



SECURITIES AND EXCHANGE COMMISSION

SEC FORM – ACGR

ANNUAL CORPORATE GOVERNANCE REPORT


1. Report is filed for the year 2013
2. Exact name of Registrant as specified in its charter ANCHOR LAND HOLDINGS, INC.
3. 11TH FLR., L.V. LOCSIN BLDG., 6752 AYALA AVE., COR. MAKATI AVE., MAKATI CITY, 1200
Address of Principal Office Postal Code
4. SEC Identification Number CS200411593
5.  (SEC Use Only)
Industry Classification Code
6. BIR Tax Identification Number 232-639-838
7. (02) 888-6688
Issuer's Telephone Number, Including Area Code
8. NOT APPLICABLE
Former Name or Former Address, If Changed From the Last Report

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A. BOARD MATTERS

1) Board of Directors

Number Of Directors Per Articles Of Incorporation	SEVEN (7)
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Actual Number Of Directors For The Year	NINE (9) ¹
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(a) Composition of the Board

Complete the table with information on the Board of Directors:

Director's Name	Type [Executive (ED), Non-Executive (NED) Or Independent Directors (ID)]	If Nominee , Identify The Principal	Nominator In The Last Election (If ID, State The Relationship With The Nominator)	Date First Elected	Date Last Elected (If ID, State The Number Of Years Served As ID) ²	Elected When (Annual /Special Meeting)	No. Of Years Served As Directors
STEVE LI	ED			April 2007	June 28, 2012	Annual	6
STEPHEN LEE KENG	ED			April 2007	June 28, 2012	Annual	6
DIGNA ELIZABETH L. VENTURA	ED			August 2011	June 28, 2012	Annual	1
PETER KHO	NED			April 2007	June 28, 2012	Annual	6
CHRISTINE P. BASE	NED			April 2007	June 28, 2012	Annual	6
FRANCES S. MONJE	ID			July 2007	1	Annual	6
SOLITA V. DELANTAR	ID			July 2007	1	Annual	6
NEIL Y. CHUA ³	ED			June 2012	June 28, 2012	Annual	0
EDWIN LEE ⁴	NED			June 2012	June 28, 2012	Annual	0

- (b) Provide a brief summary of the corporate governance policy that the Board of Directors has adopted. Please emphasize the policy/ies relative to the treatment of all shareholders, respect for the rights of minority shareholders and of other stakeholders, disclosure duties, and Board responsibilities.

THE BUSINESS AFFAIRS OF THE COMPANY ARE MANAGED UNDER THE DIRECTION OF THE BOARD OF DIRECTORS, WHICH IS ACCOUNTABLE TO ITS STOCKHOLDERS. THE BOARD PRACTICES HANDS-ON MANAGEMENT STYLE. AS SUCH, IT IS THE BOARD'S RESPONSIBILITY TO REGULARLY EVALUATE THE STRATEGIC DIRECTION OF THE COMPANY, MANAGEMENT POLICIES AND THE EFFECTIVENESS THEREOF. IT IS THE BOARD'S COMMITMENT TO ACT IN GOOD FAITH AND WITH DUE CARE IN EXERCISING THEIR BUSINESS JUDGMENT SO AS TO MAXIMIZE BUSINESS OPPORTUNITIES WITH MINIMAL BUT CALCULATED RISKS, FOR THE BEST INTERESTS OF THE COMPANY AND ITS STOCKHOLDERS.

- (c) How often does the Board review and approve the vision and mission?

THE BOARD REVIEWS AND EVALUATES ITS VISION AND MISSION ANNUALLY AND AS IT DEEMS NECESSARY, IN ACCORDANCE WITH THE COMPANY'S COMMITMENT TO GROWTH AND STABILITY.

¹ Per Certificate of Filing of Amended Articles of Incorporation dated 02 April 2013, the number of Directorss was increased from seven (7) to nine (9).

² Reckoned from the election immediately following 02 January 2012.

³ Neil Y. Chua was elected as an additional Directors during the last stockholders' meeting held on 28 June 2012, but he assumed office only on 02 April 2013 i.e., upon approval by the Securities and Exchange Commission of the Amended Articles of Incorporation & By-Laws, which effectively increased the number of Directorss to nine (9).

⁴ Edwin S. Lee was elected as an additional Directors during the last stockholders' meeting held on 28 June 2012, but he assumed office only on 02 April 2013 i.e., upon approval by the Securities and Exchange Commission of the Amended Articles of Incorporation & By-Laws, which effectively increased the number of Directorss to nine (9).

(d) Directorship In Other Companies

(i) Directorship In the Company's Group⁵

Identify, as and if applicable, the members of the Company's Board of Directors who hold the office of Directors in other Companies within its Group:

Director's Name	Corporate Name Of The Group Company	Type Of Directorship (Executive, Non-Executive, Independent). Indicate If Directors Is Also The Chairman.
STEPHEN LEE KENG	1. ANCHOR PROPERTIES CORPORATION 2. ADMIRAL REALTY COMPANY, INC. 3. REALTY & DEVELOPMENT CORPORATION OF SAN BUENAVENTURA 4. GOTAMCO REALTY INVESTMENT CORPORATION 5. ANCHOR LAND GLOBAL CORPORATION 6. POSH PROPERTIES DEVELOPMENT CORPORATION 7. MOMENTUM PROPERTIES MANAGEMENT CORPORATION 8. PASAY METRO CENTER, INC.	1. CHAIRMAN 2. CHAIRMAN 3. CHAIRMAN 4. CHAIRMAN 5. CHAIRMAN 6. CHAIRMAN 7. CHAIRMAN 8. CHAIRMAN
STEVE LI	1. ANCHOR PROPERTIES CORPORATION 2. ADMIRAL REALTY COMPANY, INC. 3. REALTY & DEVELOPMENT CORPORATION OF SAN BUENAVENTURA 4. 1080 SOLER CORP. 5. GOTAMCO REALTY INVESTMENT CORPORATION 6. ANCHOR LAND GLOBAL CORPORATION 7. POSH PROPERTIES DEVELOPMENT CORPORATION 8. MOMENTUM PROPERTIES MANAGEMENT CORPORATION 9. PASAY METRO CENTER, INC.	EXECUTIVE DIRECTOR
DIGNA ELIZABETH L. VENTURA	1. ANCHOR PROPERTIES CORPORATION 2. ADMIRAL REALTY COMPANY, INC. 3. GLOBEWAY PROPERTY VENTURES, INC. 4. REALTY & DEVELOPMENT CORPORATION OF SAN BUENAVENTURA 5. 1080 SOLER CORP. 6. GOTAMCO REALTY INVESTMENT CORPORATION 7. ANCHOR LAND GLOBAL CORPORATION 8. ONE BINONDO PRIME PROPERTIES CORP. 9. POSH PROPERTIES DEVELOPMENT CORPORATION 10. MOMENTUM PROPERTIES MANAGEMENT CORPORATION	EXECUTIVE DIRECTOR

⁵ The Group is composed of the parent, subsidiaries, associates and joint ventures of the Company.

CHRISTINE P. BASE	1. ANCHOR PROPERTIES CORPORATION 2. ADMIRAL REALTY COMPANY, INC. 3. GLOBEWAY PROPERTY VENTURES, INC. 4. REALTY & DEVELOPMENT CORPORATION OF SAN BUENAVENTURA 5. EISENGLAS ALUMINUM & GLASS, INC. 6. 1080 SOLER CORP. 7. GOTAMCO REALTY INVESTMENT CORPORATION 8. ANCHOR LAND GLOBAL CORPORATION 9. ONE BINONDO PRIME PROPERTIES CORP. 10. POSH PROPERTIES DEVELOPMENT CORPORATION 11. MOMENTUM PROPERTIES MANAGEMENT CORPORATION 12. PASAY METRO CENTER, INC.	NON-EXECUTIVE DIRECTOR
NEIL Y. CHUA	1. ANCHOR PROPERTIES CORPORATION 2. GLOBEWAY PROPERTY VENTURES, INC. 3. EISENGLAS ALUMINUM & GLASS, INC.	EXECUTIVE DIRECTOR

(ii) Directorship In Other Listed Companies

Identify, as and if applicable, the members of the Company's Board of Directors who are also Directors Of Publicly-Listed Companies outside of its Group:

Director's Name	Name Of Listed Company	Type Of Directorship (Executive, Non-Executive, Independent). Indicate If Directors Is Also The Chairman.
NONE	-	-

(iii) Relationship within the Company and its group

Provide details, as and if applicable, of any relation among the members of the Board of Directors, which links them to significant shareholders in the Company and/or in its group:

Director's Name	Name Of The Significant Shareholder	Description Of The Relationship
STEPHEN LEE KENG	CINDY MEI NGAR SZE	SPOUSE

(iv) Has the Company set a limit on the number of Board seats in other Companies (publicly listed, ordinary and Companies with secondary license) that an individual Directors or CEO may hold simultaneously? In particular, is the limit of five Board seats in other publicly listed Companies imposed and observed? if yes, briefly describe other guidelines:

NO.

	Guidelines	Maximum Number Of Directorships In Other Companies
Executive Directors	THE COMPANY DID NOT SET ANY LIMIT ON THE SEATS THAT A DIRECTOR MAY HOLD IN OTHER COMPANIES ON THE ASSUMPTION THAT THE DIRECTORS HAVE THE CAPACITY TO SIMULTANEOUSLY PERFORM THEIR DUTIES DILIGENTLY. HOWEVER, THE DIRECTORS ARE PROHIBITED FROM HOLDING SEATS IN COMPETITOR-COMPANIES.	
Non-Executive Directors		
CEO		

(e) Shareholding In The Company⁶

Complete the following table on the members of the Company's Board of Directors who directly and indirectly own shares in the Company:

Name Of Directors	Number Of Direct Shares (C=Common) (P=Preferred)	Number Of Indirect Shares / Through (Name Of Record Owner)	% Of Capital Stock
STEVE LI	C 104,000,000		15%
	P 52,000,000		
STEPHEN LEE KENG	C 10,400,460		1.5%
	P 5,242,230		
DIGNA ELIZABETH L. VENTURA	C 200		0%
	P 100		
PETER KHO	C 2		0%
	P 0		
CHRISTINE P. BASE	C 200,002		0%
	P 100,000		
FRANCES S. MONJE	C 20,002		0%
	P 0		
SOLITA V. DELANTAR	C 10,002		0%
	P 0		
NEIL Y. CHUA	C 3,600		0%
	P 1,800		
EDWIN LEE	C 2,000		0%
	P 1,000		
TOTAL	C 114,636,268		
	P 57,345,130		

2) Chairman And CEO

- (a) Do different persons assume the role of Chairman of the Board of Directors and CEO? If no, describe the checks and balances laid down to ensure that the Board gets the benefit of independent views.

Yes ☒

No ☐

Identify The Chair And CEO:

Chairman Of The Board	STEPHEN LEE KENG
CEO/President	STEVE LI / DIGNA ELIZABETH L. VENTURA

⁶ As of December 2012.

(b) Roles, Accountabilities and Deliverables

Define and clarify the roles, accountabilities and deliverables of the Chairman and CEO.

