

COVER SHEET

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S.E.C. Registration Number

S	T	A	.		L	U	C	I	A		L	A	N	D	,		I	N	C	.									

(Company's Full Name)

P	E	N	T	H	O	U	S	E		B	L	D	G	.		3	,		S	T	A	.		L	U	C	I	A	
M	A	L	L	,		M	A	R	C	O	S		H	I	G	H	W	A	Y		C	O	R	N	E	R			
I	M	E	L	D	A		A	V	E	N	U	E	,		C	A	I	N	T	A	,		R	I	Z	A	L		

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

PATRICIA A. O. BUNYE (Corporate Secretary) Contact Person																			
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681-7332 Company Telephone Number									
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1	2	3	1
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Month Day
Fiscal Year

Definitive Information Statement

2	0	-	I	S
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FORM TYPE

0	8	1	2
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Month Day
Special Meeting

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Secondary License Type, If Applicable

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Dept. Requiring this Doc.

Article Second, Part B Amended Articles Number/Section									
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More than Twenty (20) Total No. of Stockholders									
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Total Amount of Borrowings									
Domestic					Foreign				

To be accomplished by SEC Personnel concerned

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File Number

LCU

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Document I. D.

Cashier

STAMPS									
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Remarks = pls. use black ink for scanning purposes



SEC Main Office
The SEC Headquarters
7907 Makati Avenue, Salcedo Village, Barangay Bel-Air, Makati City , 1209

electronic Official Receipt

Transaction Details

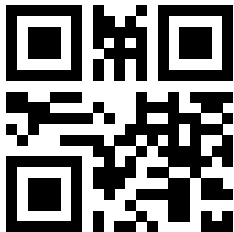
eOR Number	20250708-MYEG-0086039-78
Transaction Number	2K5UGJJQML
Payment Date	July 08, 2025 09:53 AM
Payment Scheme	Bank Transfer-BDO_ONLINE
Status	Payment Success
Payment Status	PAYMENT_SUCCESS

Payment Assessment Details

PAF No.	20250707-13071244
PAF Date	2025-07-07 15:57:06
Payor Name	STA. LUCIA LAND, INC.
Payor Address	CAINTA, RIZAL

#	Nature of Collection	Account Code	Amount
1	Information Statement - Registrant	4020199099(678)	7,500.00
2	Legal Research Fee (A0823)	2020105000(131)	75.00
TOTAL			7,575.00

Total amount indicated herein does not include the convenience/service fee of the selected payment channel.



Machine Validation:

VALID UNTIL: AUGUST 21, 2025

Republic of the Philippines
DEPARTMENT OF FINANCE
SECURITIES AND EXCHANGE COMMISSION
The SEC Headquarters
7907 Makati Avenue, Salcedo Village,
Barangay Bel-Air, Makati City, 1209

**PAYMENT ASSESSMENT FORM**

No. 20250707-13071244

DATE 07/07/2025	RESPONSIBILITY CENTER MSRD
PAYOR: STA. LUCIA LAND, INC. CAINTA, RIZAL	

NATURE OF COLLECTION	QUANTITY	ACCOUNT CODE	AMOUNT
Information Statement - Registrant		4020199099 (678)	7,500.00
Legal Research Fee (A0823)		2020105000 (131)	75.00
----NOTHING FOLLOWS----			
TOTAL AMOUNT TO BE PAID			Php 7,575.00

Assessed by:	Verified by:	Amount in words: SEVEN THOUSAND FIVE HUNDRED SEVENTY FIVE PESOS AND 00/100
Remarks: 2025 SSM		

PAYMENT OPTIONS

- Online payment thru eSPAYSEC at
• <https://espaysec.sec.gov.ph>
- Over the Counter Payments at any LandBank branch nationwide **from 8:30 am up to 3:00 pm only**

NOTES:

- A. The Payment Assessment Form (PAF) is valid until AUGUST 21, 2025.
- B. Accepted modes of payment at Landbank branches:
1. Cash 2. Manager's/Cashier's Check payable to the Securities and Exchange Commission
- C. For check payment, please prepare separate Manager's checks per fund account as indicated on the breakdown summary.
- D. For over the counter payment at LandBank:
- Print 2 copies of PAF, 1 Client Copy, 1 LandBank copy
 - Accomplish the onColl Payment slip per fund account as indicated on the breakdown summary.
Use the correct Fund Account and Account No. and provide the below information:
 - Reference Number 1 - PAF No.
 - Reference Number 2 - Name of Payor appearing on the PAF
 - Present OnColl Payment Slip, together with the PAF, to the LandBank Teller
- E. You may generate the electronic official receipt (eOR) by visiting <https://espaysec.sec.gov.ph/eor>
 - Payment thru ESPAYSEC – eOR available upon payment
 - LandBank OTC - eOR available within two (2) business days after the payment
- F. ANY ALTERATIONS WILL INVALIDATE THIS FORM

BREAKDOWN SUMMARY

FUND ACCOUNT	AMOUNT	ACCOUNT #
SEC SRC Current Account	7,500.00	0552-2222-88
SEC BTR Account - LRF	75.00	3402-2319-20
TOTAL	Php 7,575.00	

VALID UNTIL: AUGUST 21, 2025



NOTICE OF SPECIAL STOCKHOLDERS' MEETING

TO : **ALL STOCKHOLDERS**

Please be notified that the Special Stockholders' Meeting of **STA. LUCIA LAND, INC.** (the "Corporation") will be held on **Tuesday, 12 August 2025**, at **11:00 a.m.** at Penthouse Building III, Sta. Lucia Mall, Marcos Highway corner Imelda Avenue, Cainta, Rizal, via remote communication through the **Zoom** application, at which meeting the following matters will be taken up:

1. Opening of the Meeting by the Chairman
2. Proof of Notice
3. Proof of the Presence of a Quorum
4. Reading and Approval of the Minutes of the Annual Stockholders' Meeting held on 20 June 2025
5. Approval of the Amendment of the Secondary Purposes in the Corporation's Articles of Incorporation
6. Other Matters
7. Adjournment

Electronic copies of the Corporation's Definitive Information Statement and other pertinent documents may be accessed and downloaded from the Corporation's website and PSE EDGE.

A majority of the subscribed capital present via remote communication or represented by proxy shall be sufficient to constitute a quorum for the transaction of business.

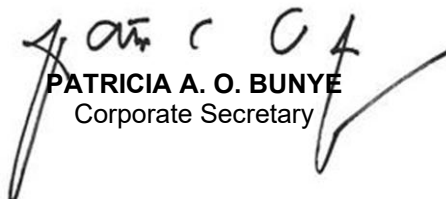
At each meeting of the stockholders, every stockholder shall be entitled to vote via remote communication or by proxy, for each share of stock held by him which has voting power upon the matter in question.

By resolution of the Board of Directors, the close of business on Friday, 18 July 2025, has been fixed as the record date for the determination of the stockholders entitled to notice of, and to vote at, the Special Stockholders' Meeting and any adjournment thereof.

Stockholders may only attend the meeting via remote communication or by proxy, and by complying with the Guidelines for Participation via Remote Communication and Voting *in Absentia*, which is available at the Corporation's website. Stockholders who have successfully registered and been duly verified may access the online livestreaming of the meeting and vote *in absentia*.

All stockholders who do not expect to attend the meeting via remote communication are urged to fill in, date, sign and return the proxy, which is available on the Corporation's website, to the Corporation not later than Wednesday, 05 August 2025, in accordance with the 2015 Revised Implementing Rules and Regulations of the Securities Regulation Code. Proxies received after the said deadline will not be recorded. Corporate stockholders are requested to attach to the proxy instrument their respective Secretary's Certificates containing the Board Resolution *vis-à-vis* the authority of their proxy(ies). **Management is not asking you for a proxy, and you are not requested to send management a proxy.** All proxies submitted on or before the deadline shall be validated by a Committee of Inspectors on Friday, 07 August 2025, at the principal office of the Corporation.

07 July 2025.


PATRICIA A. O. BUNYE
Corporate Secretary

STA. LUCIA LAND, INC.
SPECIAL STOCKHOLDERS' MEETING
12 August 2025, 11:00 a.m.
Via web conference

PROXY

KNOW ALL MEN BY THESE PRESENTS:

The undersigned stockholder of **STA. LUCIA LAND, INC.** (the "Corporation") does hereby name, constitute and appoint the Chairman of the Meeting as my/our/its proxy, to represent and vote all shares registered in his/her/its name in the books of said Corporation, at the Special Stockholders' Meeting to be held on Tuesday, 12 August 2025, at 11:00 a.m., or at any adjournment thereof, for the purpose of acting on all of the following matters:

1. Reading and Approval of the Minutes of the 2025 Annual Stockholders' Meeting

Y	N	AB

2. Approval of the Amendment of the Secondary Purposes in the Corporation's Articles of Incorporation

Y	N	AB

IN WITNESS WHEREOF, the undersigned has hereunto set his/her/its hand this ____ day of _____ 2025.

Signature : _____
Printed Name of Signatory / Stockholder : _____
Position of Signatory : _____

WITNESSES:

A proxy executed by a corporate stockholder shall be in the form of a board resolution duly certified by the Corporate Secretary or in this proxy form executed by a duly authorized corporate officer accompanied by a Corporate Secretary's Certificate quoting the board resolution authorizing the said corporate officer to execute the proxy.

This proxy should be received by the Corporate Secretary together with other documentary requirements on or before **05 August 2025**, the deadline for submission of proxies.

This proxy revokes any and all proxies which may have previously been executed in favor of a person or persons other than those named above. This proxy shall remain in full force and effect until specifically revoked through notice in writing lodged with the Corporate Secretary of said Corporation at any time prior to the scheduled time of the meeting, in accordance with the Corporation's By-Laws.

As applicable, the abovementioned stockholder hereby consents to the processing of his/her/its personal information for purposes of the corporation's Special Stockholders' Meeting.

* Legend: Y – Yes; N – No; AB - Abstain

**SECURITIES AND EXCHANGE COMMISSION
SEC FORM 20-IS
INFORMATION STATEMENT PURSUANT TO SECTION 20 (3) (A)
OF THE SECURITIES REGULATION CODE**

1. Check the appropriate box:

☐ Preliminary Information Statement
☒ Definitive Information Statements

2. Name of Registrant as specified in its charter

STA. LUCIA LAND, INC.

3. Province, country or other jurisdiction of incorporation or organization

METRO MANILA, PHILIPPINES

4. SEC Identification Number **31050**

5. BIR Tax Identification Code **000-152-291**

6. Address of principal office

Penthouse, Building III, Sta. Lucia Mall, Marcos Highway corner Imelda Avenue, Cainta, Rizal 1900

7. Registrant's telephone number, including area code **(632) 8681-7332**

8. Date, time and place of the meeting of security holders

12 August 2025, 11:00 a.m., at Penthouse Building III, Sta. Lucia Mall, Marcos Highway corner Imelda Avenue, Cainta, Rizal. The meeting will be conducted virtually and participation will be via remote communication through the Zoom application.

9. The approximate date on which the Information Statement will be sent or given to the security holders is on **22 July 2025**

10. Securities registered pursuant to Sections 8 and 12 of the Code or Sections 4 and 8 of the RSA (information on number of shares and amount of debt is applicable only to corporate registrants):

Title of Each Class

Number of Shares of Common Stock
Outstanding or Amount of Debt Outstanding

Common

8,296,450,000

11. Are any or all of Registrant's securities listed on a Stock Exchange?

Yes **x** No

If yes, disclose the name of such Stock Exchange and the class of securities listed therein:

Philippine Stock Exchange, Inc., Common Shares

INFORMATION STATEMENT

<p>WE ARE NOT ASKING YOU FOR A PROXY AND YOU ARE REQUESTED NOT TO SEND US A PROXY</p>
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GENERAL INFORMATION

Date, Time and Place of Meeting of Security Holders

Date : 12 August 2025

Time : 11:00 a.m.

Place : Penthouse Building III, Sta. Lucia Mall, Marcos Highway corner Imelda Avenue, Cainta, Rizal, 1900. The meeting will be conducted virtually and participation will be via remote communication through the Zoom application.

The corporate mailing address of the principal office of the Registrant is Penthouse Building III, Sta. Lucia Mall, Marcos Highway corner Imelda Avenue, Cainta, Rizal 1900.

