



03 February 2009

THE PHILIPPINE STOCK EXCHANGE

PSE Center, Exchange Road
Ortigas Center, Pasig City

Attn: Atty. Pete M. Malabanan
Head, Disclosure Department

Dear Sir,

On February 3, 2009, the City of Cebu and Filinvest Land Inc. executed a Joint Venture Agreement ("Agreement") for the development of 50.6 hectares of the South Road Properties ("SRP") in Cebu City.

The Agreement provides for i) the outright purchase by the Company of 10.6 hectares in the SRP and ii) the joint development with Cebu City of 40 hectares in four (4) phases over a 20-year development period subject to prevailing market conditions, with Filinvest contributing the development costs and administrative, marketing and management services and Cebu City contributing the 40-hectare property. Cebu City is guaranteed a minimum return of profit from the development of the 40-hectare computed on the basis of a fixed value of the said properties as valued and appraised by Cebu City and concurred in by the Commission On Audit, plus a percentage premium.

The South Road Properties have a total area of 210 hectares reclaimed by the City of Cebu and declared alienable and disposable properties of the City under Proclamation No. 843 dated May 16, 2005.

Please be guided accordingly.

Very truly yours,

A handwritten signature in black ink, appearing to read "Apollo M. Escarez", is written over the typed name.

ATTY. APOLLO M. ESCAREZ

VP & Corporate Information Officer