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

ANNUAL STOCKHOLDERS' MEETING
19 June 2026, 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 Philippine Daily Inquirer, BusinessWorld and Philippine Star on 28 and 29 May 2026, respectively, in print and online format, in compliance with the SEC Notice dated 11 March 2026. 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 15 May 2026 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 SPECIAL STOCKHOLDERS' MEETING HELD ON 12 AUGUST 2025

The Chairman announced that the next item on the agenda was the review of the Minutes of the Special Stockholders' Meeting held on 12 August 2025. 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 Special Stockholders' Meeting held on 12 August 2025 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, Board of Directors, Audit Committee and Corporate Governance Committee from 20 June 2025 to 18 June 2026.

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. Each Director has received a total of Sixty Thousand Pesos (PhP60,000.00) for four (4) meetings of the Board of Directors held in 2025. 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 20 JUNE 2025 TO 18 JUNE 2026

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 20 June 2025 to 18 June 2026, 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 20 June 2025 to 18 June 2026 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 2026-2027:

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 2026-2027:

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 2026-2027.

X. <u>APPOINTMENT OF THE EXTERNAL AUDITOR OF THE CORPORATION FOR THE FISCAL YEAR 2026-2027</u>

It was proposed that Sycip Gorres Velayo and Company be appointed as the external auditor of the Corporation for the fiscal year 2026-2027. 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 2026-2027 is hereby approved and adopted."

XI. <u>OTHER MATTERS</u>

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 10 June 2026. There being no questions or comments, the Chairman proceeded to the next item in the Agenda.

DRAFT

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

Professional Stock Transfer, Inc.

June 05, 2026

STA. LUCIA LAND, INC.
Penthouse, Building III
Sta. Lucia East Grandmall
Felix Avenue cor. Marcos Highway
Cainta, Rizal

Attention: **Atty. Patricia A.O. Bunye**
Corporate Secretary

Subject: ASM of SLI on June 19, 2026

Gentlemen:

We submit the pre-registration documents that you need for your Annual Stockholders Meeting (ASM) scheduled on June 19, 2026, to wit:

1. Certification on the total shares represented in proxies and in persons
2. Tabulation of Proxies
3. List of Proxy Holders
4. List of Attendees

We trust that you will find the above-cited documents in order.

Thank you.

Very truly yours,

EDELYN S. JIMENO
VP-Operations

10th Floor Eastern Telecom Plaza Building, 316 Sen. Gil Puyat Avenue, Makati City
Telephone No. (632) 8687-4053 * 8801-6123 Fax No. (632) 8687-2733 Web: www.professionalstocktransfer.com
Email add: info@professionalstocktransfer.com

CERTIFICATION

June 5, 2026

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 15, 2026.

This certification is for the Annual Stockholders' Meeting of Sta. Lucia Land, Inc. on June 19, 2026.

EDELYN S. JIMENO
VP-Operations

STA. LUCIA LSND, INC.
ANNUAL STOCKHOLDERS' MEETING
June 19, 2026
(Total Outstanding Shares: 8,296,450,000)

TOTAL NUMBER OF VOTES

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

Submitted by:

EDELYN S. JIMENO
VP-Operations

STA. LUCIA LAND, INC.
ANNUAL STOCKHOLDERS' MEETING
June 19, 2026
LIST OF PROXY HOLDER

Total Outstanding Shares : 8,296,450,000

	SHARES	%
EXALTACION R. JOSEPH		
Sta. Lucia Realty & Devt., Inc.	6,701,005,767	80.77%
GRAND TOTAL	6,701,005,767	80.77%

Submitted by:

EDELYN S. JIMENO
VP-Operations

STA.LUCIA LAND, INC.
ANNUAL STOCKHOLDERS' MEETING
June 19, 2026

LIST OF ATTENDEES:

PROXY HOLDER:

Exaltacion R. Joseph
Sta. Lucia Realty & Devt., Inc.