The approximate date the definitive copies of the Information Statement will be sent or given to security holders is on 22 July 2025.

Dissenter's Right of Appraisal

There are no matters to be acted upon in the stockholders' meeting which may give rise to any rights of appraisal under Section 80, Title X, Appraisal Right, Revised Corporation Code of the Philippines.

A stockholder who shall have voted against any corporate action involving matters enumerated under Section 80, Title X, Appraisal Right, the Revised Corporation Code of the Philippines (the "dissenting stockholder") may exercise his appraisal right by making a written demand on the Registrant for the payment of the fair value of shares held within thirty (30) days after the Stockholders' Meeting date. Failure to make the demand within the prescribed period shall be deemed a waiver of the appraisal right. If the proposed corporate action is implemented, the Registrant shall pay the dissenting stockholder upon surrender of the stock certificates representing his shareholdings in the Registrant based on the fair value thereof as of the day prior to the date of the Stockholders' Meeting, excluding any appreciation or depreciation in anticipation of such corporate action, provided that no payment shall be made to the dissenting stockholder unless the Registrant has unrestricted retained earnings to cause such payment.

Interest of Certain Persons in or Opposition to Matters to be acted upon

No director has informed the Registrant in writing that he intends to oppose any action to be taken at the meeting.

CONTROL AND COMPENSATION INFORMATION

Voting Securities and Principal Holders Thereof

(a) Number of shares outstanding as of 30 June 2025:

Common: 8,296,450,000

Each security holder shall be entitled to as many number of votes as the number of shares held.

(b) Record date: 18 July 2025

Voting Rights

Pursuant to Sections 1.06 and 1.07 of the Registrant's By-Laws, every holder of voting stock may vote during all meetings, including the Special Stockholders' Meeting, either in person or by proxy executed in writing by the stockholder or his duly authorized attorney-in-fact. Stockholders may exercise their right to vote through remote communication or *in absentia*.

Security Ownership of Certain Beneficial Owners and Management

- Security Ownership of Certain Record and Beneficial Owners

Stockholders who/which are directly/indirectly the record/beneficial owners of more than 5% of the Registrant's voting securities as of 30 June 2025:

Title of Class	Name and Address of Record Owner and Relationship with Issuer	Name of Beneficial Owner and Relationship with Record Owner	Citizenship	Number of Shares Held	Percentage Held
Common	Sta. Lucia Realty & Development, Inc. ("SLRDI") Bldg. II, Sta. Lucia East Grand Mall, Marcos Highway corner Felix Avenue, Cainta, Rizal	Relationship: Parent Company Beneficial owners: Mariza Santos-Tan, Vicente R. Santos, Orestes R. Santos, Felizardo R. Santos, and Leodegario R. Santos	Domestic	6,701,005,767	80.7696%
Common	PCD Nominee Corporation Tower I, The Enterprise Center, 6766 Ayala Ave. corner Paseo de Roxas, Makati City Relationship with Issuer: N/A	1. Various beneficial owners 2. Cualoping Securities Corporation	Domestic	1,566,679,356	19.12%

The voting of the shares of the foregoing corporate stockholders of the Registrant during the stockholders' meeting is directed by the majority vote of the members of their respective board of directors.

Based on its latest General Information Sheet ("GIS") on file with the Securities and Exchange Commission ("SEC"), the majority stockholders of SLRDI are Mariza Santos-Tan, Vicente R. Santos, Orestes R. Santos, Felizardo R. Santos, and Leodegario R. Santos, all Filipino citizens. They each hold 10% of the outstanding capital stock of SLRDI. SLRDI has not yet submitted its proxy for the 2025 Special Stockholders' Meeting of the Registrant since the deadline for submission is on 05 August 2025.

- Security Ownership of Management (as of 30 June 2025)

Title of class	Name of Beneficial Owner	Amount and Nature of Beneficial Ownership	Citizenship	Percentage of Class
Common	VICENTE R. SANTOS	712,494	Filipino	0.01%
	Chairman	Direct		
	Evangelista St., Brgy. Santolan	233,000		
	Pasig City	Indirect		
Common	EXEQUIEL D. ROBLES	712,500	Filipino	0.01%
	President and Director	Direct		
	F. Pasco Ave., Dumandan	230,000		
	Compound, Santolan, Pasig City	Indirect		
Common	MARIZA R. SANTOS-TAN	1	Filipino	-
	Treasurer and Director	Direct		
	G/F, State Centre II	0		
	Ortigas Ave., Mandaluyong City	Indirect		
Common	AURORA D. ROBLES	1	Filipino	-
	Assistant Treasurer and Director	Direct		
	Alexandra Condominium	0		
	Meralco Ave., Pasig City	Indirect		
Common	SIMEON S. CUA	999	Filipino	0.00%
	Director	Direct		
	1765 P.M. Guazon Street	0		
	Paco, Manila 1007	Indirect		
Common	ANTONIO D. ROBLES	1	Filipino	-
	Director	Direct		
	Odyssey St., Acropolis Green Subd.	0		
	Libis, Quezon City	Indirect		
Common	ORESTES R. SANTOS	1	Filipino	-
	Director	Direct		
	Odyssey St., Acropolis	0		
	Quezon City	Indirect		

Common	DANILO A. ANTONIO Independent Director Taft Avenue Extension Brgy. San Rafael, Pasay City	1,000 Direct 0 Indirect	Filipino	-
Common	RENATO C. FRANCISCO Independent Director Sparrow Street New Marikina Subdivision Marikina City	1,000 Direct 0 Indirect	Filipino	-
Common	DAVID M. DELA CRUZ Executive Vice President, CFO, and Chief Risk Officer 31 La Naval Street Remmanville Subdivision Better Living, Parañaque	0 Direct 0 Indirect	Filipino	-
Common	ATTY. PATRICIA A. O. BUNYE Corporate Secretary One Orion 11 th Avenue cor. University Parkway Bonifacio Global City 1634 Metro Manila	0 Direct 0 Indirect	Filipino	-
Common	ATTY. CRYSTAL I. PRADO Assistant Corporate Secretary N409, Phase 4, El Pueblo One Condominium, King Christian St. Kingspoint Subd., Novaliches Quezon City,	0 Direct 0 Indirect	Filipino	-
Common	ATTY. ERIC T. DYKIMCHING Assistant Corporate Secretary One Orion 11 th Avenue cor. University Parkway Bonifacio Global City 1634 Metro Manila	0 Direct 0 Indirect	Filipino	-
Common	JEREMIAH T. PAMPOLINA Chief Compliance Officer, Chief Sustainability Officer and VP for Investor Relations & Corporate Planning 67C J.P. Rizal Street, Project 4 Quezon City	0 Direct 0 Indirect	Filipino	-
Common	HANANI B. PALMON VP-Controller and Data Protection Officer Monte Carlo Sta. Lucia Residence Brgy. San Isidro, Cainta, Rizal	0 Direct 0 Indirect	Filipino	-

MANAGEMENT AND CERTAIN SECURITY HOLDERS

- Directors and Executive Officers as a Group

Title of class	Name of Beneficial Owner	Amount of Ownership Percent of Class as Director & Officers	Percent of class
Common	DIRECTORS & EXECUTIVE OFFICERS	1,890,997	0.02%

Changes in Control

As previously disclosed, SLRDI purchased the Registrant's shares owned by Farmix Fertilizers Corp., John Andreas Djoewardi and Juanita Tan, who initiated a derivative suit, pursuant to the *Judgment* dated 17 April 2006 approving the *Compromise Agreement* dated 10 February 2006. Based on the *Compromise Agreement* dated 10 February 2006, SLRDI has agreed to buy, and Farmix Fertilizers Corp., John Andreas Djoewardi and Juanita Tan have agreed to sell, in cash, all of the latter's shares, rights, interests, and participation in and to the Registrant as stipulated in the *Appraisal Certificate* jointly signed and executed by the parties simultaneously with the execution of the *Compromise Agreement* dated 10 February 2006.

Moreover, the SEC approved the increase in the Registrant's Authorized Capital Stock in the amount of Fourteen Billion Pesos (P14,000,000,000.00). In this regard, pursuant to the resolutions passed by the Registrant's Board on 15 June 2007 and resolutions passed by the Registrant's Stockholders on 16 July 2007, as fully disclosed to the SEC and the Philippine Stock Exchange, Inc. ("PSE"), SLRDI subscribed to Ten Billion Pesos (P10,000,000,000.00) of the said increase in Authorized Capital Stock.

The said subscription by SLRDI was under the following terms and conditions: (a) subscription shall be at par value; (b) payment of subscription shall be by way of transfer of assets; and (c) the value of the assets to be transferred by SLRDI to the Registrant in payment of the subscription should be acceptable to the Registrant's Board and, in any event, shall be subject to a reasonable discount on the market. In the meeting held on 16 August 2010 which was previously disclosed, the Registrant's Board of Directors approved the following matters in relation to SLRDI's subscription, subject to the approval of the SEC: (a) removal of the three (3) lots covered by TCT Nos. 1002784, 1002748 and 196218 from the properties to be assigned, transferred and conveyed by SLRDI to the Registrant as payment for the subscription; (b) correction of the amounts of loans for which some of the SLRDI properties are used as collateral ("Loan Amounts"); and (c) treatment of the excess of the aggregate fair market value of the SLRDI properties over the shares to be issued by the Registrant to SLRDI, after deducting the Loan Amounts: (i) as additional paid in capital of the Registrant to the extent of Three Hundred Million Pesos (P300,000,000.00); and (ii) with the balance of such excess to be treated as a discount.

By virtue of the foregoing transactions, SLRDI directly and beneficially owned 97.22% of voting securities in the Registrant.

To settle the intercompany advances, SLRDI and the Parent Company entered into a Deed of Assignment on 08 July 2014 ("Deed of Assignment") rescinding the assignment of "Saddle and Clubs Leisure Park" and agreed to convey 3,000,000,000 shares out of SLRDI's shareholdings in the Registrant in two tranches as follows:

Tranche 1 – 2,250,000,000 shares at P.40 per share to be transferred within 30 days from the signing of the Deed of Assignment

Tranche 2 – 750,000,000 shares at P1.20 per share to be transferred within one year from the date of the Deed of Assignment, or when the Registrant accumulates more than P901,107,601.00 in Unrestricted Retained Earnings, whichever is earlier

On 17 September 2014, the Registrant successfully completed Tranche 1 involving the assignment of Two Billion Two Hundred Fifty Million (2,250,000,000) shares from SLRDI to the Registrant.

On 27 December 2018, pursuant to the Deed of Assignment, SLRDI and the Registrant executed the Second tranche in the Deed of Assignment. The Registrant acquired Seven Hundred Fifty Million (750,000,000) treasury shares at the price of P1.20 per share to cover the settlement of the advances in the amount of Nine Hundred Million Pesos (Php900,000,000.00) made by the Registrant to SLRDI.

Please note that, as of 30 June 2025, SLRDI directly and beneficially owns Six Billion Seven Hundred One Million Five Thousand Seven Hundred Sixty Seven (6,701,005,767) shares, representing 80.7696% of the voting securities in the Registrant.

There was no change in control of the Registrant for the first quarter of 2025, or since the 2025 Annual Stockholders' Meeting on 20 June 2025.

Voting Trust Holders

The Registrant is not a party to any voting trust. No shareholder of the Registrant holds more than 5% of the outstanding capital stock of the Registrant through a voting trust or other similar agreements.

Directors and Executive Officers of the Registrant

No action is to be taken with respect to the election of directors during the Special Stockholders' Meeting.