	Chairman	Chief Executive Officer
Role	Responsible for the leadership of the Board; To preside at the meetings of the Directors and Stockholders; To exercise such powers and perform such duties as the Board of Directors may assign.	Responsible for the leadership of the business and the management thereof within the authorities delegated by the Board.
Accountabilities	Ensure effective operation of the Board and its committees in conformity with the highest standards of governance	Responsible to the Board for the operation of the business in accordance with directions established in the agreed plans, strategies and policies.
Deliverables	Nothing Specific.	Nothing Specific.

- 3) Explain how the Board of Directors plans for the succession of the CEO/managing Directors/president and the top key management positions?

THE BOARD OF DIRECTORS IDENTIFIES POTENTIAL SUCCESSOR/S VIS-À-VIS VACANCIES IN THE MANAGEMENT THAT CAN BE EXPECTED TO OCCUR, WHO ARE THEN SUBJECTED TO TRAINING IN ORDER TO PROVIDE THEM WITH THE NECESSARY KNOWLEDGE, SKILLS AND KNOW-HOW OF THE BUSINESS OPERATIONS OF THE COMPANY.

- 4) Other executive, non-executive and independent Directors

Does the Company have a policy of ensuring diversity of experience and background of Directors in the Board? Please explain.

NO. THERE IS NO DEFINED POLICY OTHER THAN THAT DEFINED IN THE MANUAL OF CORPORATE GOVERNANCE. THE STOCKHOLDERS MAY SELECT A MIX OF EXECUTIVE AND NON EXECUTIVE DIRECTORS TO BE ABLE TO ALLOW A HEALTHY BALANCE OF IDEAS, OPINIONS, WISDOM AND EXPERIENCE ON THE MANAGEMENT AND THE BUSINESS OF THE CORPORATION.

Does it ensure that at least one non-executive Director has an experience in the sector or industry the Company belongs to? Please explain.

NOT APPLICABLE AS THERE IS NO DEFINED POLICY OTHER THAN THAT DEFINED IN THE MANUAL OF CORPORATE GOVERNANCE. THE STOCKHOLDERS MAY SELECT A MIX OF EXECUTIVE AND NON EXECUTIVE DIRECTORS TO BE ABLE TO ALLOW A HEALTHY BALANCE OF IDEAS, OPINIONS, WISDOM AND EXPERIENCE ON THE MANAGEMENT AND THE BUSINESS OF THE CORPORATION.

Define and clarify the roles, accountabilities and deliverables of the executive, non-executive and independent Directors:

	Executive	Non-Executive	Independent Directors
Role	Director who is also the head of a department or unit of the corporation or performs any work related to its operation	Director who is not the head of a department or unit of the corporation nor performs any work related to its operation	Adopts an oversight role
Accountabilities	Provides leadership on a daily basis, sets strategic plans and ensures that all resources are available, to enable the Company to meet its goals.	Contributes to the development of business strategy of the Company	Provide an independent point of view to the Board of Directors.
Deliverables	Nothing Specific	Nothing Specific	Nothing Specific

Provide the Company's definition of "independence" and describe the Company's compliance to the definition.

INDEPENDENCE VIS-A-VIS DIRECTORS MEANS A PERSON WHO, APART FROM HIS FEES AND SHAREHOLDINGS, IS INDEPENDENT OF MANAGEMENT AND FREE FROM ANY BUSINESS OR OTHER RELATIONSHIP WHICH COULD, OR COULD REASONABLY BE PERCEIVED TO, MATERIALLY INTERFERED WITH HIS EXERCISE OF INDEPENDENT JUDGMENT IN CARRYING OUT HIS RESPONSIBILITIES AS A DIRECTORS OF THE COMPANY AND MEETS THE REQUIREMENTS OF SECTION 17.2 OF THE SECURITIES AND REGULATION CODE.

Does the Company have a term limit of five consecutive years for independent Directors? If after two years, the Company wishes to bring back an independent Director who had served for five years, does it limit the term for no more than four additional years? Please explain.

THE COMPANY ADHERES TO SEC'S MEMORANDUM CIRCULAR NO. 9, SERIES OF 2011 WHICH LIMITS THE TERM OF ITS INDEPENDENT DIRECTORS TO FIVE YEARS. HOWEVER, THE PREVIOUS YEARS I.E. PRIOR TO JANUARY 2012, SERVED BY THE CURRENT INDEPENDENT DIRECTORS SHALL NOT BE INCLUDED IN THE APPLICATION OF THE FIVE-YEAR TERM LIMIT. THE COMPANY SHALL OBSERVE THE SAID SEC MEMORANDUM CIRCULAR WITH RESPECT TO THE TERM LIMITS OF ITS INDEPENDENT DIRECTORS.

5) Changes in the Board of Directors (executive, non-executive and independent Directors)

(a) Resignation/Death/Removal

Indicate any changes in the composition of the Board of Directors that happened during the period:

Name	Position	Date Of Cessation	Reason
NONE	-	-	-

(b) Selection/Appointment, Re-Election, Disqualification, Removal, Reinstatement And Suspension

Describe the procedures for the selection/appointment, re-election, disqualification, removal, reinstatement and suspension of the members of the Board of Directors. Provide details of the processes adopted (including the frequency of election) and the criteria employed in each procedure:

Procedure	Process Adopted	Criteria
A. Selection/Appointment		
(i) Executive Directors	At all elections of directors, there must be present, either in person or by representative authorized to act by written proxy, the owners of a majority of the outstanding capital stock	In addition to the qualifications for membership in the Board provided for in the Corporation Code, Securities Regulation Code and other relevant laws, the Board requires the following additional qualifications:
(ii) Non-Executive Directors		1. At least a college graduate or have sufficient experience in managing the business to substitute for such formal education;
(iii) Independent Directors		2. Practical understanding of the business of the Company; 3. Membership in good standing in relevant industry, business or professional organizations; and 4. Previous business experience.
b. Re-Appointment		
(i) Executive Directors	At all elections of directors, there must be present, either in person or by representative authorized to act by written proxy, the owners of a majority of the outstanding capital stock	Satisfactory performance of assigned duties and responsibilities.
(ii) Non-Executive Directors		
(iii) Independent Directors		
c. Permanent Disqualification		
(i) Executive Directors	The following shall be grounds for the permanent disqualification of a Directors: (i) Any person convicted by final judgment or order by a competent judicial or administrative body of any crime that: (a) Involves the purchase or sale of securities, as defined in the securities regulation code; (b) Arises out of the person’s conduct as an underwriter, broker, dealer, investment adviser, principal, distributor, mutual fund dealer, futures commission merchant, commodity trading advisor, or floor broker; or (c) Arises out of his fiduciary relationship with a bank, quasi-bank, trust Company, investment house or as an affiliated person of any of them;	

<p>(ii) Non-Executive Directors</p>	<p>(ii) Any person who, by reason of misconduct, after hearing, is permanently enjoined by a final judgment or order of the commission or any court or administrative body of competent jurisdiction from:</p> <p>(a) Acting as underwriter, broker, dealer, investment adviser, principal distributor, mutual fund dealer, futures commission merchant, commodity trading advisor, or floor broker;</p> <p>(b) Acting as Directors or officer of a bank, quasi-bank, trust Company, investment house, or investment Company;</p> <p>(c) Engaging in or continuing any conduct or practice in any of the capacities mentioned in sub-paragraphs (a) and (b) above, or willfully violating the laws that govern securities and banking activities.</p> <p>The disqualification shall also apply if such person is currently the subject of an order of the commission or any court or administrative body denying, revoking or suspending any registration, license or permit issued to him under the corporation code, securities regulation code or any other law administered by the commission or Bangko Sentral ng Pilipinas (BSP), or under any rule or regulation issued by the commission or BSP, or has otherwise been restrained to engage in any activity involving securities and banking; or such person is currently the subject of an effective order of a self-regulatory organization suspending or expelling him from membership, participation or association with a member or participant of the organization;</p>
<p>(iii) Independent Directors</p>	<p>(iii) Any person convicted by final judgment or order by a court or competent administrative body of an offense involving moral turpitude, fraud, embezzlement, theft, estafa, counterfeiting, misappropriation, forgery, bribery, false affirmation, perjury or other fraudulent acts;</p> <p>(iv) Any person who has been adjudged by final judgment or order of the commission, court, or competent administrative body to have willfully violated, or willfully aided, abetted, counseled, induced or procured the violation of any provision of the corporation code, securities regulation code or any other law administered by the commission or BSP, or any of its rule, regulation or order;</p> <p>(v) Any person earlier elected as independent Directors who becomes an officer, employee or consultant of the same corporation;</p> <p>(vi) Any person judicially declared as insolvent;</p> <p>(vii) Any person found guilty by final judgment or order of a foreign court or equivalent financial regulatory authority of acts, violations or misconduct similar to any of the acts, violations or misconduct enumerated in sub-paragraphs (i) to (v) above;</p> <p>(viii) Conviction by final judgment of an offense punishable by imprisonment for more than six (6) years, or a violation of the corporation code committed within five (5) years prior to the date of his election or appointment.</p>

d. Temporary Disqualification	
(i) Executive Directors	<p>The Board may provide for the temporary disqualification of a Directors for any of the following reasons:</p> <p>(i) Refusal to comply with the disclosure requirements of the Securities Regulation Code and its Implementing Rules and Regulations. The disqualification shall be in effect as long as the refusal persists.</p>
(ii) Non-Executive Directors	<p>(ii) Absence in more than fifty (50) percent of all regular and special meetings of the Board during his incumbency, or any twelve (12) month period during the said incumbency, unless the absence is due to illness, death in the immediate family or serious accident. The disqualification shall apply for purposes of the succeeding election.</p> <p>(iii) Dismissal or termination for cause as Directors of any corporation covered by this code. The disqualification shall be in effect until he has cleared himself from any involvement in the cause that gave rise to his dismissal or termination.</p>
(iii) Independent Directors	<p>(iv) If the beneficial equity ownership of an independent Directors in the Company or its subsidiaries and affiliates exceeds two percent of its subscribed capital stock. The disqualification shall be lifted if the limit is later complied with.</p> <p>(v) If any of the judgments or orders cited in the grounds for permanent disqualification has not yet become final.</p> <p>(vi) If the Directors is actively engaged in the management or has control over any competing business with that of the Company.</p>
e. Removal	
(i) Executive Directors	<p>In accordance with Section 28 of the Corporation Code, any Directors may be removed from office by a vote of the stockholders holding or representing at least two-thirds (2/3) of the outstanding capital stock entitled to vote: provided, that such removal shall take place either at a regular meeting of the corporation or at a special meeting called for the purpose, and in either case, after previous notice to stockholders of the intention to propose such removal at the meeting. A special meeting of the stockholders for the purpose of removal of Directors or trustees, or any of them, must be called by the secretary on order of the president or on the written demand of the stockholders representing or holding at least a majority of the outstanding capital stock entitled to vote. Should the secretary fail or refuse to call the special meeting upon such demand or fail or refuse to give the notice, the call for the meeting may be addressed directly to the stockholders by any stockholder signing the demand. Notice of the time and place of such meeting, as well as of the intention to propose such removal, must be given by publication or by written notice prescribed in the corporation code. Removal may be with or without cause: Provided, that removal without cause may not be used to deprive minority stockholders or members of the right of representation to which they may be entitled under Section 24 of the Corporation Code.</p>
(ii) Non-Executive Directors	
(iii) Independent Directors	

F. Re-Instatement		
(I) Executive Directors	None	N/A
(II) Non-Executive Directors	None	N/A
(III) Independent Directors	None	N/A
G. Suspension		
(I) Executive Directors	Violation of the provisions of the Securities and Regulations Code.	
(II) Non-Executive Directors		
(III) Independent Directors		

Voting Result of the Last Annual General Meeting

Name Of Directors	Votes Received
Stephen Lee Keng	556,065,973 common and preferred shares
Steve Li	Same as above
Digna Elizabeth L. Ventura	Same as above
Peter Kho	Same as above
Christine P. Base	Same as above
Frances S. Monje	Same as above
Solita V. Delantar	Same as above
Neil Y . Chua	Same as above
Edwin Lee	Same as above

6) Orientation And Education Program

- (a) Disclose details of the Company's orientation program for new Directors, if any.