IN PERSON:

Exequiel D. Robles
Vicente R. Santos
Mariza Santos-Tan
Aurora D. Robles
Orestes R. Santos
Antonio D. Robles
Simeon S. Cua
Danilo A. Antonio
Justice 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
Zaldy Santos
Annie Robles-Andres
Jennifer Marie Castro
Jan Aurel Nikolei M. Castro
Mike Robles
Jayson Robles
Michelle Robles-De Castro
Kristine May Robles-Ordiz
Vincent Santos
Davies Santos
Mardon Santos
Rose Santos
Hanani B. Palmon
Carina Ubando
Kathleen Alarcon
Ria Rivadeneria

STA.LUCIA LAND, INC.
ANNUAL STOCKHOLDERS' MEETING
June 19, 2026

LIST OF ATTENDEES:

Liwliwa Madriaga
Keziah Urbiztondo
Jerome Lucido
Khit Espiritu
Ryan Salcedo
Dolmar Montanez
Sherwin Yason
Lex Azurin
Ryan Tapia
Marco Panajon
Ras Mercado
Luis Cruz
Jeannette J. Garcia
Michael Albotra
Zablar Angsioco
Michael Pagkalinawan
Tracy Lugod
Melissa Althea Lim
Tonito Gonzalez
Gwyneth Ong
Janice Co
Juan Paolo Martirez
Maia Hing
Vanessa Chan
Sophia Ong
Tomi Malabanan
Beth Coronel
Johann So
Buzzie Ona
Gwendalene Domingo
Paul Dominguez
Harold Cruz
Patrick Jerold Juan
Rizaldy Tolentino
Noely Dayrit
Jackielyn O. Oliver
Evan James T. Valera
Angelica Garcia
Jerome Andrew Garcia

STA.LUCIA LAND, INC.
ANNUAL STOCKHOLDERS' MEETING
June 19, 2026

LIST OF ATTENDEES:

Laura Villacorta
Frank Gaisano
Toni Danao
Joey Ignacio
Carlos Velez
Patricia Nicole Pinohermosa
Jose Ignacio Garcia
Gennylane See
Annalice Aliluya
JayR Sarmiento
PSTI

Submitted by:

EDELYN S. JIMENO
VP-Operations

THE PRESIDENT'S REPORT

"STABILITY – SUSTAINABILITY – SAFETY"

Annual Stockholders' Meeting – June 19, 2026

Good morning to our esteemed stockholders, distinguished members of the Board of Directors and Officers, and our honored guests.

At a time when uncertainty continues to shape the global and domestic landscape, we anchor ourselves on what matters most—stability in our foundations, sustainability in our projects, and safety in our communities. These guiding principles define how Sta. Lucia Land, Inc. moves forward with clarity, discipline, and purpose.

Sta. Lucia Land, Inc. (SLI) posted gross revenues of PHP 9.358 billion and net income of PHP 2.413 billion. While these figures indicate the impact of broader economic headwinds, they also highlight our ability to remain steady and fundamentally sound. Our balance sheet remains robust, with total assets increased to PHP 70.645 billion compared to PHP 68.021 billion in 2024 - clear evidence of disciplined management and enduring investor confidence.

Our performance continues to be driven by a strategic nationwide focus on landbanking and the sustained demand for residential developments outside major urban centers. In 2025, we expanded our footprint through acquisitions and joint ventures covering over 1.674 million square meters across key growth areas, including the following

1. Bauan, Lian, and Tuy in Batangas
2. San Felix and San Benito in Laguna;
3. San Mateo, Rizal;
4. Gapan, Nueva Ecija;
5. Oton, Iloilo; and
6. San Isidro, Surigao del Norte.

These investments reflect our long-term view: that even in times of uncertainty, the aspiration for homeownership and community remains strong. By positioning ourselves in emerging provincial hubs, we not only support regional development but also create accessible and resilient communities for Filipino families.

Beyond residential expansion, we continue to pursue commercial and mixed-use developments, with over 1.943 million square meters allocated for future projects. These initiatives strengthen our portfolio of recurring income assets and provide greater balance and sustainability to our revenue streams.

A key milestone for 2025 was the soft launch of Sta. Lucia Mall Davao—our newest flagship development in Mindanao. Strategically located near Davao International Airport, this transit-oriented lifestyle center serves as a gateway for both travelers and local communities. With over 40,000 square meters of gross floor area and a diverse mix of more than 100 tenants, the mall represents our commitment to creating vibrant, secure, and future-ready commercial spaces which contributes to SLI's recurring income base.