Directors

Names	Position	Age	Citizenship
VICENTE R. SANTOS	Chairman	68	Filipino
EXEQUIEL D. ROBLES	President	70	Filipino
MARIZA R. SANTOS-TAN	Treasurer	67	Filipino
AURORA D. ROBLES	Assistant Treasurer	58	Filipino
ANTONIO D. ROBLES	Director	61	Filipino
ORESTES R. SANTOS	Director	63	Filipino
SIMEON S. CUA	Director	68	Filipino
RENATO C. FRANCISCO	Independent Director	77	Filipino
DANILO A. ANTONIO	Independent Director	70	Filipino

Executive/Corporate Officers

Names	Position	Age	Citizenship
VICENTE R. SANTOS	Chairman	68	Filipino
EXEQUIEL D. ROBLES	President	70	Filipino
DAVID M. DELA CRUZ	Executive Vice-President, Chief Financial Officer, and Chief Risk Officer	58	Filipino
MARIZA R. SANTOS-TAN	Treasurer	67	Filipino
AURORA D. ROBLES	Assistant Treasurer	58	Filipino
HANANI B. PALMON	VP – Controller and Data Protection Officer	36	Filipino
JEREMIAH T. PAMPOLINA	Chief Compliance Officer and VP for Investor Relations & Corporate Planning, Chief Sustainability Officer	48	Filipino
PATRICIA A. O. BUNYE	Corporate Secretary	56	Filipino
ERIC T. DYKIMCHING	Assistant Corporate Secretary	41	Filipino
CRYSTAL I. PRADO	Assistant Corporate Secretary	44	Filipino

The members of the Audit Committee are the following:

Danilo A. Antonio - Chairman
Vicente R. Santos
Renato C. Francisco
Orestes R. Santos

The members of the Corporate Governance Committee are the following:

Renato C. Francisco – Chairman
Danilo A. Antonio
Vicente R. Santos

Family Relationships

EXEQUIEL D. ROBLES, ANTONIO D. ROBLES, and AURORA D. ROBLES are siblings and they are first cousins with VICENTE R. SANTOS, MARIZA R. SANTOS-TAN, and ORESTES R. SANTOS, who are likewise siblings.

Legal Proceedings [covering the past five (5) years]

Status as of 30 June 2025

NO	CASE TITLE	NATURE OF CASES	PROPERTY INVOLVED	COURT	CASE NO.	AMOUNT INVOLVED	STATUS
1	MANUEL MORATO ET., AL. VS. EXEQUIEL D. ROBLES, STA. LUCIA LAND INC. AND LIBERATO D. ROBLES, ET., AL.	ANNULMENT OF TITLE WITH PRAYER FOR ISSUANCE OF PRELIMINARY INJUNCTION AND/OR TEMPORARY RESTRAINING ORDER (TRO) DATE INSTITUTED: NOVEMBER 2019	THE TRIBUTE	REGIONAL TRIAL COURT BR. 219 QUEZON CITY	N/A R-QZN-19-17722-CV	-	SLI'S MOTION TO DISMISS GRANTED. CASE DISMISSED PLAINTIFF FILED MR. GRANTED. DECISION: JV PARTNER IS THE OWNER OF 3 LOTS SUBJECT OF THE CASE. MR FILED. PENDING. NOVEMBER. 2019

NO	CASE TITLE	NATURE OF CASES	PROPERTY INVOLVED	COURT	CASE NO.	AMOUNT INVOLVED	STATUS
2	SPS JERAMEEL I PABLO	SPECIFIC PERFORMANCE DATE INSTITUTED: 2022	GOLDEN MEADOWS BINAN	HSAC	RIV-REM-220317-00413	-	ANSWER FILED SLI MANIFESTED DURING THE MEDIATION PROCEEDINGS THAT THE DOCUMENTS HAD LONG BEEN PREPARED FOR THE SIGNING OF THE COMPLAINANTS. DECISION DATED 27 APRIL 2023 FOR EXECUTION OF DEED OF SALE AND DELIVERY OF TCT, SLI IS READY TO DELIVER PROVIDED COMPLAINANTS PAY THE REGISTRATION FEES.
3	MARIA TERESITA CANLAS VS. SLLI	WAIVER OF PENALTIES AND EXTENSION OF CONTRACT DATE INSTITUTED: JUNE 20, 2023	BLUE MOUNTAIN	HSAC NCR	NCR-REM-230620-00892	-	ANSWER FILED 3/13/24 1ST MEDIATION ON 4/16/2024 DECISION: ALLOW COMPLAINANT TO PAY W/O ADDITIONAL INTEREST APPEAL MEMORANDUM FILED ON 12/13/2024
4	S.A.M. MARQUES DE L'ETAT DE MONACO VS. SLLI	OPPOSITION TO REGISTRATION OF TRADEMARK MONTE CARLO DATE INSTITUTED: JANUARY 8, 2024	MONTE CARLO	IPO-BLA		-	DISMISSED IN A DECISION DATED 27 DECEMBER 2024, WHICH WAS RECEIVED ON 05 FEBRUARY 2025
5	NOTICE TO COMMENT RAYTANA, MIRRIAM	ILLEGAL SETTLER DATE INSTITUTED: APRIL 2024	GREENLAND NEWTOWN 2B	DHSUD		-	COMMENT SUBMITTED
6	NOTICE TO COMMENT TRAJECO, MARK	INSTALLATION OF ELECTRICAL FACILITIES DATE INSTITUTED: APRIL 2024	MESILO NUEVA VIDA P1 B14 L20	DHSUD		-	COMMENT SUBMITTED
7	ATTY. MARIA SHEILA ARNESTO AND JOVEN ARNESTO VS. SLLI AND SLRDI	DELIVERY OF DOAS, TCT AND TAX DEC AND TURN OVER OF POSSESSION DATE INSTITUTED: MARCH 21, 2024	SOUTHCOAST PIA B35 L25,26&27	HSAC RAB 4A RIVA-REM-240321-00939		-	SUMMONS RECEIVED ON JULY 26 ANSWER DUE ON AUG 15, 2024 TRO HEARING AUG 13; 1ST MEDIATION 1/30/25
8	EDGAR CRUZ AND ELSA MARQUEZ VS. SLLI, SLVI, LTM, JEDE	COLLECTION OF SUM OF MONEY AND DAMAGES (AGENT'S COMMISSION) DATE INSTITUTED: APRIL 15, 2024	PINEWOODS GOLF	MTC CAINTA, RIZAL MTC-24-0583		1,348,200	PRE-MARKING EXHIBITS 28 FEBRUARY 2025 PRE-CONFERENCE ON 14 MARCH 2025
9	ANDY BATALLONES	WAIVER OF PENALTIES DATE INSTITUTED: AUGUST 2024	GREENMEADOWS ILO-ILO	DHSUD		-	WITH DRAFT OF COMPROMISE AGREEMENT BUT BUYER REFUSED TO SIGN
10	REGINA FALLORIN	DELAY ON HOUSE CONSTRUCTION DATE INSTITUTED: AUGUST 2024	HACIENDA VERDE ILO-ILO	DHSUD		-	COMMENT SUBMITTED
11	SPS. WILFREDO PEREDO AND MARINEL V. SLRDI	REFUND THE REDUCED AREA, SEGREGATE TCT, DEMAND FOR DAMAGES DATE INSTITUTED: AUGUST 5, 2024	GREENWOODS EXECUTIVE PASIG	HSAC RAB 4A RIVA-REM-240805-01038		929,096.00 DAMAGES 200,000 MORAL 100K EXEMPLARY 100K ATTORNEY'S FEES 100K	MEDIATION 01/17/14, COMPLAINANT DID NOT ATTEND

NO	CASE TITLE	NATURE OF CASES	PROPERTY INVOLVED	COURT	CASE NO.	AMOUNT INVOLVED	STATUS
12	CAPITAL HOMES	REQUEST TO TRANSFER RIGHTS TO ANOTHER COMPANY DATE INSTITUTED: SEPTEMBER 2024	SOTOGRADE BAGUIO	DHSUD BAGUIO		-	CONCILIATION 10/10/24; WAITING FOR BANK'S ENDORSEMENT
13	MICHAEL GATCHALIAN VS. SLRDI DIRECTORS (EXEQUIEL D. ROBLES, VICENTE R. SANTOS, LIBERATO ROBLES, MARIZA TAN, EXALTACION JOSEPH, AND FELIZARDO SANTOS) AND RSPM	VIOLATION OF SEC 27 OF PD 957 SUMMONS RECEIVED ON: 28 OCTOBER 2024	ALTA VISTA CEBU	OCP CEBU NPS DOCKET NO. VII-09-INV-24J-02870		-	COUNTER AFFIDAVIT FILED DISMISSED FOR INSUFFICIENCY OF EVIDENCE IN A RESOLUTION DATED 18 FEBRUARY 2025
14	AIDA REYES VS SLLI AND RUEL GARAY	REFUND OF PAYMENTS DATE INSTITUTED: DECEMBER 3, 2024	NEOPOLITAN CONDOMINIUM	HSAC NCR NCR-REM-241203-01341		3,700,000	ANSWER FILED: TRO HEARING 12/19/24; MEETING WITH COUNSEL 01/15/25 ONGOING NEGOTIATION; SETTLED; WAITING FOR COMPROMISE 2/4/25
15	SPS. PETER AND GIRLIE SING, LIANG SING AND XIAN SING V SLLI AND MARIE ANTOINETTE LIMBAGO	EXECUTION OF DOAS DATE INSTITUTED: 2022	GREEN PEAK HEIGHTS PALAWAN	HSAC NCR NCR-REM-220607-00517		-	FILED MOTION TO SET THE CASE FOR THE COMPLIANCE HEARING 11/15/14
16	IN THE MATTER OF LABOR INSPECTION CONDUCTED AT NIVEL HILLS TOWER (SLI AND NRM AGUILA GLASS & ALUMINUM	LABOR INSPECTION DATE INSTITUTED: JUNE 2024	128 CONDOMINIUM PROJECT	DOLE RO NO. VII, CENTRAL VISAYAS R07-TCFO-LI-2024-07-0338-O		-	SUBMISSION/COMPLIANCE BY CONTRACTOR (PCAB)
17	IN THE MATTER OF LABOR INSPECTION CONDUCTED AT NIVEL HILLS TOWER (SLI AND JNJ INTEGRATED SYSTEM	LABOR INSPECTION DATE INSTITUTED: JUNE 2024	128 CONDOMINIUM PROJECT	DOLE RO NO. VII, CENTRAL VISAYAS R07-TCFO-LI-2024-07-0335-O		-	SUBMISSION/COMPLIANCE BY CONTRACTOR (PCAB)
18	IN THE MATTER OF LABOR INSPECTION CONDUCTED AT NIVEL HILLS TOWER (SLI AND WESWIN CO. INC.)	LABOR INSPECTION DATE INSTITUTED: JUNE 2024	128 CONDOMINIUM PROJECT	DOLE RO NO. VII, CENTRAL VISAYAS R07-TCFO-LI-2024-07-0336-O		-	SUBMISSION/COMPLIANCE BY CONTRACTOR (PCAB)

NO	CASE TITLE	NATURE OF CASES	PROPERTY INVOLVED	COURT	CASE NO.	AMOUNT INVOLVED	STATUS
19	RAY ANTHONY GATPANDAN	NON-DELIVERY OF TITLE DATE INSTITUTED: AUGUST 27, 2024	SOUTH SPRING LAGUNA PIH B4 L7	DHSUD			CONCILIATION DATED 10/18/24 FOR TRANSFER TO LOT WITH TCT
20	DANICA VILLANUEVA ET AL	COLLECTION OF DUES, WATER RATE, INTERNET CONNECTION AND REPAIRS OF RESTROOMS DATE INSTITUTED: MARCH 20, 2024	HAMPTON RESIDENCES ANGONO	DHSUD			
21	RENTZ MARTIN ROSALES AND MARY ANN JOY ROSALES	EXECUTION OF DOAS AND TCT DELIVERY DATE INSTITUTED: MAY 24, 2023	GRAND VILLAS BATANGAS	DHSUD			
22	SPS. KELVIN PENUS AND LEOSA PENUS	DISCREPANCY IN AREA AND ALLEGED OVERPAYMENT OF P917,840.00; LEASING RESTRICTIONS; DEFECTS IN THE CONDOMINIUM UNIT; FINANCIAL LOSSES ARISING FROM FOREGOING ISSUES DATE INSTITUTED: FEBRUARY 10, 2025	SOTOGRADE BAGUIO	DHSUD		P917,840.00	1 ST CONCILIATION DATED 24 FEBRUARY 2025 2 ND CONCILIATION SCHEDULED ON 25 MARCH 2025 COMPLAINANTS TO SEND PROPOSAL ON OR BEFORE 28 FEBRUARY 2025 REQUESTED WITH BAGUIO ENGINEERS TO PROVIDE SURVEY REPORT
23	CARLOS DELFIN VALIX V. SLLI AND MA. LOURDES CONCEPCION	2 LOTS WERE REOPENED WITHOUT CASH SURRENDER VALUE; COMPLAINANT PRAYED TO CONTINUE WITH PURCHASE DATE INSTITUTED: JANUARY 31, 2025	GREENMEADOWS TARLAC	HSAC: III-REM-250131-00006		MORAL DAMAGES: P20,000.00 EXEMPLARY: P20,000.00 NOMINAL: P20,000.00 ATTORNEY'S FEES: P50,000.00	ANSWER DUE ON 3 MARCH 2025
24	JOHN BELL V. SLLI	COMPLAINANT PRAYED TO DECLARE CERTAIN PROVISIONS IN CTS AS NULL AND VOID; COMPEL SLLI TO EXECUTE DOAS; IN THE ALTERNATIVE, REFUND PAYMENT DATE INSTITUTED: FEBRUARY 4, 2025	SOTOGRADE ILOILO	HSAC: III-REM-250204-000068		P5,080,959.91 MORAL: P50,000.00 EXEMPLARY: P100,000.00 ATTORNEY'S FEES: P50,000.00	ENDORSED TO ILOILO OFFICE ON 12 FEBRUARY 2025 ANSWER DUE ON 04 MARCH 2025