THE CHAIRMAN AND VICE-CHAIRMAN ORIENT THE NEW DIRECTORS TO PROVIDE THEM WITH AN UPDATE ON ITS BUSINESS OPERATIONS AND PLANS.

- (b) State any in-house training and external courses attended by Directors and senior management⁷ for the past three (3) years:

SOLITA DELANTAR - CORPORATE GOVERNANCE
PHILIPPINE INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS (PICPA)

FRANCES MONJE – CORPORATE GOVERNANCE WORKSHOP
SGV & CO
AUGUST 24, 2012

- (c) Continuing education programs for Directors: programs and seminars and roundtables attended during the year.

NONE

⁷ Senior Management refers to the CEO and other persons having authority and responsibility for planning, directing and controlling the activities of the Company.

B. CODE OF BUSINESS CONDUCT & ETHICS

- 1) Discuss Briefly The Company's Policies On The Following Business Conduct Or Ethics Affecting Directors, Senior Management And Employees:

Business Conduct & Ethics	Directors	Senior Management	Employees
(a) Conflict of Interest	<p>The basic principle to be observed is that a director should not use his position to profit or gain some benefit or advantage for himself and/or his related interests. He should avoid situations that may compromise his impartiality. If an actual or potential conflict of interest may arise on the part of a director, he should fully and immediately disclose it and should not participate in the decision-making process. A director who has a continuing material conflict of interest should seriously consider resigning from his position.</p> <p>A conflict of interest shall be considered material if the director's personal or business interest is antagonistic to that of the Company, or stands to acquire or gain financial advantage at the expense of the Company.</p>	Not allowed to participate in the decision making process if conflict of interest is present.	
(b) Conduct of Business And Fair Dealings	Same as above.	Encouraged.	Encouraged.
(c) Receipt of Gifts From Third Parties	Directors , Senior Management and Employees are prohibited from receiving any gift, present or any other benefit, for himself or for any other person, in connection / consideration of his work/position.		
(d) Compliance With Laws & Regulations	For strict compliance.		
(e) Respect For Trade Secrets/Use of Non-Public Information	For strict compliance.		
(f) Use of Company Funds, Assets And Information	Prudent use		
(g) Employment & Labor Laws & Policies	For strict compliance.		
(h) Disciplinary Action	Applied fairly.		
(i) Whistle Blower	None		
(j) Conflict Resolution	Encouraged.		

- 2) Has the Code of Ethics or Conduct been disseminated to all Directors, senior management and employees?

YES.

- 3) Discuss how the Company implements and monitors compliance with the code of ethics or conduct.

THE COMPANY IMPLEMENTS AND MONITORS COMPLIANCE WITH THE CODE OF ETHICS THROUGH EACH OF THE DEPARTMENTS OR THE COMPANY'S KEY MANAGEMENT, WHICH IMPLEMENTATION AND COMPLIANCE WILL BE DULY REPORTED TO THE BOARD OF DIRECTORSS.

- 4) Related Party Transactions

- (a) Policies And Procedures

Describe the Company's policies and procedures for the review, approval or ratification, monitoring and recording of related party transactions between and among the Company and its parent, joint ventures, subsidiaries, associates, affiliates, substantial stockholders, officers and Directors, including their spouses, children and dependent siblings and parents and of interlocking Directors relationships of members of the Board.

Related Party Transactions	Policies And Procedures
(1) Parent Company	Parties are considered to be related if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered related if they are subject to common control or significant influence. Related parties may be individuals or corporate entities. Transactions between related parties are on arm's length basis in a manner similar to transactions with non-related parties.
(2) Joint Ventures	
(3) Subsidiaries	
(4) Entities Under Common Control	
(5) Substantial Stockholders	
(6) Officers Including Spouse/Children/Siblings/Parents	<p>In addition to the policy of the company to consider all related party transactions on arm's length and in accordance with Section 32 of the Corporation Code, a contract of the company with one or more of its Directors or Officers is voidable, at the option of the company, unless all the following conditions are present:</p> <ol style="list-style-type: none"> 1. That the presence of such directors in the board meeting in which the contract was approved was not necessary to constitute a quorum for such meeting; 2. That the vote of such directors was not necessary for the approval of the contract; 3. That the contract is fair and reasonable under the circumstances; and 4. That in case of an officer, the contract has been previously authorized by the Board of Directors. <p>Where any of the first two conditions set forth in the preceding paragraph is absent, in the case of a contract with a directors, such contract may be ratified by the vote of the stockholders representing at least two-thirds (2/3) of the outstanding capital stock in a meeting called for the purpose: provided, that full disclosure of the adverse interest of the Directors involved is made at such meeting: provided, however, that the contract is fair and reasonable under the circumstances.</p>
(7) Directors Including Spouse/Children/Siblings/Parents	

(8) Interlocking Directors Relationship Of Board Of Directors	<p>In addition to the policy of the Company to consider all related party transactions on arm's length and in accordance with Section 33 of the Corporation Code on contracts between corporations with interlocking Directors, except in cases of fraud, and provided the contract is fair and reasonable under the circumstances, a contract between two or more corporations having interlocking Directors shall not be invalidated on that ground alone: provided, that if the interest of the interlocking directors in one corporation is substantial and his interest in the other corporation or corporations is merely nominal, he shall be subject to the provisions of Section 32 of the Corporation Code insofar as the latter corporation or corporations are concerned.</p> <p>Shareholdings exceeding twenty (20%) percent of the outstanding capital stock shall be considered substantial for purposes of interlocking directors.</p>
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(b) Conflict of Interest

(i) Directors/Officers and 5% or more Shareholders

Identify any actual or probable conflict of interest to which Directors/officers/5% or more shareholders may be involved.

	Details Of Conflict Of Interest (Actual Or Probable)
Name Of Directors/S	NONE
Name Of Officer/S	
Name Of Significant Shareholders	

(ii) Mechanism

Describe the mechanism laid down to detect, determine and resolve any possible conflict of interest between the Company and/or its group and their Directors, officers and significant shareholders.

	Directors/Officers/Significant Shareholders
Company	Pursuant to SEC Memorandum Circular No. 6, Series of 2009, if an actual or potential conflict of interest may arise on the part of a director, stockholder, or officer, it is mandated that said conflicted director, stockholder, or officer fully disclose said conflict and should not participate in the decision making process, a director or officer who has a continuing material conflict of interest should seriously consider resigning from his position.
Group	

5) Family, Commercial And Contractual Relations

- (a) Indicate, if applicable, any relation of a family,⁸ commercial, contractual or business nature that exists between the holders of significant equity (5% or more), to the extent that they are known to the Company:

⁸ Family relationship up to the fourth civil degree either by consanguinity or affinity.

Names Of Related Significant Shareholders	Type Of Relationship	Brief Description Of The Relationship
STEPHEN LEE KENG & CINDY MEI NGAR SZE	FAMILY	SPOUSE

- (b) Indicate, if applicable, any relation of a commercial, contractual or business nature that exists between the holders of significant equity (5% or more) and the Company:

Names of Related Significant Shareholders	Type of Relationship	Brief Description
NONE	NONE	NONE

- (c) Indicate any shareholder agreements that may impact on the control, ownership and strategic direction of the Company:

THERE IS NO EXISTING SHAREHOLDER AGREEMENT THAT HAS IMPACT ON THE CONTROL, OWNERSHIP AND STRATEGIC DIRECTION OF THE COMPANY.

Name of Shareholders	% of Capital Stock Affected (Parties)	Brief Description of The Transaction
NOT APPLICABLE	-	-

6) Alternative Dispute Resolution

Describe the alternative dispute resolution system adopted by the Company for the last three (3) years in amicably settling conflicts or differences between the corporation and its stockholders, and the corporation and third parties, including regulatory authorities.

	Alternative Dispute Resolution System
Corporation & Stockholders	None. The Company has not been in a situation which would require Alternative Dispute Resolution.
Corporation & Third Parties	
Corporation & Regulatory Authorities	

C. BOARD MEETINGS & ATTENDANCE

- 1) Are Board of Directors' meetings scheduled before or at the beginning of the year?

BOARD MEETINGS ARE SCHEDULED AT THE BEGINNING OF THE YEAR AND WHEN THE NEED ARISES.

- 2) Attendance Of Directors

Board	Name	Date Of Election	No. of Meetings Held During The Year	No. of Meetings Attended	%
Chairman	STEPHEN LEE KENG	April 2007	6	6	100
Member	STEVE LI	April 2007	6	6	100
Member	DIGNA ELIZABETH VENTURA	August 2011	6	4	66.67
Member	PETER KHO	April 2007	6	6	100
Member	CHRISTINE P. BASE	April 2007	6	5	83.33
Independent	SOLITA DELANTAR	July 2007	6	5	83.33
Independent	FRANCES MONJE	July 2007	6	3	50

- 3) Do non-executive Directors have a separate meeting during the year without the presence of any executive? If yes, how many times?

NO.

- 4) Is the minimum quorum requirement for Board decisions set at two-thirds of Board members? Please explain.

NO. THE MINIMUM QUORUM REQUIREMENT FOR BOARD DECISIONS IS SET AT MAJORITY OF THE DIRECTORS PRESENT AT THE MEETING EXCEPT FOR THE ELECTION OF OFFICERS WHICH SHALL REQUIRE THE VOTE OF A MAJORITY OF ALL THE MEMBERS OF THE BOARD.

- 5) Access to Information

- (a) How many days in advance are Board papers⁹ for Board of Directors meetings provided to the Board?

DIRECTORS ARE PROVIDED WITH THE NOTICE AND AGENDA FOR THE MEETING/S AT LEAST FIVE (5) DAYS BEFORE SAID MEETING.

- (b) Do Board members have independent access to management and the Corporate Secretary?

YES. THE MEMBERS OF THE BOARD ARE GIVEN INDEPENDENT ACCESS TO MANAGEMENT AND THE CORPORATE SECRETARY. THE INFORMATION MAY INCLUDE THE BACKGROUND OR EXPLANATION ON MATTERS BROUGHT BEFORE THE BOARD, DISCLOSURES, BUDGETS, FORECASTS AND INTERNAL FINANCIAL DOCUMENTS.

