

**MINUTES OF THE ANNUAL STOCKHOLDERS' MEETING
of**

ANCHOR LAND HOLDINGS, INC.

Held at Admiral Hotel Manila, Roxas Boulevard, Barangay 701, Malate, Manila
July 11, 2024

DIRECTORS PRESENT:

Mr. Charles Stewart Sze Lee	- Chairman of the Board
Mr. Steve Li	- Vice Chairman/Chief Executive Officer
Ms. Digna Elizabeth Ventura	- President
Mr. Neil Y. Chua	- Treasurer/Chief Financial Officer
Mr. Clinton Steven Lee	- Director
Atty. Avelino Guzman, Jr.	- Director
Atty. Monina Jane S. Nazal	- Director
Ms. Lorna Pangilinan	- Lead Independent Director
Atty. Ma. Victoria A. Villaluz	- Independent Director

OFFICERS PRESENT:

Atty. Christine P. Base	- Corporate Secretary
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STOCKHOLDERS PRESENT:

(Please see the attached list of the stockholders present)

A. CALL TO ORDER

Mr. Charles Stewart Sze Lee, Chairman of the Board, called the meeting to order and presided over the same.

B. PROOF OF DUE NOTICE OF MEETING AND EXISTENCE OF QUORUM

The Chairman inquired from the Corporate Secretary, Atty. Christine P. Base, if the stockholders were duly notified of the meeting and if the stockholders present constitute a quorum.

The Corporate Secretary reported that the Stockholders as of record date were duly notified of the annual stockholders' meeting and that the stockholders attending the annual

meeting in person or by proxy represent 1,115,258,908 common shares of the Company or 80.43% of the total outstanding capital stock of the Company. Thus, a quorum was met.

C. DISCUSSION OF THE RULES AND PROCEDURE OF THE MEETING

The Chairman requested the Corporate Secretary to discuss the voting procedures which shall govern the conduct of voting for the meeting. The Corporate Secretary presented the following rules of conduct and procedures:

A viva voce procedure was observed during the meeting.

As an item on the Agenda was taken up, the proposed resolution for the stockholders' approval was flashed on the screen as the Chairman entertained the motion for approval. Thereafter, Stockholders were given an opportunity to object to the proposed resolution.

All votes were tabulated and validated by the Office of the Corporate Secretary based on the Viva Voce votes.

Once the tabulation has been finalized, the Corporate Secretary reported the total number of votes received and stated if the agenda item was carried or disapproved.

D. APPROVAL OF THE MINUTES OF THE PREVIOUS STOCKHOLDERS' MEETING HELD ON JULY 06, 2023

The first business item on the Agenda was the approval of minutes of the previous stockholders' meeting held on July 06, 2023. The Chairman stated that the copies of the minutes have been made available and posted on the Company's website and distributed during the registration. He then requested the Corporate Secretary to present the minutes of the previous meeting, and soon after, a motion was made by a stockholder to dispense the reading of the minutes and proceed with the approval thereof. The motion was duly seconded and the Corporate Secretary reported on the vote, with stockholders owning shares 1,115,258,908 or 100% of shares represented in the meeting voted to approve the minutes, 0 voted against it and 0 votes abstained.

Accordingly, the Minutes of the previous Annual Stockholders' Meeting held on July 06, 2023, on the basis of the distributed copies and proposed resolution, as stated below, were thereby approved by the Stockholders.

“RESOLVED, that the minutes of the Annual Stockholders' Meeting held on July 06, 2023, be, as it is hereby, approved.”

E. PRESENTATION OF THE MANAGEMENT'S REPORT AND APPROVAL OF THE

AUDITED CONSOLIDATED FINANCIAL STATEMENTS FOR 2023

The President, Ms. Digna Elizabeth L. Venture, presented the progress report and results of the operation of the Company for the year 2023.

The Chief Financial Officer, Mr. Neil Chua, presented the financial highlights of the Company for the year 2023.

The Chairman declared that the 2023 audited consolidated financial statements of the Company were appended to the Definitive Information Statement which were sent to all the stockholders of record. He then requested the Corporate Secretary to present the proposed resolution to approve the Management's Report and the 2023 audited consolidated financial statements of the Company.

The proposed resolution was as follows:

"RESOLVED, that the Audited Consolidated Financial Statements of the Company and its subsidiaries as of and for the twelve-month period ended 31 December 2023 as audited by the Company's Independent Auditors, SYCIP GORRES VELAYO & CO, are hereby approved and accepted."

Upon motion duly made and seconded, the Management's Report and the Audited Consolidated Financial Statement of 2023 were approved by the stockholders present and represented in the meeting. The Corporate Secretary reported on the vote, with stockholders owning 1,115,258,908 common shares or 100% of shares represented in the meeting voted to approve the Management's Report and the 2023 audited consolidated financial statements of the Company, 0 shares voted against it, and 0 shares abstained.

F. APPROVAL AND RATIFICATION OF THE ACTS OF THE BOARD OF DIRECTORS AND MANAGEMENT DURING THEIR TERM OF OFFICE

The Chairperson requested the Corporate Secretary to explain this agenda item. After this, the Corporate Secretary was asked to present the proposed resolution which read as follows:

"RESOLVED, that all the acts of the Board of Directors and Management from the date of the last annual stockholders' meeting held on July 06, 2023, to date, be, as it is hereby, approved and ratified."