The following investigations involve the Registrant's directors and officers with their status as of 30 June 2025:

NO	CASE TITLE	NATURE OF CASES	PROPERTY INVOLVED	PENDING COURT	CASE NO.	STATUS
1	DOMINADOR TAN VS. EXEQUIEL D. ROBLES AND SLRDI	RECOVERY OF OWNERSHIP AND POSSESSION WITH APPLICATION FOR THE ISSUANCE OF A TEMPORARY ORDER AND/OR PRELIMINARY INJUNCTION DATE INSTITUTED: MARCH 26, 2013	PORTION OF SOUTH SPRING	RTC, BINAN, LAGUNA	CIVIL CASE NO. B-9022	DISMISSED
2	LA MIRADA ROYALE RESIDENTIAL I,II,III,IV AND V VS. VICENTE R. SANTOS AND LA MIRADA ROYALE RESIDENTIAL ASSOCIATION	CANCELLATION OF CERTIFICATES OF REGISTRATION DATE INSTITUTED: AUGUST 22, 2013	LA MIRADA	HLURB QUEZON CITY	HLURB CASE NO. NTR-HOA-082213-575	FILED APPEAL MEMORANDUM AT OP PENDING
3	BAYBREEZE EXECUTIVE VILLAGE HOMEOWNERS ASS. VS. EXEQUIEL D. ROBLES AND VICENTE R. SANTOS AND SLRDI	DEVELOPMENT DATE INSTITUTED: NOVEMBER 26, 2013	BAYBREEZE	OFFICE OF THE PRESIDENT	HLURB CASE NO. NCRHOA-112613-1932	FILED APPEAL MEMORANDUM AT OP PENDING
4	ROSALINA HONRADO VS. EXEQUIEL D. ROBLES, ET., AL. AND SLRDI	PAY THE DECREASED IN AREA AND/OR LOT REPLACEMENT DATE INSTITUTED: AUGUST 12, 2014	ORCHARD RES. PHASE 02 BLOCK 12 LOT 60	HLURB CALAMBA, LAGUNA	RIV-081214-4114	FILED MOTION TO DISMISSED SEPTEMBER 15, 2014 DISMISSED
5	PTOLYME DIMENSIONS INC AND SIAPORE MICRO VS. EXEQUIEL D. ROBLES AND VICENTE R. SANTOS AND SLRDI, EAGLERIDGE AND RS	FRAUDULENT MACHINATION, UNSOUND BUSINESS PRACTICE, ELECTION OF HOA OFFICERS, ANNULMENT OF PROPERTY MANAGEMENT CONTRACT, QUO WARRANTO WITH PRAYER FOR THE ISSUANCE OF A CEASE AND DESIST ORDER/APPLICATI ON FOR TEMPORARY RESTRAINING ORDER AND OR WRIT OF PRELIMINARY INJUNCTION DATE INSTITUTED: APRIL 13,, 2015	EAGLE RIDGE	OFFICE OF THE PRESIDENT	HLURB CASE NO. RIV-041315-0741	FILED APPEAL MEMORANDUM AT OP PENDING
6	GRACE PENDON ET., AL.. VS. EXEQUIEL D. ROBLES ET., AL.	HUMAN RIGHTS SUMMONS RECEIVED ON: JULY 01, 2015	RIZAL TECHNOPARK	CHR QUEZON CITY	CHR NO. 2015-0217	FILED COUNTER-AFFIDAVIT DISMISSED
7	VISTA VERDE COUNTRY HOMES VS. EXEQUIEL D. ROBLES, JOHNIELLE KEITH NIETO	VIOLATION OF SEC. 3 (A) GRAVE MISCONDUCT OPPRESSION AND CONDUCT PREJUDICIAL TO THE BEST INTEREST PF THE SERVICE SUMMONS RECEIVED ON:	VISTA VERDE COUNTRY HOME	OFFICE OF THE OMBUDSMAN	OMB-L-C-15-0169	DISMISSED WITH APPEAL AT SC FILED COMMENT

NO	CASE TITLE	NATURE OF CASES	PROPERTY INVOLVED	PENDING COURT	CASE NO.	STATUS
		JULY 30, 2015				
8	RENATO CABILZO VS. EXEQUIEL D. ROBLES VICENTE R. SANTOS MARIZA SANTOS-TAN EXALTACION R. JOSEPH FELIZARDO R. SANTOS ANTONIO D. ROBLES LIBERATO D. ROBLES	OTHER DECEITS SYNDICATED ESTAFA LARGE SCALE ESTAFA DATE INSTITUTED: SEPTEMBER 18, 2015	ACROPOLIS MANDALUYONG B 5 L4, 5, 6	DOJ MANILA	XV-1-INV- 151-02516	DISMISSED
9	SPS. MARTIN ERICSON CRUEL AND CZARINA CRUEL VS. MARIZA SANTOS-TAN, SLRDI	SPECIFIC PERFORMANCE DATE INSTITUTED: DECEMBER 23, 2015	VALLEY VIEW EXEC. P 1C B 2 L 12	HLURB QUEZON CITY	REM- 122315- 15873	PENDING
10	CLOVIS RANCHO, AMADO JOSE GARCIA ET., AL. VS. EXEQUIEL D. ROBLES, MARIZA SANTOS-TAN, VICENTE R. SANTOS ET.AL.	VIOLATION OF PD 957 AND ART. 318 OF RPC SUMMONS RECEIVED ON: 15 AUGUST 2016	ROYALE CEBU ESTATE	PROSECUTORS OFFICE OF CEBU	I.S. NO. VII-INV- 16G-0925	FILED COUNTER AFFIDAVIT PENDING RESOLUTION AT DOJ MANILA
11	TIMOTHY JASON PERALEJO VS. EXEQUIEL D. ROBLES, VICENTE R. SANTOS, MARIZA SANTOS-TAN, EXALTACION R. JOSEPH, LIBERATO D. ROBLES, FELIZARDO R. SANTOS, IGMIDIO D. ROBLES, LEODEGARIO R. SANTOS, AURORA D. ROBLES, ORESTES R. SANTOS, ROBERTO D. ROBLES, DOMINGA R. ROBLES, ANTONIO D. ROBLES, ANDREA R. ANDRES,	PD 957 DATE INSTITUTED: NOVEMBER 27, 2017	VISTA REAL CLASSICA P UPM B 9 L 10	PROSECUTORS OFFICE OF QUEZON CITY	NPS XV- 03-INV- 17K-11187	DISMISSED (JUNE 2018) FILED PETITION FOR REVIEW AT DOJ DISMISSED
12	JERRY GALOPE VS. EXEQUIEL D. ROBLES, SLRDI, ET., AL.	QUIETING OF TITLE DATE INSTITUTED: APRIL 20, 2016	MEADOWOOD CAVITE	REGIONAL TRIAL COURT BR. 19 BACOR, CAVITE	BSC-2016- 04	FILED ANSWER JULY 06, 2018 WITH MOTION TO SET PRE-TRIAL PENDING
13	DEPT. OF AGRARIAN REFORM/PROVINCIAL TASK FORCE VS. EXEQUIEL D. ROBLES, IGMIDIO D. ROBLES, ET., AL.	SECTION 73, RA 6657 AS AMENDED 25 OF RA 9700 DATE INSTITUTED: JUNE 20, 2018	BLUEMOUNTAIN ANTIPOLO	PROSECUTORS OFFICE OF ANTIPOLO	XV-01- INV-18F- 00688	DISMISSED (OCT. 2018) FILED MR DISMISSED
14	RUSSEL MIRAFLOR VS. EXEQUIEL D. ROBLES, ET., AL.	ESTAFA DATE INSTITUTED: JUNE 13, 2018	VISTA VERDE QUEZON P 2 B 41 L 35	PROSECUTORS OFFICE OF LUCENA	NPS-IV-16- INV-12E- 00232	FILED COUNTER AFFIDAVIT AUG. 2018 DISMISSED
15	CECILIA CORDERO VS. EXEQUIEL D. ROBLES	VIOLATION OF SECTIONS 4 & 5 IN REL TO SEC. 39 OF PD 957 COMPLAINT RECEIVED ON: OCT. 13, 2014	PONTE VERDE BATANGAS P5 B7 L12	PROSECUTORS OFFICE OF TANAUAN	NPSD NO. IV-02-INV- 171-01384	DISMISSED MARCH 2018 FILED PETITION FOR REVIEW AT DOJ DISMISSED
16	MANUEL MORATO ET., AL. VS. EXEQUIEL D. ROBLES, STA. LUCIA LAND INC. AND LIBERATO D. ROBLES, ET., AL.	INJUNCTION WITH PRAYER FOR ISSUANCE OF PRELIMINARY INJUNCTION AND/OR TEMPORARY RESTRAINING ORDER (TRO)		REGIONAL TRIAL COURT BR. 215 QUEZON CITY	R-QZN-18- 04305-CV	FILED COMMENT/OPPOSITION DISMISSED

NO	CASE TITLE	NATURE OF CASES	PROPERTY INVOLVED	PENDING COURT	CASE NO.	STATUS
17	MANUEL MORATO ET., AL. VS. EXEQUIEL D. ROBLES, VICENTE R. SANTOS AND LIBERATO D. ROBLES, ET., AL.	SYNDICATED ESTAFA		PROSECUTORS OFFICE OF QUEZON CITY	XV-03- INV-18F- 05949	DISMISSED (NOV. 2018) FILED PETITION FOR REVIEW AT DOJ DISMISSED
18	ROMEO LADANO VS. DENNIS BELMONTE EUFEMIA ABEDES EXEQUIEL ROBLES IGMIDIO ROBLES	MALICIOUS MISCHIEF COMPLAINT RECEIVED ON: JAN. 23, 2018	BLUEMOUNTAIN ANTIPOLO	PROSECUTORS OFFICE OF ANTIPOLO	XV-01- INV-17J- 01001	DISMISSED WITH MR DISMISSED
19	NELSON ZAPEDA VS. EXEQUIEL D. ROBLES	ESTAFA	GREENWOODS TAYTAY	NATIONAL BUREAU OF INVESTIGATION MANILA	NBI-CCN- C-18-06295	ON GOING INVESTIGATION DISMISSED DISMISSED DATED: AUGUST 10, 2018
20	DOMINGO PRADO VS MARIZA S. TAN	FALSIFICATION OF PUBLIC DOCUMENTS DATE INSTITUTED: FEBRUARY 2024	VERMONT PARK EXECUTIVE PHASE IV-E BLK 2 LOT 10	OFFICE OF THE CITY PROSECUTOR MANDALUYONG CITY	XV-06- INV-24B- 00392	SUBMISSION OF COUNTER AFFIDAVIT ON APRIL 19, 2024 DATED: JANUARY 30, 2024 DISMISSED FOR LACK OF PROBABLE CAUSE IN DECISION DATED 03 MAY 2024

Other than in the above-mentioned cases, the Registrant, its directors, officers or affiliates, any owner of record of more than 10% of its securities, or any associate of any such director, officer or affiliate, or security holder are not, to the knowledge of the Registrant, parties to any material legal proceeding during the past five (5) years up to date, involving any bankruptcy petition, conviction by final judgment, subject of an order, judgment or decree, and violation of a Securities or Commodities Law.