We are likewise honored to have received significant recognition both locally and internationally, including the following:

1. Philippine Growth Champion 2025 by Statista for the fourth consecutive year
2. The Global CEO Excellence Award in Real Estate 2025 (Philippines), and
3. Distinctions from the World Golf Awards for two of the country's premier golf courses.

These accolades affirm not only our achievements, but also the strength of our values—excellence, integrity, and innovation.

To our Board of Directors, management team, employees, and business partners—your dedication and hard work continue to be the foundation of our strength. And to our stockholders, your trust inspires us to move forward with confidence and responsibility.

Thank you.

EXEQUIEL D. ROBLES
President

STA.LUCIA LAND INC.

STA. LUCIA LAND, INC.
Resolutions of the Board of Directors and Executive Committee
For the Period from 20 June 2025 to 18 June 2026

Organizational Meeting of the Board of Directors held on 20 June 2025	
01	Resolution approving the Minutes of the Special Meeting of the Board of Directors held on 07 November 2024
02	Resolutions authorizing the Corporation to acquire a parcel of land located in Batangas
03	Resolutions authorizing the Corporation to enter into joint ventures for the development of projects located in Batangas, Iloilo, Nueva Ecija, Surigao del Norte and Rizal
04	Resolutions authorizing the Corporation to change the Corporation's Account Installation/Billing Name with the Davao City Water District from Sta. Lucia Land, Inc. to Sotogrande Davao Hotel Inc.
05	Resolutions authorizing the Corporation to secure a loan up to the aggregate amount of Five Billion Pesos (PhP5,000,000,000.00) with China Banking Corporation
06	Resolutions authorizing the Corporation to secure a loan up to the aggregate amount of Three Billion Pesos (PhP3,000,000,000.00) with Bank of the Philippine Islands
07	Resolutions authorizing the Corporation to secure a loan up to the aggregate amount of One Billion Five Hundred Million Pesos (PhP1,500,000,000.00) with Philippine National Bank
08	Resolutions authorizing the Corporation to secure a loan up to the aggregate amount of Five Hundred Million Pesos (PhP500,000,000.00) with Sterling Bank of Asia
09	Resolutions authorizing the Corporation to reactivate dormant corporate bank account with China Banking Corporation and/or China Banking Corporation – Trust and Asset Management Group
10	Resolutions authorizing the Corporation to offer securities and file its Registration Statement in compliance with Securities and Exchange Commission Memorandum Circular No. 12, Series of 2024, otherwise known as Securing and Expanding Capital in Real Estate Non Traditional Securities
Special Meeting of the Executive Committee held on 20 June 2025	
11	Resolutions authorizing the Corporation to apply with the LGU of Baguio City for the issuance of Building Permits and authorizing the President to sign all necessary documents in connection with its application.
12	Resolutions authorizing a representative to transact with the relevant government offices to process the Corporation's application for Building Permits in Baguio City.
Special Meeting of the Board of Directors held on 04 July 2025	
13	Resolution approving the Minutes of the Organizational Meeting of the Board of Directors held on 20 June 2025
14	Resolutions authorizing the Corporation to change its authorized signatory for bank accounts with China Banking Corporation
15	Resolutions authorizing the Corporation to amend its Secondary Purposes in its Articles of Incorporation
16	Resolutions setting the date of the Special Stockholders' Meeting of the Corporation on Tuesday, 12 August 2025, 11:00 a.m., and authorizing the conduct of the Special Stockholders' Meeting via remote communication
17	Resolutions setting the record date on 18 July 2025 for purposes of determining the list of stockholders of the Corporation who are entitled to notice of, and to vote at, the Special Stockholders' Meeting, and all other deadlines to ensure timely and full compliance with the reportorial/disclosure requirements of both the Securities and Exchange Commission and the Philippine Stock Exchange for the Special Stockholders' Meeting
Special Meeting of the Executive Committee held on 31 July 2025	
18	Resolutions authorizing a representative to apply for a Building Permit for the Corporation's project in Pasig City.
19	Resolutions authorizing a representative to cause the consolidation of three (3) parcels of land located in Cebu City.