Upon motion duly made and seconded, all the resolutions, contracts, and acts of the Board of Directors and Officers were confirmed and ratified by the stockholders. The Corporate Secretary reported on the vote, with stockholders owning 1,115,258,908 common shares or 100% of shares represented in the meeting voted to approve the acts of the Board, and its committees and of Management, 0 shares voted against it, and 0 shares abstained.

G. APPOINTMENT OF INDEPENDENT AUDITOR

The Chairman requested Atty. Ma. Victoria A. Villaluz, an Independent Director, to report on the evaluation and recommendation of the Audit and Risk Oversight Committee regarding the appointment of an independent auditor.

Atty. Ma. Victoria A. Villaluz, together with the Board of Directors, reported that having considered the adequacy of its resources and experience, the Audit and Risk Oversight Committee has recommended the re-appointment of SyCip Gorres Velayo & Co. as the Company's independent auditors for the financial year 2024. The proposed resolution was presented to read as follows:

"RESOLVED, as it is hereby resolved, that the Stockholders approve the re-appointment of SGV and Co as the Corporation's external auditors for Financial Year 2024."

Upon motion duly made and seconded, the re-appointment of SyCip Gorres Velayo & Co. as Independent Auditor of the Corporation and to delegate to the Board of Directors to fix their remuneration was approved by the stockholders present, under such terms and conditions and for such fees as the Board of Directors deem fit and reasonable

The Corporate Secretary reported on the vote, with stockholders owning 1,115,258,908 common shares or 100% of shares represented in the meeting voted to approve the re-appointment of SyCip Gorres Velayo & Co. as the External Auditor of the Corporation and the delegation of power to the Board of Directors to fix their audit fees, 0 shares voted against it, and 0 shares abstained.

H. ELECTION OF BOARD OF DIRECTORS

As Chairman of the Nomination and Remuneration Committee, Mr. Charles Stewart Sze Lee reported on the nominees for election to the Company's Board of Directors.

In accordance with the Corporation's By-Laws, the Nominations Committee has pre-screened and short-listed all candidates nominated to the Board of Directors and the following persons have been nominated for election to the Board of Directors for the ensuing year and each one has accepted their nomination, namely:

1. Mr. Charles Stewart Lee
2. Mr. Steve Li
3. Ms. Digna Elizabeth Ventura
4. Atty. Christine P. Base
5. Atty. Monina Jane S. Nazal
6. Mr. Neil Y. Chua
7. Mr. Clinton Steven Lee
8. Atty. Avelino M. Guzman, Jr.

And as Independent Directors:

1. Ms. Lorna Pangilinan
2. Ms. Violeta J. Josef
3. Atty. Ma. Victoria A. Villaluz

All nominees have been determined by the Committee to possess all the qualifications and none of the disqualifications provided under the Company's By-Laws, Manual of Corporate Governance, and SEC rules and are eligible for re-election to the Board of Directors.

The Chairman then requested the Corporate Secretary to present the proposed resolution to elect members of the Board and the voting results of such approval.

“RESOLVED, that the following individuals be elected, as they are hereby elected, as members of the Company's Board of Directors to serve for a term of one year from July 11, 2024, and until their successors have been duly elected and qualified:

NAME OF DIRECTORS	NUMBER OF VOTES RECEIVED
<i>Mr. Charles Stewart Sze Lee</i>	1,115,258,908
<i>Mr. Steve Li</i>	1,115,258,908
<i>Ms. Digna Elizabeth Ventura</i>	1,115,258,908
<i>Atty. Christine P. Base</i>	1,115,258,908
<i>Atty. Monina Jane S. Nazal</i>	1,115,258,908
<i>Mr. Neil Y. Chua</i>	1,115,258,908
<i>Mr. Clinton Steven Lee</i>	1,115,258,908
<i>Atty. Avelino M. Guzman, Jr.</i>	1,115,258,908
INDEPENDENT DIRECTORS	
<i>Ms. Lorna Pangilinan</i>	1,115,258,908
<i>Ms. Violeta J. Josefa</i>	1,115,258,908
<i>Atty. Ma. Victoria A. Villaluz</i>	1,115,258,908

Accordingly, based on the voting results, the above-named directors were therefore elected as Directors of the Company for the year 2024-2025.

I. ADJOURNMENT

There being no further matters to be discussed and on motion duly made and seconded, the meeting was adjourned.

CHRISTINE P. BASE
Corporate Secretary

Attested by:

CHARLES STEWART SZE LEE
Chairman of the Board

ANCHOR LAND HOLDINGS, INC.
ANNUAL STOCKHOLDER'S MEETING
RD: JUNE 06, 2024
ASM: JULY 11, 2024

ATTENDANCE TABULATION

Total No. of Shares represented by proxy	886,400,054
Total No. of Shares represented in person	228,858,854
TOTAL NO. OF SHARES REPRESENTED BY PROXY AND IN PERSON	1,115,258,908
Total Issued and Outstanding shares	1,386,668,000
Attendance Percentage to Total Issued and Outstanding Shares	80.43 %

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