Certain Relationships and Related Transactions

As previously disclosed, SLRDI entered into a Property-for-Equity Swap with the Registrant in exchange for 10,000,000,000 shares of the latter. As of 30 June 2025, the Corporation has a total of 2,500,000,000 treasury shares which arose from the settlement of intercompany advances between the Registrant and SLRDI.

The Registrant's President, EXEQUIEL D. ROBLES, is the President of SLRDI. The Registrant's directors, ANTONIO D. ROBLES, a stockholder of SLRDI, and AURORA D. ROBLES, the Purchasing Manager of SLRDI, are siblings of EXEQUIEL D. ROBLES who are all first cousins of MARIZA R. SANTOS-TAN, the Vice-President for Sales of SLRDI, VICENTE R. SANTOS, the Executive Vice-President of SLRDI, and ORESTES R. SANTOS, Project Manager of SLRDI, who, in turn, are siblings.

The President of Philippine Racing Club Inc. and Cualoping Securities Corporation, namely Simeon S. Cua, is also a director of the Registrant.

Apart from the foregoing, the Registrant does not know of any other parties that fall outside the definition "related parties" under SFAS/IAS No. 24, but with whom the Registrant or its related parties have a relationship that enables the parties to negotiate terms of material transactions that may not be available from other, more clearly independent, parties on an arm's length basis.

Independent Public Accountant

No action shall be taken up relating to the election, approval, or ratification of the Registrant's external auditor during the Special Stockholders' Meeting.

As previously disclosed to the SEC and to the PSE on 20 June 2025, at the Annual Stockholders' Meeting, the stockholders agreed to retain Sycip Gorres Velayo & Company ("SGV & Co.") as the external auditor of the Registrant for the year 2025-2026.

The Registrant will comply with Rule 68 (3)(b)(iv) of the SRC Implementing Rules, which pertinently provides:

- "iv. The external auditors shall be rotated every after five (5) years of engagement. In case of a firm, the signing partner shall be rotated every after said period. The reckoning date for such rotation shall commence in year 2002."

The members of the Audit Committee are the following:

Danilo A. Antonio - Chairman
Vicente R. Santos
Renato C. Francisco
Orestes R. Santos

Compensation of Directors and Officers

The Directors and Officers do not receive any form of compensation except, in the case of Directors, for a per diem of Fifteen Thousand Pesos (PhP15,000.00) per meeting of the Board of Directors.

Apart from the per diem in the amount of Fifteen Thousand Pesos (PhP15,000.00), there are no standard arrangements or other arrangements between the Registrant and the directors and executive officers.

Projected Compensation 2025 (in Thousands)

(a) Name and Principal Position	(b) Year	(c) Salary Estimated	(d) Bonus Estimated	(e) Other Annual Compensation Estimated
I. Executive Officers				
Vicente R. Santos – Chairman	2025	XXX	XXX	XXX
Exequiel D. Robles – President/Director	2025	XXX	XXX	XXX
David M. Dela Cruz – Executive Vice President	2025	XXX	XXX	XXX
Mariza Santos-Tan – Treasurer/Director	2025	XXX	XXX	XXX
Aurora D. Robles – Assistant Treasurer/Director	2025	XXX	XXX	XXX
Total for Above		7,450	2,580	XXX
II. CEO and Four Most Highly Compensated Executive Officers		7,450	2,580	XXX
III. All Other Officers as a Group Unnamed		2,130	365	XXX

Actual Compensation
2024
(in Thousands)

(a) Name and Principal Position	(b) Year	(c) Salary	(d) Bonus	(e) Other Annual Compensation
I. Executive Officers				
Vicente R. Santos – Chairman	2024	<u>XXX</u>	<u>XXX</u>	XXX
Exequiel D. Robles – President/Director	2024	<u>XXX</u>	<u>XXX</u>	XXX
David M. Dela Cruz – Executive Vice President	2024	<u>XXX</u>	<u>XXX</u>	XXX
Mariza Santos-Tan – Treasurer/Director	2024	<u>XXX</u>	<u>XXX</u>	XXX
Aurora D. Robles – Assistant Treasurer/Director	2024	<u>XXX</u>	<u>XXX</u>	XXX
Total for Above		7,450	2,580	XXX
II. CEO and Four Most Highly Compensated Executive Officers		7,450	2,580	XXX
III. All Other Officers as a Group Unnamed		2,130	365	XXX

Actual Compensation
2023
(in Thousands)

(a) Name and Principal Position	(b) Year	(c) Salary	(d) Bonus	(e) Other Annual Compensation
IV. Executive Officers				
Vicente R. Santos – Chairman	2023	<u>XXX</u>	<u>XXX</u>	XXX
Exequiel D. Robles – President/Director	2023	<u>XXX</u>	<u>XXX</u>	XXX
David M. Dela Cruz – Executive Vice President	2023	<u>XXX</u>	<u>XXX</u>	XXX
Mariza Santos-Tan – Treasurer/Director	2023	<u>XXX</u>	<u>XXX</u>	XXX
Aurora D. Robles – Assistant Treasurer/Director	2023	<u>XXX</u>	<u>XXX</u>	XXX
Total for Above		7,450	2,580	XXX
V. CEO and Four Most Highly Compensated Executive Officers		7,450	2,580	XXX
VI. All Other Officers as a Group Unnamed		2,130	365	XXX

Actual Compensation
2022
(in Thousands)

(a) Name and Principal Position	(b) Year	(c) Salary	(d) Bonus	(e) Other Annual Compensation
I. Executive Officers				
Vicente R. Santos – Chairman	2022	<u>XXX</u>	<u>XXX</u>	XXX
Exequiel D. Robles – President/Director	2022	<u>XXX</u>	<u>XXX</u>	XXX
David M. Dela Cruz – Executive Vice President	2022	<u>XXX</u>	<u>XXX</u>	XXX
Mariza Santos-Tan – Treasurer/Director	2022	<u>XXX</u>	<u>XXX</u>	XXX
Aurora D. Robles – Assistant Treasurer/Director	2022	<u>XXX</u>	<u>XXX</u>	XXX
Total for Above		7,450	2,580	XXX
II. CEO and Four Most Highly Compensated Executive Officers		7,450	2,580	XXX
III. All Other Officers as a Group Unnamed		2,130	365	XXX

Standard Arrangements

Other than payment of reasonable per diem in the amount of Fifteen Thousand Pesos (Php15,000.00), there are no standard arrangements pursuant to which directors of the Registrant are compensated, directly or indirectly, for any services provided as a director for the last completed fiscal year and the ensuing year.

Other Arrangements

There are no other arrangements pursuant to which any director of the Registrant was compensated, or is to be compensated, directly or indirectly, during the Registrant's last completed year, and the ensuing year, for any service provided as a director.

Employment Contracts and Termination of Employment and Change-in-Control Arrangement

There are no special employment contracts between the Registrant and the named executive officers. There is no compensatory plan or arrangement with respect to a named executive officer.

Warrants and Options Outstanding

There are no outstanding warrants or options held by the Registrant's CEO, the named executive officers, and all officers and directors as a group.

Amendment of Charter, By-Laws, or Other Documents

The Registrant shall submit for the stockholders' approval of the amendment of the Secondary Purposes under the Second Article, Part B of its Articles of Incorporation.

During the Special Meeting of the Board of Directors of the Registrant held on 04 July 2025, at which a quorum was present and acting throughout, the Board of Directors approved resolutions authorizing the Registrant to amend the Secondary Purposes in its Articles of Incorporation. A copy of the Board Resolution is attached.

The amendment of the Second Article, Part B of the Registrant's Articles of Incorporation is being undertaken in compliance with the requirements under SEC Memorandum Circular No. 12, Series of 2024, otherwise known as Securing and Expanding Capital in Real Estate Investments Transactions ("SEC RENT").

The proposed amendment to the Articles of Incorporation shall read as follows:

"SECOND: That the purpose or purposes for which the Corporation is formed are as follows, to wit:

x x x

B. SECONDARY PURPOSES:

x x x

(9) To offer investment contracts, certificates of participation, profit-sharing agreements, and other forms of securities in relation to agreements whereby the Corporation sells or offers units in real estate projects on the condition that buyers shall contribute the units, whether mandatory or optional, to a rental pool managed by the Corporation or a property management company to be designated by the Corporation; and

(10) All the express powers of a corporation as provided for under Section 36 of the Corporation Code of the Philippines.”

The proposed amendment to the Registrant’s Articles of Incorporation will enable the Registrant to comply with the requirements of SEC RENT in connection with the filing of the registration statement.

Voting Procedures

1. Vote Required for Approval

A majority of the subscribed capital present via remote communication or represented by proxy, shall be sufficient at a stockholders meeting to constitute a quorum for the transaction of any business whatsoever, except in those cases in which the Revised Corporation Code requires the affirmative vote of a greater portion. With respect to the amendment of the Articles of Incorporation, the stockholders representing at least two-thirds (2/3) of the outstanding capital stock of the Corporation shall be sufficient to approve the amendment.

Below is the voting requirement for each item on the agenda for the Special Stockholders’ Meeting:

Agenda	Voting Requirement
Reading and Approval of the Minutes of the Annual Stockholders’ Meeting held on 20 June 2025	Majority vote at a meeting of the stockholders at which a quorum is present.
Approval of the Amendment of the Secondary Purposes in the Corporation’s Articles of Incorporation	Two-thirds (2/3) vote at a meeting of the stockholders at which a quorum is present.

2. Method by which the Votes will be Counted

At each meeting of the stockholders, every stockholder shall be entitled to vote via remote communication or by proxy, for each share of stock held by him which has voting power upon the matter in question.

Except upon demand by any stockholder, the votes upon any question before the meeting except for the procedural questions determined by the Chairman of the meeting, shall be counted by the Corporate Secretary. The Registrant’s stock transfer agent, in conjunction with its external auditor, both independent parties, are also tasked to count votes on any matter properly brought to the vote of the shareholders.

Stockholders as of record date of 18 July 2025 who have successfully registered their intention to participate in the special meeting via remote communication and to vote *in absentia*, as duly verified and validated by the Registrant, shall be provided with log-in credentials for the online voting system. Registered stockholders may cast their votes for specific items in the agenda by accomplishing the ballot form provided to them. Upon accessing and downloading the ballot form, the stockholder can vote on each agenda item for on the ballot print-out. A stockholder has the option to vote “Yes”, “No”, or “Abstain” on each agenda item for approval. Registered stockholders may submit their ballots by sending in the accomplished ballot for in JPG or PDF format via e-mail to the Corporation or by accomplishing the online form sent to their respective e-

mails. Once all votes have been received, the Corporation shall tabulate the same and announce the results during the Meeting. The Guidelines for Participation via Remote Communication and Voting *in Absentia* shall be accessible on the Registrant's website.

OTHER MATTERS

A. The Minutes of the Annual Stockholders' Meeting held on 20 June 2025, a copy of which is attached, will be submitted for the approval of the security holders. The minutes reflect the approval by the stockholders of the following matters:

1. Approval of the Minutes of the Annual Stockholders' Meeting held on 14 June 2024.
2. Elected the following as members of the Board of Directors of the Corporation for the year 2025-2026:

VICENTE R. SANTOS
EXEQUIEL D. ROBLES
ANTONIO D. ROBLES
AURORA D. ROBLES
MARIZA SANTOS-TAN
ORESTES R. SANTOS
SIMEON S. CUA
DANILO A. ANTONIO
RENATO C. FRANCISCO.

3. Messrs. Danilo A. Antonio and Renato C. Francisco were elected as independent directors of the Corporation for the year 2025-2026, pursuant to Rule 38 of the Securities Regulation Code.
4. Appointed Sycip Gorres & Velayo [SGV & Co.] as the Corporation's external auditor for fiscal year 2025-2026.
5. Ratified all acts and resolutions of the Board of Directors and Management for the period from 14 June 2024 to 19 June 2025.

B. The proposed amendments to the Corporation's Articles of Incorporation will be submitted for the approval of the security holders. The summary of the proposed amendments and the Board Resolution approving the proposed amendments are attached.