20	Resolutions authorizing the Chairman and/or the President to sign the Agreement to Develop a subdivision project involving properties located in Surigao del Norte.
21	Resolutions authorizing the Chairman to sign the Joint Venture Agreement in relation to the Corporation's subdivision expansion project in Carcar City, Cebu.
22	Resolutions authorizing representatives to apply for Building Permits for buildings to be constructed in the Corporation's subdivision project in Rizal.
Special Meeting of the Board of Directors held on 12 August 2025	
23	Resolution approving the Minutes of the Special Meeting of the Board of Directors held on 04 July 2025
24	Resolutions authorizing the Corporation to open deposit accounts and/or trust accounts with Sterling Bank of Asia
25	Resolutions authorizing the Corporation to adopt the Fit and Proper Rule
Special Meeting of the Executive Committee held on 04 September 2025	
26	Resolutions authorizing a representative to appear on behalf of the Corporation in all proceedings in relation to Department of Labor and Employment (DOLE) Case No. CAR-RO-LI-2025-07-0048-GO.
27	Resolutions authorizing a representative to transact with the DENR-EMB to apply for an Environmental Compliance Certificate ("ECC") concerning various development projects of the Corporation in Palawan.
28	Resolutions authorizing a representative to transact with the Palawan Council for Sustainable Development and all other LGU for issuance of environmental clearances required for the Corporation's development projects.
29	Resolutions authorizing a representative to apply for the Excavation Permit, Building Permit, Occupancy Permit, and such other necessary permits for the Corporation's development project in Baguio City.
Special Meeting of the Board of Directors held on 18 September 2025	
30	Resolution approving the Minutes of the Special Meeting of the Board of Directors held on 12 August 2025
31	Resolutions authorizing the Corporation to enter into joint ventures for the development of projects located in Laguna, Batangas and Rizal
32	Resolutions approving the Corporation's Money Laundering and Terrorism Financing Prevention Program and Authority to Conduct an Institutional Risk Assessment pursuant to Republic Act No. 9160, or the Anti-Money Laundering Act, as amended
33	Resolutions: (a) authorizing the Corporation to distribute its unrestricted retained earnings in the aggregate amount of Three Hundred Thirty One Million and Eight Hundred Fifty Eight Thousand Philippine Pesos (PhP331,858,000.00) in the form of cash dividends to its stockholders of record as of 17 October 2025, in proportion to their respective shareholdings, or Four Centavos (PhP0.04) per share; and (b) setting the distribution of the said cash dividends not later than 13 November 2025
34	Resolutions approving the disclosure contained in the Registration Statement and Prospectus and assumption of liability for information contained therein pursuant to Securities and Exchange Commission Memorandum Circular No. 12, Series of 2024, otherwise known as Securing and Expanding Capital in Real Estate Non-Traditional Securities (SEC RENT)
35	Resolutions setting the date of the Annual Stockholders' Meeting of the Corporation for the year 2026 on Friday, 19 June 2026, 8:00 a.m., and authorizing the conduct of the Annual Stockholders' Meeting via remote communication
36	Resolutions setting the record date on 15 May 2026 for purposes of determining the list of stockholders of the Corporation who are entitled to notice of, and to vote at, the Annual Stockholders' Meeting, and all other deadlines to ensure timely and full compliance with the reportorial/disclosure requirements of both the Securities and Exchange Commission and the Philippine Stock Exchange for the Annual Stockholders' Meeting
37	Resolutions approving the authority to process the Real Estate Developer Accreditation and End User Real Estate Financing Facility up to the principal amount of One Hundred Million Pesos (PhP100,000,000.00) from Global Dominion Financing Inc.