- (c) State the policy of the role of the Company Secretary. Does such role include assisting the chairman in preparing the Board agenda, facilitating training of Directors, keeping Directors updated regarding any relevant statutory and regulatory changes, etc?

THE CORPORATE SECRETARY SHALL MAINTAIN THE CORPORATE BOOKS AND RECORDS OF THE COMPANY AND SHALL BE THE RECORDER OF THE COMPANY'S FORMAL ACTIONS AND TRANSACTIONS. THE ROLE OF THE CORPORATE SECRETARY SHALL INCLUDE CERTIFYING CORPORATE ACTS, COUNTERSIGNING CORPORATE DOCUMENTS OR CERTIFICATES, AND MAKING REPORTS OR STATEMENTS AS MAY BE REQUIRED BY LAW OR GOVERNMENT RULES AND REGULATIONS.

- (d) Is the Company secretary trained in legal, accountancy or Company secretarial practices? Please explain should the answer be in the negative.

YES.

- (e) Committee Procedures

Disclose whether there is a procedure that Directors can avail of to enable them to get information necessary to be able to prepare in advance for the meetings of different committees:

Yes ☒

No ☐

Committee	Details Of The Procedures
Executive	The Directors are given notice/s and agenda for the meetings of difference committees. Should the Directors require additional information, the Company shall immediately provide said requested information. Requests for information are coursed, in advance, through the Corporate Secretary.
Audit	
Nomination	
Remuneration	

⁹ Board papers consist of complete and adequate information about the matters to be taken in the Board meeting. Information includes the background or explanation on matters brought before the Board, disclosures, budgets, forecasts and internal financial documents.

6) External Advice

Indicate whether or not a procedure exists whereby Directors can receive external advice and, if so, provide details:

YES

Procedures	Details
Access to independent advice at the Company's expense.	The members, either individually or as a board, and in furtherance of their official duties and responsibilities, may have access to independent professional advice at the Company's expense.

7) Change/s in Existing Policies

Indicate, if applicable, any change/s introduced by the Board of Directors (during its most recent term) on existing policies that may have an effect on the business of the Company and the reason/s for the change:

Existing Policies	Changes	Reason
None.	-	-

D. REMUNERATION MATTERS

1) Remuneration process

Disclose the process used for determining the remuneration of the CEO and the four (4) most highly compensated management officers:

THE BY-LAWS PROVIDE THAT OFFICERS SHALL RECEIVE SUCH REMUNERATION AS THE BOARD OF DIRECTORS MAY DETERMINE. ALL OTHER OFFICERS SHALL RECEIVE SUCH REMUNERATION AS THE BOARD OF DIRECTORS MAY DETERMINE UPON RECOMMENDATION OF THE PRESIDENT. A DIRECTOR SHALL NOT BE PRECLUDED FROM SERVING THE CORPORATION IN ANY OTHER CAPACITY AS AN OFFICER, AGENT OR OTHERWISE AND RECEIVING COMPENSATION.

Process	CEO	Top 4 Highest Paid Management Officers
(1) Fixed Remuneration	Not applicable	Php 19,000,000
(2) Variable Remuneration		None
(3) Per Diem Allowance		None
(4) Bonus		Php 2,500,000.00
(5) Stock Options And Other Financial Instruments		None
(6) Others (Specify)		None

2) Remuneration Policy And Structure For Executive And Non-Executive Directors

Disclose the Company's policy on remuneration and the structure of its compensation package. Explain how the compensation of executive and non-executive Directors is calculated.

	Remuneration Policy	Structure Of Compensation Packages	How Compensation Is Calculated
Executive Directors	Remuneration is benchmarked against the industry standards which remuneration is then negotiated with the Director involved.	By resolution of the Board, each director shall receive a reasonable per diem allowance for his attendance at each meeting of the Board. As compensation, the Board shall receive and allocate an amount of not more than ten percent (10%) of the net income before income tax of the corporation during the preceding year. Such compensation shall be determined and apportioned among directors in such manner as the Board may deem proper, subject to the approval of stockholders representing at least majority of the outstanding capital stock at a regular or special meeting of the stockholders.	
Non-Executive Directors			

Do stockholders have the opportunity to approve the decision on total remuneration (fees, allowances, benefits-in-kind and other emoluments) of Board of Directors? Provide details for the last three (3) years.

YES.

Remuneration Scheme	Date Of Stockholders' Approval
	JUNE 28, 2012- ANNUAL STOCKHOLDERS MEETING

3) Aggregate Remuneration

Complete the following table on the aggregate remuneration accrued during the most recent year:

Remuneration Item	Executive Directors	Non-Executive Directors (Other Than Independent Directors)	Independent Directors
(a) Fixed Remuneration	Php 1,770,000.00	Php 954,500.00	Php 759,000.00
(b) Variable Remuneration	None	None	None
(c) Per Diem Allowance	None	None	None
(d) Bonuses	None	None	None
(e) Stock Options And/Or Other Financial Instruments	None	None	None
(f) Others (Specify)	None	None	None
Total	Php 1,770,000.00	Php 954,500.00	Php 759,000.00

Other Benefits	Executive Directors	Non-Executive Directors (Other Than Independent Directors)	Independent Directors
1) Advances	None		
2) Credit Granted	None		
3) Pension Plan/S Contributions	None		
(d) Pension Plans, Obligations Incurred	None		
(e) Life Insurance Premium	None		
(f) Hospitalization Plan	None		
(g) Car Plan	None		
(h) Others (Specify)	None		
Total			

4) Stock Rights, Options And Warrants

(a) Board of Directors

Complete the following table, on the members of the Company's Board of Directors who own or are entitled to stock rights, options or warrants over the Company's shares:

Director's Name	Number of Direct Option/Rights/Warrants	Number of Indirect Option/Rights/Warrants	Number of Equivalent Shares	Total % From Capital Stock
NOT APPLICABLE				

(b) Amendments of Incentive Programs

Indicate any amendments and discontinuation of any incentive programs introduced, including the criteria used in the creation of the program. Disclose whether these are subject to approval during the annual stockholders' meeting:

Incentive Program	Amendments	Date of Stockholders' Approval
NOT APPLICABLE		

5) Remuneration Of Management

Identify the five (5) members of management who are not at the same time executive Directors and indicate the total remuneration received during the financial year:

Name Of Officer/Position	Total Remuneration
MARY ROSE TENCHAVEZ¹⁰ HUMAN RESOURCES AND ADMINISTRATION MANAGER	PHP 14,300,000.00
RONALDO ADRIAS ORTIZ HEAD OF THE CORPORATE AFFAIRS DEPARTMENT	
REYNALDO F. VILLANUEVA, JR. ASSISTANT VICE PRESIDENT FOR ENGINEERING DEPARTMENT	
BENJAMIN Z. UY ASSISTANT-VICE PRESIDENT FOR CORPORATE FINANCE & CORPORATE PLANNING	
NEIL Y. CHUA¹¹ CHIEF FINANCIAL OFFICER	

E. BOARD COMMITTEES

1) Number of Members, Functions and Responsibilities

Provide details on the number of members of each committee, its functions, key responsibilities and the power/authority delegated to it by the Board:

Committee	No. of Members			Committee Charter	Functions	Key Responsibilities	Power
	Executive Director (ED)	Non-Executive Director (NED)	Independent Director (ID)				
Executive	3	0	0	By-Laws	Act on specific matters within the competence of the Board and as may be delegated by the Board.		
Audit	1	1	1	By-Laws	a. Provide oversight over the senior management’s activities in managing credit, market, liquidity, operational, legal and other risks of the Corporation. This function shall include receiving from senior management periodic information on risk exposures and risk management activities. b. Provide oversight of the Corporation’s internal and external auditors; c. Review and approve audit scope and frequency, and the annual internal audit plan; d. Discuss with the external audit before the audit commences the nature and scope of the audit, and ensure coordination where more than		

¹⁰ Mary Rose Tenchavez resigned effective on December 18, 2012 due to health reasons.

¹¹ Neil Y. Chua was elected as an additional Directors during the last stockholders' meeting held on 28 June 2012, but he assumed office only on 02 April 2013 i.e., upon approval by the Securities and Exchange Commission of the Amended Articles of Incorporation & By-Laws, which effectively increased the number of Directors to nine (9).

					<p>one audit firm is involved;</p> <p>e. Be responsible for the setting-up of an internal audit department and consider the appointment of an internal auditor as well as an independent external auditor, the audit fee and any question of resignation or dismissal;</p> <p>f. Monitor and evaluate the adequacy and effectiveness of the Corporation's internal control system;</p> <p>g. Receive and review reports of internal and external auditors and regulatory agencies, where applicable, and ensure that management is taking appropriate corrective actions, in a timely manner in addressing control and compliance functions with regulatory agencies;</p> <p>h. Review the quarterly, half-year and annual financial statements before submission to the Board</p> <p>i. Responsible for coordinating, monitoring and facilitating compliance with existing laws, rules and regulations. It may constitute a Compliance Unit for this purpose.</p> <p>j. Evaluate and determine non-audit work by external auditor and keep under review the non-audit fees paid to the external auditor both in relation to their significance to the auditor and in relation to the company's total expenditure on consultancy. The non-audit work should be disclosed in the annual report.</p> <p>Establish and identify the reporting line of the chief audit executive so that the reporting level allows the internal audit activity to fulfill its responsibilities. The chief audit executive shall report directly to the Audit Committee functionally. The Audit Committee shall ensure that the internal auditors shall have free and full access to all company's records, properties and personnel relevant to the internal audit activity and that the internal audit activity should be free from interference in determining the scope of internal auditing examinations, performing work, and communicating results, and shall provide a venue for the Audit Committee to review and approve the annual internal audit plan.</p>
Nomination	2	0	1	By-Laws	<p>-To ensure that there is a formal and transparent procedure for the appointment of new Directors of the Board</p> <p>-Promulgate guidelines or criteria to govern the conduct of nomination</p> <p>-Review and assess qualifications of all persons nominated to the board and all appointments that</p>

					require board approval
Remuneration	2	0	1	By-Laws	Develop a policy on executive remuneration and remuneration packages of corporate officers and Directors, and provide oversight over remuneration of senior management and other key personnel Establish a formal and transparent procedure on remuneration of directors and officers.

2) Committee Members

(a) Executive Committee

Office	Name	Date of Appointment	No. of Meetings Held	No. of Meetings Attended	%	Length of Service In The Committee
Chairman	Stephen Lee Keng	June 28, 2012				
Member (ED)	Steve Li	June 28, 2012				
Member (ED)	Digna Elizabeth Ventura	June 28, 2012				

(b) Audit Committee

Office	Name	Date of Appointment	No. of Meetings Held	No. of Meetings Attended	%	Length of Service In The Committee
Chairman	SOLITA V. DELANTAR	June 28, 2012	2	2		
Member (ED)	STEPHEN LEE KENG	June 28, 2012		0		
Member (NED)	CHRISTINE P. BASE	June 28, 2012		2		

Disclose the profile or qualifications of the Audit Committee members.