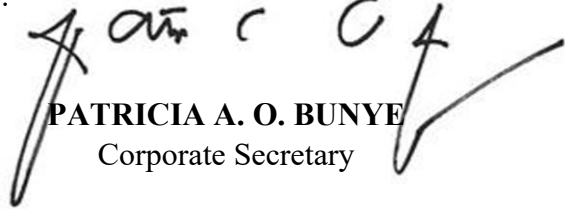
SIGNATURE PAGE

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this report is true, complete and correct. This report is signed in the City of Taguig on 21 July 2025.

STA. LUCIA LAND, INC.

Registrant

By:


PATRICIA A. O. BUNYE
Corporate Secretary

STA. LUCIA LAND, INC.
Penthouse, Building III, Sta. Lucia Mall
Marcos Highway corner Imelda Avenue, Cainta, Rizal

ANNUAL STOCKHOLDERS' MEETING
20 June 2025, 8:00 a.m.
Held at the Penthouse, Sta. Lucia Mall
Marcos Highway corner Felix Avenue, Cainta, Rizal
Via Videoconference

I. ATTENDANCE

TOTAL NUMBER OF SHARES PRESENT IN PERSON	1,429,997
TOTAL NUMBER OF SHARES REPRESENTED BY PROXY	6,701,005,767
TOTAL NO. OF SHARES PRESENT/REPRESENTED	6,702,435,764
TOTAL NO. OF SHARES ISSUED & OUTSTANDING	8,296,450,000
PERCENTAGE OF SHARES PRESENT/REPRESENTED	80.7868%

A copy of the List of Attendees as certified by the Corporation's Stock Transfer Agent is attached as Annex "A".

II. PRESIDING OFFICER; SECRETARY

The Chairman, **MR. VICENTE R. SANTOS**, presided over the meeting, while the Corporate Secretary, **MS. PATRICIA A. O. BUNYE**, recorded the minutes thereof.

III. PROOF OF NOTICE AND PROOF OF THE PRESENCE OF A QUORUM

At the request of the Chairman, the Corporate Secretary gave notice that the proceedings were being recorded in accordance with the Anti-Wiretapping Act, in relation to Securities and Exchange Commission ("SEC") Memorandum Circular No. 06, Series of 2020, and certified that written notices of the Annual Stockholders' Meeting had been published in the business section of two (2) newspapers of general circulation, the Manila Bulletin and Philippine Star and online in the Manila Bulletin and Business World on 29 and 30 May 2025, respectively, in print and online format, in compliance with the SEC Notice dated 12 March 2025. The Corporate Secretary then certified that a quorum was present for the transaction of business by the stockholders.

IV. MATERIAL INFORMATION ON THE CURRENT STOCKHOLDERS AND THEIR VOTING RIGHTS

At the request of the Chairman, the Corporate Secretary discussed the material information on the current stockholders, their voting rights and voting procedure pursuant to Section 49 of the Revised Corporation Code.

The Corporate Secretary stated that, based on the List of Stockholders as of 16 May 2025 prepared by the Corporation's Stock Transfer Agent, the Corporation has 264 stockholders.

The Corporate Secretary then discussed the voting rights of each stockholder and voting procedure, particularly that:

1. Every stockholder shall be entitled to vote during all meetings, including the Annual Stockholders' Meeting, either in person or by proxy executed in writing by the stockholder or his duly authorized attorney-in-fact, through remote communication or *in absentia*, for each share of stock held by him which has voting power upon the matter in question.
2. A majority of the subscribed capital present in person or represented by proxy, shall be sufficient to constitute a quorum for the election of directors and for the transaction of any business whatsoever, except in those cases in which the Revised Corporation Code requires the affirmative vote of a greater portion.
3. The votes for the election of directors, and, except upon demand by any stockholder, the votes upon any question before the meeting except for the procedural questions determined by the Chairman of the meeting, shall be in accordance with the Guidelines for Participation via Remote Communication and Voting in *Absentia*, which is available on the Corporation's website.
4. A description of stockholders' voting rights was included in the Definitive Information Statement of the Corporation, copies of which are available on the Corporation's website and on PSE Edge.

V. READING AND APPROVAL OF THE MINUTES OF THE ANNUAL STOCKHOLDERS' MEETING HELD ON 14 JUNE 2024

The Chairman announced that the next item on the agenda was the review of the Minutes of the Annual Stockholders' Meeting held on 14 June 2024. Copies of the said Minutes were made available on the Corporation's website. Thereafter, the Corporate Secretary announced that the stockholders owning Six Billion Seven Hundred Two Million Four Hundred Thirty Five Thousand Seven Hundred Sixty Four (6,702,435,764) shares, representing 80.79% of the outstanding capital stock of the Corporation, approved and adopted the following resolution:

"RESOLVED, that the Minutes of the Annual Stockholders' Meeting held on 14 June 2024 are hereby approved and adopted."

VI. REPORT ON THE BOARD OF DIRECTORS

At the request of the Chairman, the Chief Compliance Officer, **MR. JEREMIAH T. PAMPOLINA**, discussed the Report on the Board of Directors. The Chief Compliance Officer discussed the profiles and qualifications of the directors, the compensation received by the directors, and related party transactions involving the Board of Directors. The foregoing matters were included in the Definitive Information Statement of the Corporation, copies of which were distributed to the stockholders together with the Notices.

Thereafter, the Chief Compliance Officer reported on the attendance of the Board of Directors in Meetings of the Stockholders and Board of Directors from 14 June 2024 to 19 June 2025.

The Chief Compliance Officer then proceeded with the Compensation Report. He stated that the Directors do not receive any form of compensation except, in the case of Directors, for a per diem of Fifteen Thousand Pesos (PhP15,000.00) per meeting of the Board of Directors. Apart from the per diem in the amount of Fifteen Thousand Pesos (PhP15,000.00), there are no standard arrangements or other arrangements between the Corporation and the directors.

VII. REPORT OF THE PRESIDENT

The President, **MR. EXEQUIEL D. ROBLES**, delivered the President's Report, a copy of which is attached as Annex "B".

VIII. APPROVAL AND RATIFICATION OF ALL ACTS AND RESOLUTIONS OF THE BOARD OF DIRECTORS AND THE MANAGEMENT FOR THE PERIOD FROM 14 JUNE 2024 TO 19 JUNE 2025

The Chairman then announced that the next item on the agenda was the ratification of all acts of the Board of Directors and the Management of the Corporation for the period from 14 June 2024 to 19 June 2025, a list of which is attached as Annex "C". Thereafter, the Corporate Secretary announced that the stockholders owning Six Billion Seven Hundred Two Million Four Hundred Thirty Five Thousand Seven Hundred Sixty Four (6,702,435,764) shares, representing 80.79% of the outstanding capital stock of the Corporation, approved the following resolution:

"RESOLVED, that all acts of the Board of Directors and the Management of the Corporation for the period from 14 June 2024 to 19 June 2025 are hereby approved and ratified."

IX. ELECTION OF DIRECTORS

Pursuant to SEC Memorandum Circular No. 16, Series of 2002, the Nomination Committee has the obligation to promulgate guidelines or criteria governing the conduct of the nomination procedure for the Corporation's Independent Directors. This procedure must be properly disclosed to the SEC and be incorporated in the Corporation's By-Laws. In this connection, the Chairman stated that the names of the short-listed nominees for Independent Directors were disclosed to the SEC prior to the Annual Stockholders' Meeting through the submission of the Corporation's Information Statement on SEC Form 20-IS. Section 2.01(d) of Article II of the Amended By-Laws of the Corporation provides for the nomination procedure for the Corporation's Independent Directors.

Under said nomination procedure, Messrs. Vicente R. Santos and Exequiel D. Robles submitted their signed nominations to the Nomination Committee together with the resumes of their respective nominees. The Nomination Committee then pre-screened the nominations, and submitted the names of the nominees and their resumes to the SEC.

The Chairman announced that, pursuant to the provisions of the Revised Corporation Code and the By-Laws of the Corporation, the remaining seven (7) members of the Board of Directors of the Corporation should be elected for the ensuing year.

Upon the request of the Chairman, the Corporate Secretary announced the nominees for Independent Directors of the Corporation for the year 2025-2026:

1. Renato C. Francisco; and
2. Danilo A. Antonio.

This was followed by the announcement of the nomination of the following persons to serve as members of the Board of Directors of the Corporation for the year 2025-2026:

1. Vicente R. Santos;
2. Exequiel D. Robles;
3. Antonio D. Robles;
4. Aurora D. Robles;
5. Mariza Santos-Tan;
6. Orestes R. Santos; and
7. Simeon S. Cua.

The qualifications of the foregoing nominees were included in the Definitive Information Statement of the Corporation, copies of which are available on the Corporation's website and on PSE Edge.

Upon the request of the Chairman, the Corporate Secretary announced that, based on the tally of votes of the stockholders owning Six Billion Seven Hundred Two Million Four Hundred Thirty Five Thousand Seven Hundred Sixty Four (6,702,435,764) shares, representing 80.79% of the outstanding capital stock of the Corporation, as confirmed by the transfer agent, Professional Stock Transfer, Inc., the two (2) nominees for Independent Directors and seven (7) nominees for Directors of the Corporation were declared duly elected as Directors of the Corporation for the year 2025-2026.

X. APPOINTMENT OF THE EXTERNAL AUDITOR OF THE CORPORATION FOR THE FISCAL YEAR 2025-2026

It was proposed that Sycip Gorres Velayo and Company be appointed as the external auditor of the Corporation for the fiscal year 2025-2026. Thereafter, the Corporate Secretary announced that stockholders owning Six Billion Seven Hundred Two Million Four Hundred Thirty Five Thousand Seven Hundred Sixty Four (6,702,435,764) shares, representing 80.79% of the outstanding capital stock of the Corporation unanimously approved the following resolution:

"RESOLVED, That the appointment of Sycip Gorres Velayo and Company as the external auditor of the Corporation for the fiscal year 2025-2026 is hereby approved and adopted."

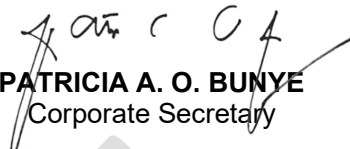
XI. OTHER MATTERS

Pursuant to the Guidelines for Participation via Remote Communication and Voting in *Absentia*, stockholders were given the opportunity to send their comments and questions by 11 June 2025. There being no questions or comments, the Chairman proceeded to the next item in the Agenda.

XII. ADJOURNMENT

There being no further business to transact, and upon motion made and duly seconded, the meeting was thereupon adjourned.

CERTIFIED CORRECT:


PATRICIA A. O. BUNYE
Corporate Secretary

ATTESTED BY:

VICENTE R. SANTOS
Chairman

DRAFT




CERTIFICATION

June 16, 2025

I, Edelyn S. Jimeno, of legal age, Filipino and with office address at Professional Stock Transfer, Inc., 10th Flr., Telecom Plaza Building, 316 Sen. Gil Puyat Avenue, Makati City, hereby certify that:

1. I am the VP-Operations of Professional Stock Transfer, Inc. (PSTI) a corporation duly organized and existing under and by virtue of the laws of the Philippines.
2. PSTI is the stock transfer agent of **STA. LUCIA LAND, INC. (SLI)** a corporation duly organized and existing under and by virtue of the laws of the Philippines with principal office at Penthouse, Building III, Sta. Lucia East Grandmall Felix Avenue corner Marcos Highway, Cainta, Rizal.
3. as stock transfer agent of SLI, PSTI maintains the shareholdings records of the shareholders of SLI.
4. that the total shares represented in proxies and in persons for the Annual Stockholders Meeting of Sta. Lucia Land, Inc. scheduled on June 20, 2025 is **6,702,435,764** shares equivalent to **80.7868%** of the total **8,296,450,000** outstanding shares of Sta. Lucia Land, Inc. as of May 16, 2025.

This certification is for the Annual Stockholders' Meeting of Sta. Lucia Land, Inc. on June 20, 2025.