38	Resolutions approving the authority to Process the Real Estate Developer Accreditation and End User Real Estate Financing Facility up to the principal amount of One Hundred Million Pesos (PhP100,000,000.00) from Asialink Finance Corporation
39	Resolutions authorizing the Corporation to secure a loan up to the aggregate amount of One Billion Five Hundred Million Pesos (PhP1,500,000,000.00) with BDO Unibank, Inc.
Special Meeting of the Executive Committee held on 18 September 2025	
40	Resolutions authorizing a representative to apply for the clearance and/or permit with the Department of Public Works and Highways in connection with the installation of a sewer connection for the Corporation's project in Quezon City.
41	Resolutions authorizing a representative to transact with the DENR-EMB to apply for an ECC concerning various development projects of the Corporation in Palawan.
42	Resolutions authorizing representatives to transact with the relevant LGU, DENR, BIR, RD and DHSUD in connection with the Corporation's subdivision projects in Negros Oriental.
43	Resolutions authorizing representatives to apply for a Building Permit for the construction of buildings in the Corporation's project in Marikina City.
Special Meeting of the Executive Committee held on 15 October 2025	
44	Resolutions authorizing a representative to sign the Affidavit of Lost Plate, Affidavit of Warranty & Undertaking in connection with the application to secure a duplicate plate number for the Corporation's motor vehicle.
Special Meeting of the Executive Committee held on 23 October 2025	
45	Resolutions authorizing representatives to appear on behalf of the Corporation before the DHSUD and HSAC in Davao City in connection with HSAC Case No. XI-REM-250722-00172.
46	Resolutions authorizing a representative to transact with the BIR in connection with the branch application of Sta. Lucia Mall in Davao City.
47	Resolutions authorizing representatives to appear on behalf of the Corporation before the DHSUD and HSAC in Davao City in connection with HSAC Case No. XI-REM-250722-00170.
48	Resolutions authorizing representatives to appear on behalf of the Corporation before the DHSUD and HSAC in Davao City in connection with HSAC Case No. XI-REM-250722-00169.
49	Resolutions authorizing representatives to appear on behalf of the Corporation before the DHSUD and HSAC in Davao City in connection with HSAC Case No. XI-REM-250722-00188.
50	Resolutions authorizing a representative to apply for Importer Accreditation with the Bureau of Customs.
51	Resolutions authorizing representatives to transact with Batangas Electric Cooperative, Inc. (BATELEC I) in connection with the installation of temporary and permanent electric facilities for all subdivision and condominium projects developed by the Corporation within the jurisdiction.
52	Resolutions authorizing representatives to transact with MERALCO to secure electrical connection and related requirements for the Corporation's condominium project.
53	Resolutions authorizing representatives to transact with the BIR to secure a certified true copy of the zonal valuation of its project in Baler, Aurora.
54	Resolutions authorizing representatives to apply for Building Permits for the construction of buildings by the Corporation in Baguio City.
55	Resolutions authorizing the President and the Chairman to sign the Partition Agreement between the Corporation and Victor Consunji Development Corporation covering a parcel of land located in Marikina City.
Special Meeting of the Executive Committee held on 04 December 2025	
56	Resolutions authorizing representatives to appear on behalf of the Corporation before the HSAC in connection with HSAC Case No. IVA-REM-250801-01386.
Special Meeting of the Executive Committee held on 08 January 2026	
57	Resolutions authorizing representatives to execute the Contract to Sell covering subdivision parcels of land and condominium units in the Cities of Cebu, Mandaue, Lapu-Lapu and Municipalities in the Province of Cebu, Negros Oriental and Surigao del Norte
58	Resolutions authorizing liaison officers in the Cebu Branch to transact with the Registry of Deeds ("RD"), Bureau of Internal Revenue ("BIR"), Assessor's Office, and Treasurer's Office and other government agencies having territorial jurisdiction where the properties of the