SOLITA DELANTAR SERVED AS A MEMBER OF THE PROFESSIONAL BOARD OF ACCOUNTANCY FROM SEPTEMBER 1998 TO MARCH 2007. THEREAFTER, SHE WAS ELECTED AS MEMBER OF CHRM BOARD OF TRUSTEES IN WHICH SHE SERVED FROM 2006-2010. SHE IS CURRENTLY A FULL TRIENNIUM PRESIDENT OF GIRL SCOUT OF THE PHILIPPINES FRIENDS AND FOUNDATION, INC. MS. DELANTAR IS A CERTIFIED PUBLIC ACCOUNTANT, A FELLOW IN PERSONNEL MANAGEMENT AND PROFESSIONAL BUSINESS MEDIATOR. SHE GRADUATED FROM FAR EASTERN UNIVERSITY WITH A BACHELOR OF SCIENCE IN COMMERCE MAJOR IN ACCOUNTING.

STEPHEN LEE KENG IS THE CHAIRMAN OF THE BOARD OF DIRECTORSS SINCE 2007. HE IS CONCURRENTLY CHAIRMAN OF S & A INTERNATIONAL HOLDINGS LTD, CHAIRMAN OF VS GROUP OF COMPANIES (PHILIPPINES).

CHRISTINE P. BASE, IS THE CORPORATE SECRETARY SINCE APRIL 10, 2007. SHE IS CURRENTLY A CORPORATE AND TAX LAWYER AT PACIS AND REYES, ATTORNEYS AND THE MANAGING DIRECTORS OF LEGISFORUM, INC. SHE IS THE CORPORATE SECRETARY OF ARANETA PROPERTIES, INC., ACTIVE ALLIANCE INCORPORATED AND ASIASEC EQUITIES, INC. SHE IS A DIRECTORS AND/OR CORPORATE SECRETARY OF SEVERAL PRIVATE CORPORATIONS. SHE WAS AN AUDITOR AND THEN TAX LAWYER OF SYCIP, GORRES, VELAYO & CO. SHE IS A GRADUATE OF ATENEO DE MANILA UNIVERSITY SCHOOL OF LAW WITH A DEGREE OF JURIS DOCTOR. SHE PASSED THE BAR EXAMINATION IN 1997. MS. BASE IS ALSO A CERTIFIED PUBLIC ACCOUNTANT. SHE GRADUATED FROM DE LA SALLE UNIVERSITY WITH A BACHELOR OF SCIENCE DEGREE OF COMMERCE MAJOR IN ACCOUNTING.

Describe the Audit Committee's responsibility relative to the External Auditor.

THE AUDIT COMMITTEE SHALL DISCUSS WITH THE EXTERNAL AUDITOR, THE NATURE AND SCOPE OF THE AUDIT, PRIOR TO COMMENCEMENT THEREOF. THE COMMITTEE SHALL ALSO REVIEW REPORTS OF THE INTERNAL AND EXTERNAL AUDITORS. FURTHER, THE COMMITTEE SHALL EVALUATE AND DETERMINE NON-AUDIT WORK BY EXTERNAL AUDITOR AND KEEP UNDER REVIEW THE NON-AUDIT FEES PAID TO THE EXTERNAL AUDITOR BOTH IN RELATION TO THEIR SIGNIFICANCE TO THE AUDITOR AND IN RELATION TO THE COMPANY'S TOTAL EXPENDITURE ON CONSULTANCY.

(c) Nomination Committee

Office	Name	Date of Appointment	No. of Meetings Held	No. of Meetings Attended	%	Length of Service In The Committee
Chairman	STEPHEN LEE KENG	June 28, 2012				
Member (ED)	STEVE LI	June 28, 2012				
Member (ID)	FRANCES S. MONJE	June 28, 2012				

(d) Remuneration Committee

Office	Name	Date of Appointment	No. of Meetings Held	No. of Meetings Attended	%	Length of Service In the Committee
Chairman	STEVE LI	June 28, 2012				
Member (ED)	STEPHEN LEE KENG	June 28, 2012				
Member (ID)	FRANCES S. MONJE	June 28, 2012				

(e) Others (Specify)

Provide the same information on all other committees constituted by the Board of Directors:

THERE ARE NO OTHER COMMITTEES CONSTITUTED BY THE BOARD OF DIRECTORSS.

3) Changes in Committee Members

Indicate any changes in committee membership that occurred during the year and the reason for the changes:

THERE HAVE BEEN NO CHANGES IN THE COMMITTEE MEMBERSHIP.

4) Work Done and Issues Addressed

Describe the work done by each Committee and the significant issues addressed during the year.

Name Of Committee	Work Done	Issues Addressed
Executive	Oversight and supervision on management and operation.	Various
Audit	Oversight Audit / Approval of Audited Financial Statement for the year ended 2011	Various
Nomination	Governed the conduct of nomination	Various
Remuneration	Review compensation	None yet.
Others (Specify)	None	n/a

5) Committee Program

Provide a list of programs that each Committee plans to undertake to address relevant issues in the improvement or enforcement of effective governance for the coming year.

Name Of Committee	Planned Programs	Issues To Be Addressed
Executive	None	N/A
Audit		
Nomination		
Remuneration		
Others (Specify)		

F. RISK MANAGEMENT SYSTEMS

1) Disclose the following:

(a) Overall Risk Management philosophy of the Company;

*EXCEPT FOR FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES, THE FORMAL POLICIES OF THE COMPANY ON OVER-ALL RISK MANAGEMENT ARE STILL BEING DEVELOPED.

THE COMPANY HAS LIMITED ACTIVITY, THUS, LIMITED RISKS. HOWEVER, IN MAKING BUSINESS DECISIONS, THE COMPANY'S OBJECTIVE IS TO MAXIMIZE BUSINESS OPPORTUNITIES WITH MINIMAL BUT CALCULATED RISKS.

(b) A statement that the Directors have reviewed the effectiveness of the risk management system and commenting on the adequacy thereof;

(c) Period covered by the review;

(d) How often the risk management system is reviewed and the Directors' criteria for assessing its effectiveness; and

(e) Where no review was conducted during the year, an explanation why not.

2) Risk Policy

(a) Company

Give a general description of the Company's risk management policy, setting out and assessing the risk/s covered by the system (ranked according to priority), along with the objective behind the policy for each kind of risk:

EXCEPT FOR FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES, THE FORMAL POLICIES OF THE COMPANY ON RISK MANAGEMENT ARE STILL BEING DEVELOPED.

THE BOARD OF DIRECTORSS (BOD) ISPRIMARY RESPONSIBLE IN IDENTIFYING, ANALYSING AND MANAGING THE GROUPS RISKS TO AN ACCEPTABLE LEVEL, SO AS TO ENHANCE OPPORTUNITIES, REDUCE THREATS, AND THUS SUSTAIN COMPETITIVE ADVANTAGE. IT WORKS IN COORDINATION WITH THE AUDIT COMMITTEE TO BE ABLE TO ATTAIN THE RISK MANAGEMENT OBJECTIVES OF THE GROUP.

THE MAIN OBJECTIVES OF THE GROUP'S FINANCIAL RISK MANAGEMENT ARE AS FOLLOWS:

- TO IDENTIFY AND MONITOR SUCH RISKS ON AN ONGOING BASIS;
- TO MINIMIZE AND MITIGATE SUCH RISKS; AND
- TO PROVIDE A DEGREE OF CERTAINTY ABOUT COSTS.

THE BOARD REVIEWS AND AGREES POLICIES FOR MANAGING EACH OF RISKS. THE BOD REVIEWS THESE POLICIES AS THE NEED ARISES. HOWEVER, ALL SIGNIFICANT TRANSACTIONS ARE BEING SUPERVISED BY THE BOD, THUS, MINIMIZING EXPOSURE TO VARIOUS RISKS. RISK MANAGEMENT POLICIES OF THE GROUP ARE SUMMARIZED BELOW:

Risk Exposure	Risk Management Policy	Objective
FINANCIAL RISK 1. Liquidity Risk;	In order to manage liquidity, the group: a. Monitors its cash flow position, debt maturity profile and overall liquidity position in assessing its exposure to liquidity risk. it also monitors capital expenditures, operating expenses and working capital requirements b. Maintains a level of cash deemed sufficient to finance its operations and to mitigate the effects of fluctuation in cash flows. c. Regularly reviews its financial liabilities, obligations and bank loans maturity profile to ensure availability of funding through an adequate amount of credit facilities with financial institutions.	The group's objective is to maintain balance between continuity of funding and flexibility through the use of bank loans.
2. Market Risks a. Interest Rate Risk;	Interest Rate Risk The group's interest rate exposure management policy centers on reducing the group's overall interest expense and exposure to changes in interest rates. The approval of the Board of Directors is necessary to enter into new loan agreements long-term investment placements. the group's policy is to manage its interest cost by: <ul style="list-style-type: none">• Entering into a mix of fixed short-term and long-term borrowings depending on the projected funding requirements of the group.• Regularly enter into short-term loans as it relates to its sold installment contracts receivable in order to cushion the impact of potential increase in loan interest rates.	The group's objective in terms of market risk is to be able to retain at a level that the level of exposure is very minimal.
2. Market Risks B. Foreign Currency Risk	Foreign Currency Risk The group has minimal exposure to foreign currency risks. All necessary foreign currency denominated transactions are to be approved by the Board of Directors.	
2. Credit Risk	Credit risks. Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. to manage credit risks, the group: <ul style="list-style-type: none">• Trades only with recognized, creditworthy third parties• Receivables are monitored on an ongoing basis resulting to a manageable exposure to bad debts	The primary objective of the groups is to manage its receivables to minimize exposure on financial losses related to bad debts.

	<ul style="list-style-type: none"> • Real estate buyers are subject to standard credit check procedures, which are calibrated based on the payment scheme offered. The group's respective credit management unit conducts a comprehensive credit investigation and evaluation of each buyer to establish creditworthiness. • Receivable balances are being monitored on a regular basis to ensure timely execution of necessary intervention efforts. <p>Mitigate credit risk on real estate receivables by establishing a conservative clause in the contract that the group has the right to cancel the sales contract without need for any court action and take possession of the subject house in case of refusal by the buyer to pay on time the due installment contracts receivable</p>	
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(b) Group

Give a general description of the group's risk management policy, setting out and assessing the risk/s covered by the system (ranked according to priority), along with the objective behind the policy for each kind of risk:

Risk Exposure	Risk Management Policy	Objective
Same as above	Same as above	Same as above

(c) Minority Shareholders

Indicate the principal risk of the exercise of controlling shareholders' voting power.

Risk To Minority Shareholders
There are no risks.

3) Control System Set Up

(a) Company

Briefly describe the control systems set up to assess, manage and control the main issue/s faced by the Company:

Risk Exposure	Risk Assessment (Monitoring And Measurement Process)	Risk Management And Control (Structures, Procedures, Actions Taken)
Financial Risk	The Chairman and the CEO are particularly working together with the CFO to monitor and manage financial risk. The Company monitors the risk through expected usage and exposure.	Forecasted exposures of these risks are being maintained by the CFO. Such plan is also being discussed to the CEO as well as to the Board.

