SEC and the PDEX, with China Bank Capital Corporation as its lead underwriter, issue manager and bookrunner
16	Resolutions approving the disclosure in the Registration Statement of the Corporation for the registration of up to Eight Billion Pesos (PhP8,000,000,000.00) worth of unsecured fixed rate retail bonds ('Bonds') which will be offered in two or more tranches, with the first tranche offering of up to One Billion Pesos (PhP1,000,000,000.00) worth of Bonds with an Oversubscription Option of up to One Billion Pesos (PhP1,000,000,000.00)
17	Resolutions approving the availment of up to Five Hundred Million Pesos (P500,000,000.00) worth of loans and credit facilities from Philippine Commercial Capital Inc. – Trust and Investment Group
18	Resolutions designating the official and alternate e-mail addresses and cellphone numbers of the Corporation in compliance with SEC Memorandum Circular No. 28, series of 2020
<b>Executive Committee Meeting held on 11 January 2021</b>	
19	Designation of authorized signatories for transactions with the Pag-IBIG Fund
<b>Executive Committee Meeting held on 14 January 2021</b>	
20	Designation of authorized signatories in the Condominium and/or Subdivision Plan, Building Permit Application and other documents to be submitted for approval by the Bureau of Lands, Local Government Unit and other government agencies for various projects
21	Designation of authorized signatories for the renewal application and transactions with the Business Bureau, City Assessor's Office, Office of the City Treasurer of Davao City in connection with the renewal of the business permit in Digos City
22	Authority to file applications before the office of Manila Water and/or any of its branches in relation to the installation of permanent and temporary facilities in all subdivision and condominium projects of the Corporation
23	Authority to file application with Manila Electric Company (MERALCO) in relation to the installation of permanent and temporary facilities in Sta. Lucia Residences condominium project located in Cainta, Rizal
24	Authority to file applications before the office of Manila Electric Company (MERALCO) and/or any of its branches in relation to the installation of permanent and temporary facilities in all subdivision and condominium projects of the Corporation
25	Authority to file applications before the office of Prime Water and/or any of its branches in relation to the installation of permanent and temporary facilities in all subdivision and condominium projects of the Corporation
26	Authority to submit the environmental compliance report with the Department of Environmental and Natural Resources
27	Designation of authorized signatories to process and sign the application for Development Permit of the Centro Verde Project located in Pangasinan
<b>Executive Committee Meeting held on 02 March 2021</b>	
28	Resolution approving the Reviewed Interim Financial Statements as of and for the period ended 30 September 2020
<b>Special Meeting of the Board of Directors dated 12 March 2021</b>	
29	Resolution approving the Minutes of the Special Meeting of the Board of Directors held on 10 December 2020
30	Resolutions authorizing the Corporation to acquire parcels of land located in Davao del Sur, Iloilo and Batangas
31	Resolution authorizing the Corporation to enter into joint ventures involving the development of projects located in Rizal, Davao del Sur, Lapu-Lapu City and Batangas
32	Resolutions authorizing the Corporation to enter into joint ventures with Sta. Lucia Realty & Development, Inc., the terms of which were duly reported to, and approved by, the Related Party Transactions Committee pursuant to the Corporation's Material Related Party

	Transactions Policy, involving the development of projects located in Cavite, Rizal and Batangas
33	Resolutions authorizing the Corporation to issue up to Seven Billion Pesos (PhP7,000,000,000.00) worth of corporate notes to not more than nineteen (19) primary institutional lenders/qualified buyers, under such terms and conditions as the Corporation's management
34	Resolutions approving the amendment of the By-Laws of the Corporation to authorize the stockholders to vote through remote communication or in absentia;
35	Resolutions setting the date of the Annual Stockholders' Meeting of the Corporation for the year 2021 on Friday, 25 June 2021, 8:00 a.m., and authorizing the virtual conduct of the Annual Stockholders' Meeting
36	Resolutions authorizing the stockholders to participate and vote on matters in the 2021 Annual Stockholders' Meeting via remote communication or in absentia
37	Resolutions setting the record date on 21 May 2021 for purposes of determining the list of stockholders of the Corporation who are entitled to notice of, and to vote at, the Annual Stockholders' Meeting, and all other deadlines to ensure timely and full compliance with the reportorial/disclosure requirements of both the SEC and the PSE for the Annual Stockholders' Meeting
38	Resolution ratifying the designation of the Corporation's Compliance Officer for purposes of complying with the Anti-Money Laundering Act
<b>Executive Committee Meeting held on 12 March 2021</b>	
39	Designation of an authorized signatory for the Condominium and/or Subdivision Plan, building permit application and other necessary documents for submission to the Bureau of Lands, local government unit and government agencies in Marikina City for Acropolis Loyola
40	Designation of an authorized signatory for the Condominium and/or Subdivision Plan, building permit application and other necessary documents for submission to the Bureau of Lands, local government unit and government agencies for Yanarra Residences
<b>Executive Committee Meeting held on 12 April 2021</b>	
41	Designation of an authorized signatory for the Condominium and/or Subdivision Plan, building permit application and other necessary documents for submission to the Bureau of Lands, local government unit and government agencies in Puerto Princesa City for Greenpeak Residences Phase 2
42	Designation of an authorized signatory for the Condominium and/or Subdivision Plan, building permit application and other necessary documents for submission to the Bureau of Lands, local government unit and government agencies in Puerto Princesa City for Marbella Phase 1-A Subdivision
43	Designation of an authorized signatory for the Condominium and/or Subdivision Plan, building permit application and other necessary documents for submission to the Bureau of Lands, local government unit and government agencies in Puerto Princesa City for Golden Meadow Residences
44	Designation of an authorized signatory for the Condominium and/or Subdivision Plan, building permit application and other necessary documents for submission to the Bureau of Lands, local government unit and government agencies in Puerto Princesa City for Sonoma Place
45	Designation of an authorized signatory for the Condominium and/or Subdivision Plan, building permit application and other necessary documents for submission to the Bureau of Lands, local government unit and government agencies in Puerto Princesa City for Valencia Homes
<b>Executive Committee Meeting held on 26 April 2021</b>	
46	Designation of an authorized signatory for the Condominium and/or Subdivision Plan, building permit application and other necessary documents for submission to the Bureau of Lands, local government unit and government agencies in the CALABARZON Region for Ponte Verde de Sto. Tomas Phase 3-A

47	Designation of an authorized signatory for the Condominium and/or Subdivision Plan, building permit application and other necessary documents for submission to the Bureau of Lands, local government unit and government agencies in the CALABARZON Region for Nasacosta Peak Towers
48	Designation of an authorized signatory for the Condominium and/or Subdivision Plan, building permit application and other necessary documents for submission to the Bureau of Lands, local government unit and government agencies in the CALABARZON Region for Greenpeak Heights Phase 3
49	Designation of an authorized signatory for the Condominium and/or Subdivision Plan, building permit application and other necessary documents for submission to the Bureau of Lands, local government unit and government agencies in the CALABARZON Region for Palo Alto Phase 3
50	Resolutions authorizing the filing of applications for permits and transacting with the City of Dasmariñas, Province of Cavite for the construction and/or operation of the elevated water tank and pumping station in Mesilo Nueva Vida subdivision project
51	Resolutions authorizing the filing of an application for the Environmental Compliance Certificate and Environmental Impact Statement Report before the Department of Environment and Natural Resources and other related government agencies for the Fairmont Lake Residences subdivision project
<b>Executive Committee Meeting held on 17 May 2021</b>	
52	Resolutions approving the Audited Financial Statements for the period ended 31 December 2020