	Corporation are located for the sale, transfer and registration of subdivision parcels of land, condominium units and shares of stock.
59	Resolutions authorizing a representative to transact with the Human Settlements Adjudication Commission ("HSAC"), Department of Human Settlements and Urban Development ("DHSUD"), Office of the Prosecutor in the Cities of Cebu, Mandaue, Lapu-Lapu and the Province of Cebu, Negros Oriental and Surigao del Norte, Local Government Units having territorial jurisdiction of the Corporation's projects, Regional Trial Court, Municipal Circuit Trian Court/Municipal Trial Court in Cities/Municipal Court, and such offices, court, tribunal or government agency having territorial or lawful jurisdiction and venue of the case or request for assistance.
60	Resolutions authorizing representatives to request simple or certified copies of records, documents, certificates of titles, real property tax declarations or condominium units registered in the name of the Corporation, and to secure simple machine copies and/or certified copies of transfer certificates of title, condominium certificates of title, tax declarations, certificate of no improvements, real property tax billings, real property tax clearances, joint venture agreements and/or development agreements, memorandum of sharing, license to sell and certificate of registration, and to transact with the Register of Deeds of Cebu, Mandaue, Lapu-Lapu and the Province of Cebu, Treasurer's Office and Assessor's Office
61	Resolutions authorizing counsel to appear in any and all civil, criminal, administrative, or land registration actions instituted by or filed against the Corporation
62	Resolutions authorizing a representative to transact, negotiate, submit, follow up, receive and claim documents with the Local Government of Davao City and other related offices or agencies for the renewal of its business permit in the Davao branch
63	Resolutions appointing a representative to sign the application for all permits, including Occupancy Permit, for Neopolitan Condominium Tower 3 located in Quezon City.
64	Resolutions authorizing a representative to renew the Corporation's business permit of Sta. Lucia Land, Inc. – LCE Las Colinas Leisure Farm in Davao City
65	Resolutions authorizing a representative to renew the Corporation's business permit of Sta. Lucia Land, Inc. – SM Lanang in Davao City
66	Resolutions authorizing a representative to apply for the renewal of the business permit of the Corporation in Digos City.
67	Resolutions authorizing a representative to transact and deal with the Registry of Deeds, Bureau of Internal Revenue, Assessor's Office and Treasurer's Office in Valenzuela City, Caloocan City, Province of Benguet, Province of Pangasinan and Province of Nueva Ecija, to facilitate, execute, process and pay the registration/transfer of Title and Tax Declaration relative to the Corporation's developed project/subdivisions
68	Resolutions authorizing a representative to transact and deal with the Registry of Deeds, Bureau of Internal Revenue, Assessor's Office and Treasurer's Office in Binan, Laguna; Los Banos, Laguna; Sta. Rosa, Laguna; Caliraya, Laguna; Cabuyao, Laguna; Calamba, Laguna; Cavinti, Laguna; Sta. Cruz, Laguna; Quezon Province; Las Pinas City; Taguig City; and Mandaluyong City, to facilitate, execute, process and pay the registration/transfer of Title and Tax Declaration relative to the Corporation's developed project/subdivisions
69	Resolutions authorizing a representative to transact and deal with the Registry of Deeds, Bureau of Internal Revenue, Assessor's Office and Treasurer's Office in Bauan, Nasugbo, Lian, Batangas City, Lipa, Sto. Tomas, Tanauan and Laurel, all in Batangas, to facilitate, execute, process and pay the registration/transfer of Title and Tax Declaration relative to the Corporation's developed project/subdivisions
70	Resolutions authorizing a representative to transact and deal with the Registry of Deeds, Bureau of Internal Revenue, Assessor's Office and Treasurer's Office in Calumpit, Malolos, Guiguinto, Plaridel, all in Bulacan, to facilitate, execute, process and pay the registration/transfer of Title and Tax Declaration relative to the Corporation's developed project/subdivisions
71	Resolutions authorizing a representative to transact and deal with the Registry of Deeds, Bureau of Internal Revenue, Assessor's Office and Treasurer's Office in Tarlac City; Gerona, Tarlac; Paniqui, Tarlac; Olongapo City; Subic, Zambales; Zambales; Antipolo City; Marikina City; San Mateo, Rizal; Montalban, Rizal; Teresa, Rizal; Morong, Rizal, to facilitate, execute,