(b) Group

Briefly describe the control systems set up to assess, manage and control the main issue/s faced by the Company:

Risk Exposure	Risk Assessment (Monitoring And Measurement Process)	Risk Management And Control (Structures, Procedures, Actions Taken)
Same as above	Same as above	Same as above

(c) Committee

Identify the committee or any other body of corporate governance in charge of laying down and supervising these control mechanisms, and give details of its functions:

THERE IS YET NO COMMITTEE ON RISK MANAGEMENT.

Committee/Unit	Control Mechanism	Details Of Its Functions

G. INTERNAL AUDIT AND CONTROL

1) Internal Control System

Disclose the following information pertaining to the internal control system of the Company:

(a) Explain how the internal control system is defined for the Company;

DEFINITION

INTERNAL CONTROL IS A COMPANY'S SYSTEM, DEFINED AND IMPLEMENTED UNDER ITS RESPONSIBILITY, WHICH AIMS TO ENSURE THAT:

- GOVERNMENT LAWS AND REGULATIONS, AND COMPANY POLICIES ARE COMPLIED WITH;
- THE COMPANY'S INTERNAL CONTROL PROCESSES ARE FUNCTIONING AS DESIGNED PARTICULARLY OF THOSE ASSETS WITH MATERIAL FINANCIAL RISK
- FINANCIAL INFORMATION IS ACCURATE, ACCURATE, RELIABLE AND SECURED.

INTERNAL CONTROL PROCESS OF THE COMPANY PROVIDES REASONABLE ASSURANCE THAT MATERIAL FINANCIAL AND NON-FINANCIAL RISKS ARE MANAGED AND CONTROLLED IN ACCORDANCE WITH THE COMPANY'S OBJECTIVES

(b) A statement that the Directors have reviewed the effectiveness of the internal control system and whether they consider them effective and adequate;

SEE ATTACHMENT "A"

(c) Period covered by the review;

CALENDAR YEAR 2012.

- (d) How often internal controls are reviewed and the Directors' criteria for assessing the effectiveness of the internal control system; and

INTERNAL CONTROLS ARE REVIEWED ON A YEARLY BASIS. THE CRITERIA FOR ASSESSING THE EFFECTIVENESS OF THE INTERNAL CONTROL SYSTEM RELY ON THE RESULTS OF TESTING DONE ON CONTROLS FOR MATERIAL FINANCIAL AND NON-FINANCIAL RISKS AND ALSO THE RESULT OF REVIEW FOR COMPLIANCE OF GOVERNMENT MANDATED REPORTS AND COMPANY POLICIES.

- (e) Where no review was conducted during the year, an explanation why not.

NOT APPLICABLE.

2) Internal Audit

- (a) Role, Scope and Internal Audit Function

Give a general description of the role, scope of internal audit work and other details of the internal audit function.

Role	Scope	Indicate Whether In-House or Outsource Internal Audit Function	Name of Chief Internal Auditor/ Auditing Firm	Reporting Process
Internal Audit Manager	Develop procedures on the performance of review and assessment on the effectiveness and adequacy of the Company's controls. also manages the internal audit team and prepares the annual audit program as among the key scope of internal audit manager role	In-House	Francisco S. Orcales Jr.	Reports directly to the audit committee

- (b) Do the appointment and/or removal of the internal auditor or the accounting /auditing firm or corporation to which the internal audit function is outsourced require the approval of the audit committee?

YES.

- (c) Discuss the internal auditor's reporting relationship with the audit committee. Does the internal auditor have direct and unfettered access to the Board of Directors and the audit committee and to all records, properties and personnel?

THE INTERNAL AUDITOR IS DIRECTLY REPORTING TO THE AUDIT COMMITTEE. THE AUDITOR FURNISHES A MONTHLY REPORT TO THE AUDIT COMMITTEE ON THE ACCOMPLISHMENTS AND PROGRESS OF REVIEWS DONE AS AGAINST THE PLAN. IT IS ALSO CLEARLY STATED IN THE AUDIT CHARTER THAT THE INTERNAL AUDIT DEPARTMENT HAS COMPLETE ACCESS TO COMPANY RECORDS PROPERTIES AND PERSONNEL.

- (d) Resignation, Re-Assignment And Reasons

Disclose any resignation/s or re-assignment of the internal audit staff (including those employed by the third-party auditing firm) and the reason/s for them.

Name Of Audit Staff	Reason
Rommel Adarna	Personal reasons

(e) Progress Against Plans, Issues, Findings and Examination Trends

State the internal audit's progress against plans, significant issues, significant findings and examination trends.

Progress Against Plans	Plans For Review Of Controls For Year End 2012 Were Fully Accomplished
Issues ¹²	No significant issues For 2012
Findings ¹³	No significant findings for 2012
Examination Trends	Operational audit and testing of controls

[The relationship among progress, plans, issues and findings should be viewed as an internal control review cycle which involves the following step-by-step activities:

- 1) Preparation of an audit plan inclusive of a timeline and milestones;
- 2) Conduct of examination based on the plan;
- 3) Evaluation of the progress in the implementation of the plan;
- 4) Documentation of issues and findings as a result of the examination;
- 5) Determination of the pervasive issues and findings ("examination trends") based on single year result and/or year-to-year results;
- 6) Conduct of the foregoing procedures on a regular basis.]

(f) Audit Control Policies and Procedures

Disclose all internal audit controls, policies and procedures that have been established by the Company and the result of an assessment as to whether the established controls, policies and procedures have been implemented under the column "implementation."

Policies & Procedures	Implementation
Scrap And Asset Disposal	2012
Bidding Process	2012
Procurement Process and Control	2012
IT Security Controls	2012
Sales and Marketing Guidelines	2012

(g) Mechanisms and Safeguards

State the mechanism established by the Company to safeguard the independence of the auditors, financial analysts, investment banks and rating agencies (example, restrictions on trading in the Company's shares and imposition of internal approval procedures for these transactions, limitation on the non-audit services that an external auditor may provide to the Company):

Auditors (Internal And External)	Financial Analysts	Investment Banks	Rating Agencies
Internal auditors are directly reporting to the			

¹² "Issues" are compliance matters that arise from adopting different interpretations.

¹³ "Findings" are those with concrete basis under the Company's policies and rules.

Audit Committee and are bound by an audit charter			
---	--	--	--

(h) State the officers (preferably the chairman and the CEO) who will have to attest to the Company's full compliance with the sec code of corporate governance. such confirmation must state that all Directors, officers and employees of the Company have been given proper instruction on their respective duties as mandated by the code and that internal mechanisms are in place to ensure that compliance.

CHAIRMAN OF THE BOARD AND COMPLIANCE OFFICER

H. ROLE OF STAKEHOLDERS

1) Disclose the Company's policy and activities relative to the following:

	Policy	Activities
Customers' Welfare	100% commitment to buyers, beginning from point of sale until delivery of titles.	The Company's Customer Service Program (CSP) was launched last year, where officers and employees regardless of rank or level were given training guidelines on how clients' rights and interests are protected and best served.
Supplier/Contractor Selection Practice	Only highly-experienced suppliers or contractors with good track records are accepted to render contract service or supply goods to the company.	A well-defined bidding and awards process observing transparency and professionalism has been adopted by the Company for the past years.
Environmentally Friendly Value-Chain	To inculcate the principles of energy preservation and minimal wastage of natural resources have been implemented in the company's various projects.	The inclusion of environmental compliance standards as a requirement for certain specialty contractors and suppliers was imposed.
Community Interaction	Sensitivity to needs and concerns of local barangays or communities affected by project constructions.	Consultations with officials of local barangays or communities in project areas are conducted as part of the Company's regular pre-construction processes.
Anti-Corruption Programmes And Procedures?	None	None
Safeguarding Creditors' Rights	Red tape and needless routinary collection processes for company suppliers, contractors and other creditors are proscribed.	Streamlined payment releasing procedures have been implemented and improved throughout the years.

2) Does the Company have a separate corporate responsibility (CR) report/section or sustainability report/section?

YES.

3) Performance-Enhancing Mechanisms for Employee Participation.

(a) What are the Company's policy for its employees' safety, health, and welfare?

THE KEY NOTE OF THE PERSONNEL POLICIES AND PRACTICES OF THE COMPANY IS THE CONSTANT ENDEAVOR TO UPGRADE THE INDIVIDUAL EFFECTIVENESS OF EACH EMPLOYEE BY INCREASING THE SENSE OF PERSONAL SATISFACTION FROM HIS WORK AND WORKING CONDITIONS SUCH THAT THE SERVICE OF THE EMPLOYEE WOULD PROVE TO BE A GRATIFYING SOCIAL EXPERIENCE ASIDE FROM BEING A MEANS OF MAKING MODEST LIVING.

IT IS THE POLICY OF THE COMPANY TO LOOK AFTER THE HEALTH AND WELL BEING OF ITS EMPLOYEES, THUS, THE COMPANY PROVIDES HEALTH INSURANCE THROUGH HEALTH CARE PROGRAM OF A REPUTABLE INSURANCE FIRM. THIS BENEFIT WILL ASSIST EMPLOYEES IN MAINTAINING A SOUND BODY AND MIND BY ALLOWING THEM TO AVAIL OF PROPER MEDICAL ATTENTION. THIS WILL FURTHER PROMOTE MANAGEMENT'S CONCERN FOR EMPLOYEE'S SAFETY AND TO PREVENT THE HAZARDS OF ILLNESS, WHICH DECREASES PRODUCTIVITY.

(b) Show data relating to health, safety and welfare of its employees.

ALL REGULAR EMPLOYEES ARE PROVIDED WITH HEALTH INSURANCE THROUGH HEALTH CARE PROGRAM OF A REPUTABLE INSURANCE FIRM. IN THIS CONNECTION, ANNUAL PHYSICAL EXAMINATION IS LIKEWISE CONDUCTED TO ENSURE THE EMPLOYEES' HEALTH.

(c) State the Company's training and development programmes for its employees. Show the data.

ENABLING ITS HUMAN RESOURCES TO DEVELOP AND ENHANCE THEIR POTENTIALS, ALHI ALSO IMPLEMENTS A CAPABILITY DEVELOPMENT PROGRAM TO INCREASE EMPLOYEES' ABILITIES AND COMPETENCE IN PERFORMING TASKS AND ACHIEVING WORK OBJECTIVES.

THE LEADERSHIP DEVELOPMENT PROGRAM, ON THE OTHER HAND, IS A CONTINUING EFFORT TO ENABLE CURRENT AND POTENTIAL LEADERS BECOME EFFECTIVE AND VITAL CONTRIBUTORS IN ACHIEVING BUSINESS SUCCESS

(d) State the Company's reward/compensation policy that accounts for the performance of the Company beyond short-term financial measures

THE COMPANY GRANTS PERFORMANCE BONUS TO EMPLOYEES DESERVING BASED ON PERFORMANCE RATING.

4) What are the Company's procedures for handling complaints by employees concerning illegal (including corruption) and unethical behaviour? Explain how employees are protected from retaliation.