EDELYN S. JIMENO
VP-Operations

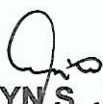


STA. LUCIA LSND, INC.
ANNUAL STOCKHOLDERS' MEETING
June 20, 2025
(Total Outstanding Shares: 8,296,450,000)

TOTAL NUMBER OF VOTES

	<u>NO. OF SHARES</u>	<u>%</u>
PROXIES:	6,701,005,767	80.7696%
IN PERSON:	<u>1,429,997</u>	<u>0.0172%</u>
Total Votes	<u><u>6,702,435,764</u></u>	<u><u>80.7868%</u></u>

Submitted by:


EDELYN S. JIMENO
VP-Operations

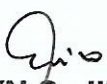


STA. LUCIA LAND, INC.
ANNUAL STOCKHOLDERS' MEETING
June 20, 2025
LIST OF PROXY HOLDER

Total Outstanding Shares : 8,296,450,000

	<u>SHARES</u>	<u>%</u>
Chairman of the Meeting		
Sta. Lucia Realty & Devt., Inc.	6,701,005,767	80.77%
 GRAND TOTAL	 <u>6,701,005,767</u>	 <u>80.77%</u>

Submitted by:


EDELYN S. JIMENO
VP-Operations



**STA.LUCIA LAND, INC.
ANNUAL STOCKHOLDERS' MEETING
June 20, 2025**

LIST OF ATTENDEES:

PROXY HOLDER:

Chairman of the Meeting
Sta. Lucia Realty & Devt., Inc.

IN PERSON:

Vicente R. Santos
Exequiel D. Robles
Antonio D. Robles
Aurora D. Robles
Simeon S. Cua
Mariza Santos-Tan
Orestes R. Santos
Danilo A. Antonio
Renato C. Francisco

OTHER ATTENDEES

David M. Dela Cruz
Atty. Patricia A. O. Bunye
Atty. Eric T. Dykimching
Atty. Crystal I. Prado
Jeremiah T. Pampolina
Hanani B. Palmon
Ace Dela Paz
Keziah Urbiztondo
Jerome Lucido
Criselle Z. Espiritu

Submitted by:


EDELYN S. JIMENO
VP-Operations



THE PRESIDENT'S REPORT: SERVICE. STABILITY. SUSTAINABILITY.

Annual Stockholders Meeting – June 20, 2025

Good morning to our esteemed stockholders, members of the Sta. Lucia Land Inc. Board of Directors and Officers, and distinguished VIP guests.

It is my pleasure to present the latest developments and achievements of Sta. Lucia Land Inc. (SLI). For the year 2024, we are proud to report gross revenues of PHP 12.102 billion, while achieving a new high in net income of PHP 4.239 billion—representing annual increases of 6.96% and 13.56%, respectively.. Our balance sheet continues to strengthen, with total assets rising steadily by 9.89% to a record PHP 68.021 billion.

This performance reflects our unwavering growth momentum, driven by strategic landbanking initiatives as the shift toward provincial markets accelerates in the residential sector. In 2024, SLI expanded its landholdings through new acquisitions and joint ventures totalling over 1.219 million square meters. These developments were approved by our Board of Directors and span across key locations nationwide, including:

1. Tanza, Cavite
2. Binan, Laguna
3. Cabuyao, Laguna
4. San Benito, Laguna
5. Bauan, Batangas
6. Lian, Batangas
7. San Juan, Batangas
8. Antipolo, Rizal
9. San Mateo, Rizal
10. Taytay, Rizal
11. Bayambang, Pangasinan
12. Subic, Zambales
13. Plaridel, Bulacan
14. Mexico, Pampanga
15. Gapan, Nueva Ecija
16. Dumangas, Iloilo

In addition, we are exploring development partnerships for our commercial properties, with over 2.19 million square meters of potential projects nationwide. These initiatives aim to diversify and increase our recurring revenue streams.

We are also excited to announce the upcoming launch of *Sta. Lucia Mall Davao*, strategically located near Davao International Airport. This transit-oriented lifestyle mall spans over 40,918 sqm of gross floor area and offering 24,143 sqm of gross leasable space. The mall is positioned to serve local and international travelers as well as surrounding residential communities, further strengthening our presence in Mindanao.

In 2024, our efforts have garnered prestigious accolades, including:

- *Philippine Growth Champion 2024* by Statista
- *C-Suite Awards 2024 (UK)* – Philippine's Best Real Estate Recognitions for our Chairman, CEO, and CFO
- *World Golf Awards 2024* – Eagle Ridge Nick Faldo Course & The Orchard Golf & Country Club Palmer Course as the Philippines' Best Golf Courses

These awards underscore our commitment to excellence and reflect our core values of Service, Leadership, and Integrity.

As we chart the path ahead, we remain optimistic about our sustained growth and success. Our solid foundation allows us to advance to new heights, continually enhancing value for our clients, partners, and stakeholders. With unwavering dedication, we will build on this momentum to deliver better service, innovative developments, and sustainable communities.

I extend my deepest gratitude to our hardworking team, dedicated board members, senior management, and steadfast partners for your unwavering support over the years. Together, we will continue to create transformative real estate developments here in the Philippines.

Thank you.

Exequiel D. Robles
President

STA. LUCIA LAND, INC.

Resolutions of the Board of Directors and the Executive Committee
For the Period from 14 June 2024 to 19 June 2025

Organizational Meeting of the Board of Directors held on 14 June 2024	
01	Resolution approving the Minutes of the Special Meeting of the Board of Directors held on 21 March 2024.
02	Resolutions authorizing the Corporation to acquire parcels of land in Bauan, Batangas and Bansalan, Province of Davao del Sur.
03	Resolutions authorizing the Corporation to enter into joint ventures involving the development of projects in Rizal, Antipolo City, General Santos City, and Bacolod.
04	Resolutions authorizing the Corporation to transact with China Banking Corporation and/or China Banking Corporation – Trust and Asset Management Group.
05	Resolutions authorizing the Corporation to secure a loan up to the aggregate amount of Six Hundred Million Pesos (PhP600,000,000.00) with Philippine Veterans Bank.
06	Resolutions authorizing the Corporation to secure a loan up to the aggregate amount of Three Hundred Fifty Million Pesos (PhP350,000,000.00) with Bank of Commerce and a Domestic Bills Purchase Line with a sublimit amount of Fifty Million Pesos (PhP50,000,000.00).
07	Resolutions authorizing the Corporation to secure a loan up to the aggregate amount of One Billion Seven Hundred Million Pesos (PhP1,700,000,000.00) with Philippine Commercial Capital, Inc.
Special Meeting of the Executive Committee held on 14 June 2024	
08	Resolutions authorizing the Corporation to lease a space located at the Ground Level, Building II of Sta. Lucia East Grand Mall to the Bank of the Philippine Islands.
09	Resolutions authorizing the Corporation to appoint the Chairman as the assignee of one of the motor vehicles of the Corporation.
10	Resolutions authorizing the President to sign the subdivision plan involving a parcel of land located in Marikina City and authorizing representatives to transact with the Department of Environment and Natural Resources (“DENR”) and with any and all government agencies concerned in relation to the application for approval of the subdivision plan.
11	Resolutions authorizing the President and the Chairman to sign the Deed of Absolute Sale for the sale of a parcel of land located in Marikina City.
12	Resolutions authorizing the President to sign the Deed of Absolute Sale for the sale of two (2) parcels of land located in Davao City.
13	Resolutions authorizing the Corporation to transact with the Visayan Electric Company for the refund of the special deposit made by the Corporation in relation to the electrification of its subdivision project in Cebu.
Special Meeting of the Executive Committee held on 10 July 2024	
14	Resolutions authorizing representatives to appear on behalf of the Corporation before the DHSUD in relation to the complaint filed by Jejomar C. Paradero.
15	Resolutions authorizing representatives to appear on behalf of the Corporation before the DHSUD in relation to the complaints filed by Odevette Vicente and Alvin Vicente and Jessielie Villaver-Castillo.
Special Meeting of the Executive Committee held on 12 July 2024	
16	Resolutions authorizing the President to sign the Approved Subdivision Plan and other necessary documents to be submitted for the approval of the DENR-Land Management Service, Land Registration Authority, and other government agencies in connection with the Corporation’s subdivision project in Rizal.
17	Resolutions authorizing the President to sign the Approved Subdivision Plan and other necessary documents to be submitted for the approval of the DENR-Land Management Service, Land Registration Authority, and other government agencies in connection with the Corporation’s subdivision project in Laguna.
18	Resolutions authorizing the President to sign the Approved Subdivision Plan and other necessary documents to be submitted for the approval of the DENR-Land Management Service, Land Registration Authority, and other government agencies in connection with the Corporation’s subdivision project in Batangas.
19	Resolutions authorizing representatives to appear before the Regional Trial Court Branch 27 – Lapu-Lapu City and appropriate trial or appellate courts in relation to Civil Case No. 2666-L in relation to parcels of land located in Vistamar Beach Resort and Country Club and Residential Estates

Special Meeting of the Executive Committee held on 08 August 2024	
20	Resolutions authorizing the Chairman to sign the Joint Venture Agreement and the Deed of Allocation and Partition (Memorandum of Sharing) in relation to the development of a parcel of land located in Calumpit, Bulacan.
21	Resolutions authorizing a representative to file the application for electrical connection with Aurora Electric Cooperative, Inc. for its development project in Baler, Aurora.
22	Resolutions authorizing a representative to sign the application for a Tree Cutting Permit in connection with the Corporation's development project located in Marikina City.
23	Resolutions authorizing representatives to sign and execute the Contract(s) to Buy and Sell, Deed(s) of Absolute Sale and Deed(s) of Assignments and any amendments thereto in connection with properties that are part of the Corporation's development project in Laguna.
24	Resolutions authorizing the Corporation to attend the preliminary conference before the DHSUD in relation to a property located in Davao City which had been sold by the Corporation.
25	Resolutions authorizing the President and Chairman to sign and execute the Partition Agreement in relation to a parcel of land located in Digos City, Davao del Sur.
26	Resolutions authorizing the Corporation to file any civil and/or criminal cases against certain persons before the appropriate courts and tribunals in order to protect the Corporation's interest in property illegally occupied and/or possessed by such persons.
Special Meeting of the Executive Committee held on 09 September 2024	
27	Resolutions authorizing representatives to transact with any and all government agencies on behalf of the Corporation in connection with the consolidation-subdivision plan involving three (3) parcels of land situated in Quezon City.
28	Resolutions authorizing representatives to appear for and on behalf of the Corporation before the DHSUD and HSAC in relation to the HSAC Case entitled "Sps. Nelly A. Tan and Victor I. Tan v. Sta. Lucia Land, Inc., et al."
29	Resolutions authorizing representatives to act for the Corporation before the Bureau of Lands, DENR, DHSUD, DAR, BIR, RD, Office of the Building Official, Municipal Planning, Engineering Office, and Municipal Environment and Natural Resources Office, and all pertinent local government offices and government agencies in relation to the Corporation's subdivision project in North Cotabato.
30	Resolutions authorizing representatives to appear before the RTC Branch 27 of Lapu-Lapu City, and the appropriate trial courts or appellate courts whenever necessary, in relation to Civil Case No. 2666-L involving parcels of land owned by the Corporation.
31	Resolutions authorizing a representative to apply for an Occupancy Permit for the Corporation's subdivision project in Marikina City.
Special Meeting of the Executive Committee held on 13 September 2024	
32	Resolutions authorizing a representative to appear before the HSAC in relation to HSAC Case No. RVII-REM-240905-0156.
33	Resolutions authorizing a representative to appear before the HSAC in relation to HSAC Case No. RVII-REM-230717-0039.
34	Resolutions authorizing a representative to appear before the HSAC in relation to HSAC Case No. RVII-REM-240905-01569.
Special Meeting of the Board of Directors held on 07 November 2024	
35	Resolution approving the Minutes of the Organizational Meeting of the Board of Directors held on 14 June 2024.
36	Resolutions authorizing the Corporation to donate parcels of land located in Davao City; Nasugbu, Batangas; and Bauan, Batangas.
37	Resolutions authorizing the Corporation to enter into joint ventures involving the development of projects in Batangas, Rizal, Laguna, Pampanga, Cavite, and Iloilo.
38	Resolutions authorizing the Corporation to secure a loan up to the aggregate amount of Three Billion Pesos (PhP3,000,000,000.00) with Rizal Commercial Banking Corporation.
39	Resolutions authorizing the Corporation to secure a loan up to the aggregate amount of Three Billion Pesos (PhP3,000,000,000.00) with China Banking Corporation.
40	Resolutions authorizing the Corporation to secure a short-term line up to the aggregate amount of One Billion Pesos (PhP1,000,000,000.00) with Philippine National Bank.

