MINUTES OF THE ANNUAL STOCKHOLDERS' MEETING
OF
ANCHOR LAND HOLDINGS, INC.

Held at Admiral Hotel Manila, Grandsuites Ballroom, Roxas Boulevard
Barangay 710, Malate, Manila
July 9, 2026, at 10:00 AM

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. Maria Gladys C. Vilchez	- Independent Director
Mr. Leonardo J. Matignas, Jr.	- Independent Director
Atty. Christine P. Base	- Corporate Secretary

STOCKHOLDERS PRESENT:
(Please see the attached list of the stockholders present)

1. CALL TO ORDER

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

2. PROOF OF DUE NOTICE OF MEETING AND CERTIFICATION OF A QUORUM

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

The Corporate Secretary reported that the stockholders as of the record date were duly notified of the annual stockholders' meeting and that the stockholders attending the annual meeting in person or by proxy represented 769,741,171 or 74.01% of the total outstanding capital stock of the Company. Thus, a quorum was met.

3. DISCUSSION OF THE RULES AND PROCEDURE OF THE MEETING

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

To vote at or to address the meeting, they must be either a stockholder of record as of June 23, 2026, or named in a proxy given by a stockholder of record as of June 23, 2026, and properly filed with the Office of the Corporate Secretary before the meeting.

Stockholders need not vote at the meeting if they have already voted by proxy. However, if a stockholder of record desires to change their vote, or has not voted, he/she will be given the opportunity to request a ballot and to vote before the polls are closed.

Upon registration, the shareholders, voting in person or by proxy, will be presented with a ballot which will be used to cast their votes in writing. The ballot will state the proposed action items in the agenda for consideration by the shareholders.

To vote, the shareholder shall manually fill out the ballot provided to them upon registration, indicating the votes cast per item of the agenda. Once completed, the shareholder shall place the ballot with the votes cast in the ballot boxes located at the registration table.

All votes will be tabulated and validated by the Office of the Corporate Secretary based on the cast votes. Once the tabulation has been finalized, the Corporate Secretary reports the total number of votes received and states if the agenda item was carried or disapproved. The results of the final tabulation of votes, with full details of the affirmative and negative votes and abstentions, will be reported in the SEC 17-C report on the results of the Annual Stockholders' Meeting to be uploaded on the PSE EDGE after the meeting and reflected in the draft minutes of meeting to be posted in the Company's website within five (5) business days from today's meeting.

As of 10:00 AM, after the end of the proxy validation and preliminary tabulation process, shareholders owning 769,741,171 or 74.01% of the shares represented in the meeting had cast their votes on the items for consideration by the shareholders.

4. APPROVAL OF THE MINUTES OF THE PREVIOUS STOCKHOLDERS' MEETING HELD ON JULY 30, 2025

The Chairperson stated that copies of the minutes of the previous Annual Stockholders' Meeting held on July 30, 2025, were distributed to the stockholders during registration and were also posted on the Company's website. A copy was also appended to the Information Statement disseminated to the stockholders and uploaded on the Philippine Stock Exchange (PSE) Edge. Following the Chairman's request, the Corporate Secretary presented the minutes of the previous meeting. A motion was made and duly seconded to dispense with the reading of the minutes, having been circulated before the meeting, and proceed with the approval thereof. The proposed resolution was as follows:

> *"**RESOLVED,** that the minutes of the Annual Stockholders' Meeting of Anchor Land Holdings, Inc., held on July 30, 2025, be, as it is hereby, approved."*

The Corporate Secretary reported on the vote, with stockholders owning 769,741,171 common shares, or 100% of the shares represented in the meeting, voting in favor of the minutes. No votes were cast against it, and no abstentions were recorded.

Accordingly, the Minutes of the previous Annual Stockholders' Meeting held on July 30, 2025, on the basis of the distributed copies and proposed resolution as presented, were thereby approved by the stockholders.

5. PRESENTATION OF THE MANAGEMENT'S REPORT AND APPROVAL OF THE AUDITED CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR 2025

The President, Ms. Digna Elizabeth L. Ventura, presented the progress report and results of the operation of the Company for the year 2025.

The Chief Financial Officer, Mr. Neil Chua, presented the financial highlights of the Company for the year 2025.

The Chairman stated that the 2025 audited consolidated financial statements of the Company were appended to the Definitive Information Statement, which was 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 2025 audited consolidated financial statements of the Company.

The proposed resolution was as follows:

> *"**RESOLVED**, that the Audited Consolidated Financial Statements of Anchor Land Holdings, Inc. and its subsidiaries as of and for the twelve-month period ended 31 December 2025 as audited by the Company's Independent Auditors, SyCip, Gorres, Velayo & Co. (SGV & Co.), are hereby approved and accepted.*

Upon motion duly made and seconded, the Management's Report and the Audited Consolidated Financial Statement of 2025 were approved by the stockholders present and represented in the meeting.

The Corporate Secretary reported on the vote, with stockholders owning 769,741,171 common shares or 100% of shares represented in the meeting, voted to approve the Management's Report and the 2025 audited consolidated financial statements of the Company, 0 shares voted against it, and 0 shares abstained.

6. 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 of Anchor Land Holdings, Inc., from the date of the last annual stockholders' meeting held on July 30, 2025, 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 769,741,171 common shares or 100% of shares represented in the meeting voting to approve the acts of the Board, its committees, and of Management, 0 shares voted against it, and 0 shares abstained.

7. APPOINTMENT OF INDEPENDENT AUDITOR

The Chairman requested Mr. Leonardo J. Matignas, Jr., Chairman of the Audit and Risk Oversight Committee, to report on the evaluation and recommendation of the Audit and Risk Oversight Committee

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:

NAME OF DIRECTORS	NO. OF VOTES RECEIVED	NO	ABSTAIN
Mr. Charles Stewart Sze Lee	769,741,171	0	0
Mr. Steve Li	769,741,171	0	0
Ms. Digna Elizabeth Ventura	769,741,171	0	0
Mr. Neil Y. Chua	769,741,171	0	0
Mr. Clinton Steven Lee	769,741,171	0	0
Atty. Avelino M. Guzman, Jr.	769,741,171	0	0
Atty. Christine P. Base	769,741,171	0	0
Atty. Monina Jane S. Nazal	769,741,171	0	0
INDEPENDENT DIRECTORS			
Ms. Lorna Pangilinan	769,741,171	0	0
Atty. Maria Gladys C. Vilchez	769,741,171	0	0
Mr. Leonardo Matignas, Jr.	769,741,171	0	0

Accordingly, based on the voting results, the above-named directors were elected as Directors of the Company for the year 2026-2027.

> *"**RESOLVED**, that the following individuals be, as they are hereby, elected as members of the Corporation's Board of Directors to serve for a term of one year from July 9, 2026, and until their successors have been duly elected and qualified."*

9. 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