ALL EMPLOYEES HAVE THE RIGHT TO PRESENT THEIR COMPLAINTS AND/OR GRIEVANCES AND HAVE THEM ADJUDICATED AS EXPEDITIOUSLY AS POSSIBLE. NO COMPLAINT SHALL BE GIVEN DUE COURSE UNLESS THE SAME IS IN WRITING.

I. DISCLOSURE AND TRANSPARENCY

1) Ownership Structure

(a) Holding 5% Shareholding or More¹⁴

Shareholder	Number of Shares C= Common Shares P= Preferred Shares	Percent	Beneficial Owner
LTC PRIME HOLDINGS CORPORATION	C= 240,268,096	34.65%	Various
	P= 120,134,048		
SYBASE EQUITY INVESTMENTS CORPORATION	C= 135,072,800	19.5%	Various
	P= 67,609,400		
CINDY MEI NGAR SZE	C=103,999,532	15%	-NA-
	P=51,999,766		

Name of Senior Management	Number of Direct Shares C= Common Shares P= Preferred Shares	Number of Indirect Shares / Through (Name Of Record Owner)	% of Capital Stock
STEVE LI	C= 104,000,000	-NA-	15%
	P= 52,000,000		
TOTAL	C= 104,000,000		15%
	P= 52,000,000		

2) Does the Annual Report disclose the following:

Key Risks	YES
Corporate Objectives	YES
Financial Performance Indicators	YES
Non-Financial Performance Indicators	YES
Dividend Policy	YES
Details of Whistle-Blowing Policy	NO. SEC FORM 17-A DOES NOT REQUIRE.
Biographical Details (at least age, qualifications, date of first appointment, relevant experience, and any other Directorship of listed companies) of Directors/Commissioners	YES
Training and/or continuing education programme attended by each Directors/Commissioner	NO. SEC FORM 17-A DOES NOT REQUIRE.
Number of Board of Directors/Commissioners meetings held during the year	YES
Attendance details of each Directors/Commissioner in respect of meetings held	YES
Details of remuneration of the CEO and each member of the Board of Directors/Commissioners	YES

Should the annual report not disclose any of the above, please indicate the reason for the non-disclosure.

¹⁴ As of December 31, 2013.

3) External Auditor's Fee

Name Of Auditor	Audit Fee	Non-Audit Fee
SYCIP GORRES & VELAYO	2,190,000	

4) Medium of Communication

List down the mode/s of communication that the Company is using for disseminating information.

THE COMPANY USES THE FOLLOWING MODES OF COMMUNICATION FOR DISSEMINATING INFORMATION:

1. PRINT;
2. BROCHURE;
3. PUBLICATION; AND
4. INTERNET
5. PSE WEBSITE

5) Date of Release of Audited Financial Report: 15 April 2013

6) Company Website

WWW.ANCHORLANDHOLDINGS.COM.PH

Does the Company have a website disclosing up-to-date information about the following?

Business Operations	YES
Financial Statements/Reports (Current And Prior Years)	YES
Materials provided in Briefings to Analysts And Media	YES
Shareholding Structure	NO
Group Corporate Structure	NO
Downloadable Annual Report	NO
Notice of AGM and/or EGM	NO
Company's Constitution (Company's By-Laws, Memorandum and Articles of Association)	NO

Should any of the foregoing information be not disclosed, please indicate the reason thereto.

7) Disclosure of RPT

RPT	Relationship	Nature	Value
NONE	-	-	-

When RPTs are involved, what processes are in place to address them in the manner that will safeguard the interest of the Company and in particular of its minority shareholders and other stakeholders?

TRANSACTIONS BETWEEN RELATED PARTIES ARE ON ARM'S LENGTH BASIS IN A MANNER SIMILAR TO TRANSACTIONS WITH NON-RELATED PARTIES. TRANSACTIONS ENTERED BY THE GROUP WITH RELATED PARTIES ARE LIMITED TO CASH ADVANCES TO OFFICERS AND EMPLOYEES FOR OPERATIONAL PURPOSES. OUTSTANDING BALANCES AT YEAR-END ARE

UNSECURED, INTEREST-FREE AND SETTLEMENT OCCURS BY WAY OF LIQUIDATION OF CASH ADVANCES. ASSESSMENTS ON Rpts ARE UNDERTAKEN EACH FINANCIAL YEAR BY EXAMINING THE FINANCIAL POSITION OF THE RELATED PARTY AND THE MARKET IN WHICH THE RELATED PARTY OPERATES.

J. RIGHTS OF STOCKHOLDERS

1) Right to participate effectively in and vote in annual/special stockholders' meetings

(a) Quorum

Give details on the quorum required to convene the annual/special stockholders' meeting as set forth in its by-laws.

Quorum Required	MAJORITY OF THE OUTSTANDING CAPITAL STOCK UNLESS OTHERWISE PROVIDED BY LAW.
------------------------	---

(b) System used to approve corporate acts

Explain the system used to approve corporate acts.

System Used	VOTING IN PERSON OR BY PROXY
Description	IF BY PROXY, SAID VOTING BY PROXY MUST BE IN WRITING BY THE STOCKHOLDER OR HIS DULY AUTHORIZED ATTORNEY-IN-FACT. A FORUM FOR THE VALIDATION OF PROXIES CHAIRED BY THE CORPORATE SECRETARY OR ASSISTANT CORPORATE SECRETARY AND ATTENDED BY THE STOCK AND TRANSFER AGENT SHALL BE CONVENED SEVEN (7) DAYS BEFORE ANY MEETING.

(c) Stockholders' Rights

List any stockholders' rights concerning annual/special stockholders' meeting that differ from those laid down in the Corporation Code.

THE COMPANY IS COMMITTED TO RESPECT THE RIGHTS OF THE STOCKHOLDERS IN ACCORDANCE WITH THE CORPORATION CODE. HOWEVER, STOCKHOLDERS OF THE CORPORATION SHALL HAVE NO PRE-EMPTIVE RIGHT TO SUBSCRIBE TO ANY ISSUES OR DISPOSITION OF SHARES OF ANY CLASS.

Stockholders' Rights under the Corporation Code	Stockholders' Rights <u>not</u> in the Corporation Code
RIGHT TO VOTE ON ALL MATTERS THAT REQUIRE THEIR CONSENT OR APPROVAL;	
RIGHT TO INSPECT CORPORATE BOOKS AND RECORDS;	
RIGHT TO INFORMATION	
RIGHT TO DIVIDENDS	
APPRAISAL RIGHT	

Dividends

Dividends	Declaration Date	Record Date	Payment Date
Cash	31 May 2012	18 June 2012	11 July 2012
Stock	15 May 2012	28 June 2012	19 July 2012

(d) Stockholders' Participation

1. State, if any, the measures adopted to promote stockholder participation in the annual/special stockholders' meeting, including the procedure on how stockholders and other parties interested may communicate directly with the chairman of the Board, individual Directors or Board committees. Include in the discussion the steps the Board has taken to solicit and understand the views of the stockholders as well as procedures for putting forward proposals at stockholders' meetings.

Measures Adopted	Communication Procedure
Open Forum/ Q & A	To Promote Stockholder Participation, Open Forum Is To Be Conducted Wherein Questions Will Be Entertained And Answered By The Board And Its Chairman.

2. State the Company policy of asking shareholders to actively participate in corporate decisions regarding:
 - a. Amendments to the Company's constitution
 - b. Authorization of additional shares
 - c. Transfer of all or substantially all assets, which in effect results in the sale of the Company

THE COMPANY IS COMMITTED TO RESPECT THE RIGHTS OF ITS SHAREHOLDERS TO VOTE ON THE FOREGOING MATTERS IN A STOCKHOLDERS' SPECIAL MEETING, IN ACCORDANCE WITH THE CORPORATION CODE.

3. Does the Company observe a minimum of 21 business days for giving out of notices to the AGM where items to be resolved by shareholders are taken up?

YES

- a. Date of sending out notices: 06 JUNE 2012
- b. Date of the annual/special stockholders' meeting: 28 JUNE 2012

4. State, if any, questions and answers during the Annual/Special Stockholders' Meeting.

NONE.

5. Result of Annual/Special Stockholders' Meeting's Resolutions

Resolution	Approving	Dissenting	Abstaining
------------	-----------	------------	------------

Approval of the minutes of the July 7, 2011 Annual stockholders meeting	556,065,973 common and preferred shares	None	None
Approval of Management Report	Same as above	Same as above	Same as above
Approval of Financial Statements	Same as above	Same as above	Same as above
Confirmation and ratification of all resolutions, contracts, and acts of the Board of Directors and Officers.	Same as above	Same as above	Same as above
Approval and ratification of the increase in the number of directors from seven to nine.	Same as above	Same as above	Same as above
Election of directors	Same as above	Same as above	Same as above
Confirmation of appointment of external auditor.	Same as above	Same as above	Same as above

6. Date of publishing of the result of the votes taken during the most recent AGM for all resolutions:

THE RESULTS WERE DISCLOSED WITH THE PSE 10 MINUTES AFTER.

(e) Modifications

State, if any, the modifications made in the Annual/Special Stockholders' meeting regulations during the most recent year and the reason for such modification:

Modifications	Reason For Modification
NONE	

(f) Stockholders' Attendance

(i) Details of attendance in the Annual/Special Stockholders' meeting held:

Type of Meeting	Names of Board Members / Officers Present	Date of Meeting	Voting Procedure (By Poll, Show of Hands, Etc.)	% of SH attending in person	% of SH in proxy	Total % of SH attendance
Annual	1. Stephen Lee Keng 2. Steve Li 3. Digna Ventura 4. Peter Kho 5. Christine P. Base 6. Solita V. Delantar	June 28, 2012	show of hands	81%	19%	80.20% both in person and in proxy
Special	None	None	None	None	None	None

(ii) Does the Company appoint an independent party (inspectors) to count and/or validate the votes at the ASM/SSMS?

NO.

(iii) Do the Company's common shares carry one vote for one share? If not, disclose and give reasons for any divergence to this standard. Where the Company has more than one class of shares, describe the voting rights attached to each class of shares.

COMMON SHARES CARRY ONE VOTE FOR ONE SHARE. THE HOLDERS OF PREFERRED SHARES SHALL HAVE THE SAME RIGHT TO VOTE AS HOLDERS OF COMMON SHARES AND SHALL NOT PARTICIPATE IN DIVIDENDS DECLARED BY THE CORPORATION BUT WILL RECEIVE A FIXED CUMULATIVE DIVIDEND RATE OF EIGHT PERCENT (8%) PER ANNUM.

(g) Proxy Voting Policies

State the policies followed by the Company regarding proxy voting in the Annual/Special Stockholders' meeting.