41	Resolutions authorizing the Corporation to secure a short-term loan with CTBC Bank (Philippines) Corporation.
42	Resolutions authorizing the Corporation to apply for the registration of its Nasugbu Newtown Center Batangas and Eagle Ridge Commercial Town Center General Trias, Cavite Projects with the Philippine Economic Zone Authority (PEZA).
43	Resolutions authorizing the Corporation to transact with and avail of the products, facilities, and services of PLDT, Inc., Smart Communications Inc., Digitel Mobile Philippines Inc., and/or ePLDT Inc. for Sta. Lucia Davao Mall.
44	Resolutions authorizing the Corporation to declare cash dividends out of the unrestricted retained earnings of the Corporation as of 31 December 2023.
45	Resolutions authorizing representatives in relation to expropriation proceedings involving select lots in the Acropolis Loyola Project
46	Resolutions authorizing the Corporation to transact with BPI Asset Management, doing business under the trade name and style of BPI Wealth – A Trust Corporation.
50	Resolutions approving the date and venue of the 2025 Annual Stockholders' Meeting of the Corporation
Special Meeting of the Executive Committee held on 14 November 2024	
51	Resolutions authorizing representatives to appear on behalf of the Corporation in the committee hearing in relation to a lot endorsed for donation to the local government of the Municipality of Manaoag.
52	Resolutions authorizing the Corporation to borrow funds from individual lenders and authorizing RCBC Capital Corporation to act as its broker for the Corporation's Promissory Notes.
Special Meeting of the Executive Committee held on 29 November 2024	
53	Resolutions authorizing the Corporation to apply with Manila Water Company, Inc. for a new water service and sewer connection to be installed in a building of the Corporation located in Quezon City.
Special Meeting of the Executive Committee held on 05 December 2024	
54	Resolutions authorizing the Corporation transact with BDO Unibank, Inc. for the obtainment of loan facilities and availment of banking products and services.
Special Meeting of the Executive Committee held on 19 December 2024	
55	Resolution appointing representatives to transact with the Polomolok Water District and local government units where Orchard Residences Polomolok subdivision project is located.
56	Resolution appointing representatives to attend the preliminary conference, conciliation, mediation and/or other hearings before the DHSUD Region XI.
57	Resolutions authorizing the President to sign the letter request for cancellation of the annotation.
58	Resolutions authorizing a representative to apply for the Environmental Compliance Certificate.
59	Resolutions authorizing signatories for the Contract to Sell and Deed of Restrictions and/or Master Deed of Restrictions of sale transactions involving subdivision parcel/s of land located in the Cities and Municipalities of Cebu Island, Municipality of Sibulan in the Province of Negros Oriental, and Cities and Municipalities of Surigao del Norte, and condominium units in La Mirada Condominium, Lapu-Lapu City.
60	Resolutions authorizing a representative to appear in court cases and before quasi-judicial bodies.
61	Resolutions authorizing the transfer of sold subdivision parcels of lands to buyers and to transact with the BIR, RD, Office of the Assessors and Treasurer in Cebu Province.
62	Resolutions authorizing representatives to appear in all conciliation and mediation proceedings and mandatory conferences held by the DHSUD and HSAC.
63	Resolutions authorizing the Corporation to develop parcels of land located in Antipolo, Rizal.
Special Meeting of the Executive Committee held on 08 January 2025	
64	Resolutions authorizing representatives to transact with the BIR with respect to the Corporation's application for an Authority to Print green parking tickets.
65	Resolutions authorizing representatives to apply for a Building Permit for Guardhouses 1 and 2 of its subdivision project in Laguna.

66	Resolutions authorizing representatives to transact with the BIR with respect to the Corporation's application for an Authority to Print green and yellow parking tickets.
67	Resolutions authorizing a representative to apply for the renewal of the business permit of the Corporation in Davao City.
68	Resolutions authorizing a representative to process the transfer of the business address of the Corporation's branch office in Davao City.
69	Resolutions authorizing a representative to apply for the renewal of the business permit of the Corporation in Digos City.
70	Resolutions authorizing a representative to apply for the renewal of the business permit of the Corporation in Tagum City.
71	Resolutions authorizing representatives to transact with the RD, BIR, Assessor's Office, and Treasurer's Office with jurisdiction over the location where the Corporation's subdivision projects are situated to process the registration of the Titles relative thereto.
Special Meeting of the Executive Committee held on 22 January 2025	
72	Resolutions authorizing representatives to transact with the Land Management Services, DENR - Regional Office 9 (CARAGA), RD of Surigao del Norte, and the Assessor's Office of the Municipality of Del Carmen in relation to the subdivision of four (4) parcels of land of the Corporation all located in the Municipality of Del Carmon, Province of Surigao del Norte.
73	Resolutions authorizing representatives to transact with the Land Management Services, DENR - CARAGA, RD of Surigao del Norte, and the Assessor's Office of the Municipality of Dapa in relation to the subdivision of a parcel of land of the Corporation located in the Municipality of Dapa, Province of Surigao del Norte.
74	Resolutions authorizing a representative to transact with various government agencies in relation to the Corporation's application for permits and licenses of various subdivision projects located in the National Capital Region, CALABARZON, Region III, and Baguio City.
75	Resolutions authorizing representatives to file any lawful cases against illegal settlers on the Corporation's property located in Pililla, Rizal.
76	Resolutions authorizing a representative to appear on behalf of the Corporation in all conciliation and mediation proceedings and mandatory conferences before the National Labor Relations Commission (NLRC) in relation to SEAD-No. NLRC-SRABVI-01-00037-25.
77	Resolutions authorizing a representative to transact with the RD, BIR, Assessor's Office and Treasurer's Office of Taguig City; Mandaluyong City; Calamba, Laguna; Binan, Laguna; Sta. Rosa, Laguna; Los Banos, Laguna; Caliraya, Laguna; Cabuyao, Laguna; Sta. Cruz, Laguna; Cavinti, Laguna; and Quezon Province in relation to the Corporation's development/subdivision projects located therein.
78	Resolutions authorizing a representative to transact with the RD, BIR, Assessor's Office and Treasurer's Office of Valenzuela City; Caloocan City; Baguio City; La Trinidad, Benguet; Urdaneta, Pangasinan; Rosales, Pangasinan; Bayambang, Pangasinan; Manaoag, Pangasinan; Calasiao, Pangasinan; Dagupan, Pangasinan; Lingayen, Pangasinan; San Leonard, Nueva Ecija; Gapan, Nueva Ecija; Cabanatuan, Nueva Ecija; and Palayan, Nueva Ecija in relation to the Corporation's development/subdivision projects located therein.
79	Resolutions authorizing a representative to transact with the appropriate government agencies with jurisdiction over the construction of the housing projects of the Corporation in relation to the securing of development permits over the same.
80	Resolutions authorizing a representative to transact with the relevant RD, BIR, Assessor's Office and Treasurer's Office in relation to the Corporation's development/subdivision projects located in Laguna.
81	Resolutions authorizing a representative to transact with the RD, BIR, Assessor's Office and Treasurer's Office in Pasig City and Bulacan in relation to the Corporation's development/subdivision projects located therein.
82	Resolutions authorizing representatives to transact with the DENR, local government and other pertinent government agencies with jurisdiction over Corporation's subdivision project, the South Pacific Golf and Leisure Estate, in relation to the cutting, trimming, and pruning of trees.

83	Resolutions authorizing representatives to transact with the Land Registration Authority, RD, the local government and other pertinent government agencies in relation to the consolidation of the Corporation's property located at Buhanging District, Davao City.
84	Resolutions authorizing a representative to transact with various government agencies having jurisdiction over the Corporation's subdivision projects in Davao and Davao del Norte.
85	Resolutions authorizing representatives to transact with various government agencies having jurisdiction over the Corporation's subdivision projects in Tinagacan General Santos City.
Special Meeting of the Executive Committee held on 18 February 2025	
86	Resolutions authorizing a representative to transact with the DENR for the issuance of a Permit to Cut and all other environmental permits and clearances necessary for the Corporation's project in Cavinti, Laguna.
87	Resolutions authorizing representatives to appear on behalf of the Corporation before the HSAC in relation to the HSAC case entitled John Robert Bell v. Sta. Lucia Land, Inc.
88	Resolutions authorizing the Corporation's President to sign documents in relation to the cancellation of an annotation on a Title registered under the name of Sta. Lucia Realty and Development, Inc. ("SLRDI") regarding a joint venture agreement between the Corporation and SLRDI.
89	Resolutions authorizing the Corporation's Chairman to sign documents in relation to the cancellation of an annotation on a Title registered under the name of SLRDI regarding a joint venture agreement between the Corporation and SLRDI.
Special Meeting of the Executive Committee held on 06 March 2025	
90	Resolutions authorizing a representative to apply for extension of electrical lines and/or additional facilities with Manila Electric Company (MERALCO).
91	Resolutions authorizing representatives to transact with Metropolitan Cebu Water District, Inc.
Special Meeting of the Executive Committee held on 13 March 2025	
92	Resolutions authorizing representatives to file civil and/or criminal cases against Jocel B. Claro.
93	Resolutions authorizing a representative to transact with the pertinent government agencies in relation to two (2) subdivision projects of the Corporation in Digos City.
Special Meeting of the Executive Committee held on 10 April 2025	
94	Resolutions authorizing a representative to transact with the City Planning and Development Office of Bacolod City, Negros Occidental, in connection with the Corporation's development project in Barangay Silay, Bacolod City.
95	Resolutions authorizing representatives to sign the Memorandum of Agreement and other documents necessary for the processing of condominium/townhouse turnover.

STA. LUCIA LAND, INC.
Amendments to the Articles of Incorporation

Articles and Section Nos.	From	To
Article Second, Part B	<p>B. SECONDARY PURPOSES</p> <p>x x x</p> <p>(8) To conduct and transact any and all lawful activities, and to do or cause to be done any one or more of the acts and things herein set forth as its purposes, within or without the Philippines, and in any and all foreign countries, and to do everything necessary, desirable or incidental to the accomplishment of the purposes or the exercise of any one or more of the powers herein enumerated, or which shall at any time appear conducive to or expedient for the protection or benefit of the Corporation, including but not limited to the formation and operation of branch offices within or without the Philippines; and</p> <p>(9) All the express powers of a corporation as provided for under Section 36 of the Corporation Code of the Philippines.</p>	<p>B. SECONDARY PURPOSES</p> <p>x x x</p> <p>(8) To conduct and transact any and all lawful activities, and to do or cause to be done any one or more of the acts and things herein set forth as its purposes, within or without the Philippines, and in any and all foreign countries, and to do everything necessary, desirable or incidental to the accomplishment of the purposes or the exercise of any one or more of the powers herein enumerated, or which shall at any time appear conducive to or expedient for the protection or benefit of the Corporation, including but not limited to the formation and operation of branch offices within or without the Philippines;</p> <p><u>(9) To offer investment contracts, certificates of participation, profit-sharing agreements, and other forms of securities in relation to agreements whereby the Corporation sells or offers units in real estate projects on the condition that buyers shall contribute the units, whether mandatory or optional, to a rental pool managed by the Corporation or a property management company to be designated by the Corporation; and</u></p> <p><u>(10)</u> All the express powers of a corporation as provided for under Section 36 of the Corporation Code of the Philippines.</p>

**BOARD RESOLUTION
FOR THE AMENDMENT OF THE SECONDARY PURPOSE**

“RESOLVED, That subject to the approval of the Securities and Exchange Commission, the Corporation be, as it is hereby, authorized and empowered to amend the Secondary Purposes under the Second Article, Part B of its Amended Articles of Incorporation;

“RESOLVED, FURTHER, That the Second Article, Part B of the Amended Articles of Incorporation of the Corporation be amended to read as follows:

“SECOND: That the purpose or purposes for which the Corporation is formed are as follows, to wit:

X X X

B. SECONDARY PURPOSES:

X X X

(9) To offer investment contracts, certificates of participation, profit-sharing agreements, and other forms of securities in relation to agreements whereby the Corporation sells or offers units in real estate projects on the condition that buyers shall contribute the units, whether mandatory or optional, to a rental pool managed by the Corporation or a property management company to be designated by the Corporation; and

(10) All the express powers of a corporation as provided for under Section 36 of the Corporation Code of the Philippines.”