	process and pay the registration/transfer of Title and Tax Declaration relative to the Corporation's developed project/subdivisions
72	Resolutions authorizing a representative to transact and deal with the Registry of Deeds, Bureau of Internal Revenue, Assessor's Office and Treasurer's Office in Pasig City; Cainta, Rizal; Taytay, Rizal; Angono, Rizal; Pililia, Rizal; Baras, Rizal; Morong, Rizal; Binangonan, Rizal, to facilitate, execute, process and pay the registration/transfer of Title and Tax Declaration relative to the Corporation's developed project/subdivisions
73	Resolutions authorizing a representative to transact and deal with the Registry of Deeds, Bureau of Internal Revenue, Assessor's Office and Treasurer's Office in Rosario, Bacoor, Kawit, General Trias, Tanza, Naic, Cavite City, Trece Martires, all in Cavite, to facilitate, execute, process and pay the registration/transfer of Title and Tax Declaration relative to the Corporation's developed project/subdivisions
74	Resolutions authorizing a representative to transact and deal with the Registry of Deeds, Bureau of Internal Revenue, Assessor's Office and Treasurer's Office to facilitate, execute, process and pay the registration/transfer of Title and Tax Declaration relative to the Corporation's developed project/subdivisions
75	Resolutions authorizing a representative to transact and deal with the Registry of Deeds, Bureau of Internal Revenue, Assessor's Office and Treasurer's Office in Quezon City; Malolos, Bulacan; San Jose Del Monte, Bulacan; Sta. Maria, Bulacan; Meycauayan, Bulacan; Guguinto, Bulacan; Plaridel, Bulacan; Calumpit, Bulacan; San Rafael, Bulacan; San Fernando, Pampanga; Mexico, Pampanga; and Sto. Tomas, Pampanga, to facilitate, execute, process and pay the registration/transfer of Title and Tax Declaration relative to the Corporation's developed project/subdivisions
76	Resolutions authorizing a representative to transact and deal with the Registry of Deeds, Bureau of Internal Revenue, Assessor's Office and Treasurer's Office in Lipa, Sto. Romas, Tanauan, Laurel, Bauan, Nasugbo, Lian and Batangas City, all in Batangas, to facilitate, execute, process and pay the registration/transfer of Title and Tax Declaration relative to the Corporation's developed project/subdivisions
77	Resolutions authorizing a representative to transact and deal with the Registry of Deeds, Bureau of Internal Revenue, Assessor's Office and Treasurer's Office in Tagaytay; Alfonso, Cavite; Imus, Cavite; Dasmarinas, Cavite; and Trece Martires, Cavite, to facilitate, execute, process and pay the registration/transfer of Title and Tax Declaration relative to the Corporation's developed project/subdivisions
78	Resolutions authorizing a representative to file, appear, testify and identify any documents in support for the Petition of Cancellation of Annotations/Liens annotated at the back of Transfer Certificates of Title of the following subdivision projects owned by the Corporation: St. Charbel, Dasmarinas, Cavite; Sugarland Estate, Gen. Trias, Cavite; South Springs, Binan, Laguna; Golden Meadows, Sta. Rosa, Laguna; Acropolis Loyola, Quezon City; and La Breza Tower, Quezon City
79	Resolutions authorizing a representative to transact with the Department of Human Settlements and Urban Development to file, register and initiate the Organization of Homeowner's Associations of the Corporation's developed project/subdivision
80	Resolutions authorizing a representative to file applications, process requirements, sign documents, and transact with the Office of the City Building Official, the Local Government Units where the Corporation's projects are located, relative to DRF-Davao Riverfront Corporate City, SPG – Sout Pacific Golf, PVD – Ponte Verde Davao, VVD-Valle Verde Davao, SGD-South Grove Davao, LCE-Las Colinas Leisure Farm
81	Resolutions authorizing a representative to transact with any government agency for purposes of applying for, processing and securing the Mechanical Permit for the Elevator on Nasacosta Tower 1 and 2 Condominium located in Batangas
82	Resolutions authorizing the Corporation to acquire a parcel of land identified as Lot 15204-C in Rizal, covered by Transfer Certificate of Title No. M-6367
83	Resolutions authorizing representatives to transact with Meralco in connection with the installation of temporary and permanent facilities in all subdivision and condominium projects developed by the Corporation within the jurisdiction of Meralco
84	Resolutions authorizing the Corporation to assign the use of a motor vehicle to a representative