	Company's Policies
Execution and Acceptance of Proxies	All proxies must be executed and in the hands of the Secretary at least ten (10) days before the time set for the meeting for the purpose of validation.
Notary	Proxies need not be notarized.
Submission of Proxy	All proxies must be submitted and in the hands of the Secretary 10 days before the time set for the meeting.
Several Proxies	As provided for in SEC Memorandum Circular No. 4 Series of 2004, if the stockholder intends to designate several proxies, the number of shares of stock to be represented by each proxy shall be specifically indicated in the proxy form. If some of the proxy forms do not indicate the number of shares, the total shareholding of the stockholder shall be tallied and the balance thereof, if any, shall be allotted to the holder of the proxy form without the number of shares. If all are in blank, the stocks shall be distributed equally among the proxies. The number of persons to be designated as proxies may be limited by the By-Laws.
Validity of Proxy	Unless otherwise provided in the proxy, it shall be valid only for the meeting at which it has been presented to the Secretary.
Proxies Executed Abroad	In accordance with SEC Memorandum Circular No. 5, Series of 1996, proxies executed abroad shall be duly authenticated by the Philippine Embassy or Consular Office.
Invalidated Proxy	The decision of the Corporate Secretary on the invalidity of proxies shall be final and binding .
Validation of Proxy	A forum for the validation of proxies chaired by the Corporate Secretary or Assistant Corporate Secretary and attended by the Stock Transfer Agent shall be convened seven (7) days before any meeting. Any questions and issues relating to the validity and sufficiency, both as to form and substance, of proxies shall only be raised during said forum and resolved by the Corporate Secretary. The Corporate Secretary's decision shall be final and binding upon the shareholders. Any such question or issue decided upon by the Corporate Secretary shall be deemed settled and those not brought before said forum shall be deemed waived any may no longer be raised during the stockholders' meeting.

Violation of Proxy	In accordance with SEC Memorandum Circular No. 5, Series of 1996, any violation of these guidelines shall be subject to the administrative sanctions provided for under Section 144 of the Corporation Code; Section 56 of the Revised Securities Act and PD 902-A, as amended.
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(h) Sending of Notices

State the Company's policies and procedure on the sending of notices of Annual/Special Stockholders' meeting.

Policies	Procedure
EITHER BY PERSONAL DELIVERY, REGISTERED MAIL, FACSIMILE TRANSMISSION OR ELECTRONIC MAIL TO EACH STOCKHOLDER	PER BY-LAWS, SAID NOTICES MUST BE SENT NO LESS THAN FIFTEEN (15) DAYS PRIOR TO THE DATE SET FOR EACH MEETING
BY PUBLICATION IN NEWSPAPERS OF GENERAL CIRCULATION PUBLISHED IN METRO MANILA	PUBLICATION SHOULD BE MADE NOT LESS THAN FIFTEEN (15) DAYS PRIOR TO THE DATE OF THE MEETING

(i) Definitive Information Statements and Management Report

Number of Stockholders entitled to receive Definitive Information Statements and Management Report and other materials	88
Date of actual distribution of Definitive Information Statement and Management Report and other materials held by market participants/certain beneficial owners	June 6, 2012
Date of actual distribution of Definitive Information Statement and Management Report and other materials held by Stockholders	June 6, 2012
State whether CD format or hard copies were distributed	Hard copies
If yes, indicate whether requesting Stockholders were provided hard copies	Hard copies were provided to the Stockholders

(j) Does the notice of Annual/Special Stockholders' meeting include the following:

Each resolution to be taken up deals with only one item.	YES
Profiles of Directors (at least age, qualification, date of first appointment, experience, and Directorship in other listed companies) nominated for election/re-election.	YES
The auditors to be appointed or re-appointed.	YES
An explanation of the dividend policy, if any dividend is to be declared.	YES

The amount payable for final dividends.	YES
Documents required for proxy vote.	YES

Should any of the foregoing information be not disclosed, please indicate the reason thereto.

2) Treatment of Minority Stockholders

(a) State the Company's policies with respect to the treatment of Minority Stockholders.

Policies	Implementation
ALL STOCKHOLDERS ARE TREATED EQUALLY OR WITHOUT DISCRIMINATION. THE BOARD GIVES MINORITY STOCKHOLDERS THE RIGHT TO PROPOSE THE HOLDING OF MEETINGS AND THE ITEMS FOR DISCUSSION IN THE AGENDA THAT RELATE DIRECTLY TO THE BUSINESS OF THE COMPANY.	

(b) Do minority stockholders have a right to nominate candidates for Board of Directors?

YES

K. INVESTORS RELATIONS PROGRAM

- Discuss the Company's external and internal communications policies and how frequently they are reviewed. Disclose who reviews and approves major Company announcements. Identify the committee with this responsibility, if it has been assigned to a committee.

The Company complies with SEC and PSE disclosure rules wherein it files current reports, quarterly reports, and annual reports. The members of the Executive Committee, Finance Department, the Public Relations Officer, and Corporate Secretary review such.

- Describe the Company's investor relations program including its communications strategy to promote effective communication with its stockholders, other stakeholders and the public in general. Disclose the contact details (e.g. telephone, fax and email) of the officer responsible for investor relations.

	Details
(1) Objectives	To be able to communicate all allowable information regarding the Company's strategies and operations to the investing public, for investors to be able to make informed investment decisions in relation to our Company.
(2) Principles	To ensure that all relevant information shall timely reach the public
(3) Modes Of Communications	Regular disclosures through the Company's website as well as the Philippine Stock Exchange's website.
(4) Investors Relations Officer	The Public Relations Officer serves as the Company's Investor Relations Officer. Ms. Martha Herrera currently occupies said position. Her contact details are as follows:

	Address: 15F L.V. Locsin Bldg. 6752 Ayala Ave. cor. Makati Ave., Makati City Mobile / Telephone No: +63917 8046548 / +632 888-6688 E-mail: martha_herrera@anchorland.com.ph
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- 3) What are the Company's rules and procedures governing the acquisition of corporate control in the capital markets, and extraordinary transactions such as mergers, and sales of substantial portions of corporate assets?

THE COMPANY ACQUIRES SUBSIDIARIES THAT OWN REAL ESTATE. AT THE TIME OF ACQUISITION, THE GROUP CONSIDERS WHETHER THE ACQUISITION REPRESENTS THE ACQUISITION OF A BUSINESS. THE COMPANY ACCOUNTS FOR AN ACQUISITION AS A BUSINESS COMBINATION WHERE AN INTEGRATED SET OF ACTIVITIES IS REQUIRED IN ADDITION TO THE PROPERTY. WHEN THE ACQUISITION OF SUBSIDIARIES DOES NOT REPRESENT A BUSINESS, IT IS ACCOUNTED FOR AS AN ACQUISITION OF A GROUP OF ASSETS AND LIABILITIES. THE COST OF THE ACQUISITION IS ALLOCATED TO THE ASSETS AND LIABILITIES BASED UPON THEIR RELATIVE FAIR VALUES AND NO GOODWILL OR DEFERRED TAX IS RECOGNIZED.

Name of the independent party the Board of Directors of the Company appointed to evaluate the fairness of the transaction price.

THE BOARD OF DIRECTORS HAS NOT APPOINTED ANY INDEPENDENT PARTY TO CONFIRM THE FAIRNESS OF THE TRANSACTION PRICE.

L. CORPORATE SOCIAL RESPONSIBILITY INITIATIVES

Discuss any initiative undertaken or proposed to be undertaken by the Company.

Initiative	Beneficiary
The Company made a major effort to help provide low-cost housing to a community of informal settlers with a Php 10 million donation for a relocation site.	Informal settlers from Bagong Silang, Caloocan city
The Company also partnered with the federation of Filipino-Chinese chambers of commerce and industry, inc. to help build school buildings in San Clemente, Tarlac.	

M. BOARD, DIRECTORS, COMMITTEE AND CEO APPRAISAL

Disclose the process followed and criteria used in assessing the annual performance of the Board and its committees, individual Directors, and the CEO/president.

	Process	Criteria
Board of Directors	None	n/a
Board Committees	None	n/a
Individual Directors	None	n/a
CEO/President	None	n/a


N. INTERNAL BREACHES AND SANCTIONS

Discuss the internal policies on sanctions imposed for any violation or breach of the corporate governance manual involving Directors, officers, management and employees


THE COMPANY HAS ALREADY FORMULATED ITS INTERNAL POLICIES ON SANCTIONS, HOWEVER, THESE ARE YET SUBJECT TO DIRECTORS' APPROVAL.

Pursuant to the requirement of the Securities and Exchange Commission, this Annual Corporate Governance Report is signed on behalf of the Registrant by the undersigned, thereunto duly authorized, in the City of _____ on JUL 25 2013 20__.


SIGNATURES


STEPHEN LEE KENG
Chairman Of The Board


STEVE LI
Chief Executive Officer


FRANCES S. MONJE
Independent Directors


SOLITA DELANTAR
Independent Directors


RONALDO A. ORTIZ
Compliance Officer

SUBSCRIBED AND SWORN to before me this JUL 25 2013 day of _____ 20__ , Affiant(S) exhibiting to me their _____, as follows:

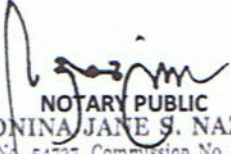
NAME/NO.

DATE OF ISSUE

PLACE OF ISSUE

STEPHEN LEE KENG
STEVE LI
FRANCES S. MONJE
SOLITA DELANTAR
RONALDO A. ORTIZ

Doc No. 423
Page No. 85
Book No. VII
Series of 2013.


NOTARY PUBLIC
MONINA JANE S. NAZAL
Roll No. 54737, Commission No. M-202
MCLE Compliance No. III - 0015657
Notary Public for Makati City until 31 December 2014
PTR No. 3676118MC, Makati City, 7 January 2013
IBP Lifetime Roll No. 09489 / Jan. 6, 2011 / Quezon City Chapter
Pacis & Reyes Law Office
8/F, Chatham House, 116 Valero cor. V.A. Rufino Sts.
1227 Salcedo Village, Makati City, Tel. No. 8443906

**MANAGEMENT REPORT ON THE EFFECTIVENESS OF INTERNAL CONTROLS
OVER KEY OPERATIONS OF THE BUSINESS**

Pursuant to the SEC's Requirement on the submission of Annual Corporate Governance Report, the Management is required to assess the effectiveness of the company's internal control over its operations and financial reporting and make a report, based on the assessment, whether such controls are effective.

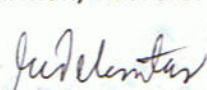
The Company's internal control over its operations and financial reporting is designed to provide reasonable assurance that material financial and non-financial risks are managed and controlled. It is emphasized that no matter how well-designed the internal controls are, inherent limitations may still occur which may cause the controls to be inadequate and thus, only reasonable assurance may be provided by the management as to its effectiveness.

The Management has assessed the effectiveness of the Company's Internal Control over its operations and financial reporting as of December 31, 2012 on the basis of criteria established by the Committee of Sponsoring Organizations (COSO). These criteria are in the areas of control environment, risk assessment, control activities, information and communication, and monitoring.

Based on the company's processes and assessment, the Management has concluded that as of December 31, 2012, the internal control for operations and financial reporting is **EFFECTIVE**.



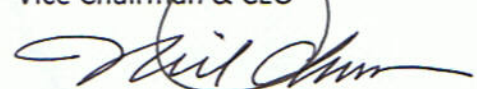
Stephen Lee Keng
Chairman, Board of Directors



Solita Delantar
Chairman, Audit Committee



Steve Li
Vice Chairman & CEO



Neil Chua
Chief Financial Officer & Director