85	Resolutions authorizing representatives to transact with, process, certify and/or sign documents with Pag-IBIG Fund, Social Security System and the Philippine Health Insurance Corporation
86	Resolutions authorizing representatives to apply for and process documents, clearances, certifications and related requirements with the Barangay Perrelos LGU; City Government of Carcar; Department of Environment and Natural Resources ("DENR"); Bureau of Internal Revenue; Register of Deeds; and Department of Human Settlements and Urban Development, in connection with the subdivision expansion of GlenRose Residential Estates Phase 2-A located in Barangay Perrelos, Carcar City, Province of Cebu
87	Resolutions authorizing representatives to deal, secure documents, and transact with the Registry of Deeds, Bureau of Internal Revenue, Assessor's Office and Treasurer's Office for the processing of the registration/transfer of Title relative to the Corporation's developed subdivision projects
Special Meeting of the Executive Committee held on 26 February 2026	
88	Resolutions authorizing representatives to sign documents in relation to the processing of electrical connection with Negros Electric and Power Corporation for the Corporation's subdivision projects in Negros Occidental
89	Resolutions authorizing the Chairman to sign the Joint Venture Agreement between the Corporation and Sta. Lucia Realty and Development, Inc. in connection with Woodland Residences located in Tupi, South Cotabato
90	Resolutions authorizing representatives to appear, represent, negotiate and enter into a conciliation agreement
91	Resolutions authorizing a representative to file applications, process, sign and transact with certain government agencies in connection with the Samal Property
92	Resolutions authorizing a representative to receive, acknowledge and accept checks payable to the Corporation from any bank, in relation to the approved loan guarantees of the Corporation's lot buyers
Special Meeting of the Executive Committee held on 05 March 2026	
93	Resolutions ratifying all acts done by the representatives to negotiate and enter into agreements for the peaceful vacation of property located in Yanarra Seasides Residences Subdivision Project
94	Resolutions authorizing representatives to transact with any government agency for the application, processing and securing of Building Permits, Occupancy Permits, Tax Declarations, Certificates of Title, and other documents necessary for the operation of the water and electrical systems of all subdivision projects
95	Resolutions authorizing a representative to transact with any government agency for the application, processing and securing of Building Permits for the construction of the Guardhouse at Pallas Athena Classique
96	Resolutions authorizing a representative to transact with any government agency for the application, processing and securing of Building Permits for the construction of Sotogrande Baguio Tent and Pinewoods Baguio STP
97	Resolutions authorizing a representative to file, sign, process applications, and transact all necessary documents in connection with the security services of TCSI Security Agency for certain subdivision projects and offices
98	Resolutions authorizing the President to sign and execute the Amendment to the Joint Venture Agreement between the Corporation and Lapanday Properties Philippines, Inc.
99	Resolutions authorizing the Corporation to enter into the Joint Venture Agreement between the Corporation and Lapanday Properties Philippines, Inc. and Binalayan Realty & Development Corporation involving parcels of land in Davao City
100	Resolutions authorizing the President to sign the approved subdivision plan and documents for submission to the DENR, LRA and other government agencies for the segregation of the Corporation's subdivision project known as Palo Alto Phase IV, Block 33 in Baras, Rizal
101	Resolutions authorizing the President to sign the approved subdivision plan and documents for submission to the DENR, LRA and other government agencies for the segregation of the Corporation's subdivision project known as Palo Alto, Block 104, Lot 10 in Baras, Rizal

102	Resolutions confirming the authority of the Chairman and President to represent the Corporation in the Escrow Agreement and Trust Account for the closure or termination thereof
103	Resolutions allowing the loan proceeds arising from the bank financing of the buyers through RCBC to be released, remitted and issued in the name of the buyer
Special Meeting of the Executive Committee held on 26 March 2026	
104	Resolutions authorizing a representative to represent, sign and appear on behalf of the Corporation in relation to a certain case before the HSAC
105	Resolutions authorizing a representative to apply with the Land Management Section of the DENR for the subdivision or segregation plans of all subdivision lots
Special Meeting of the Executive Committee held on 07 April 2026	
106	Resolutions authorizing a representative to represent the Corporation and to attend hearings in connection with the application for the issuance of Development Permit and Reclassification of the Greenlake Subdivision Project