



9 February 2009

THE PHILIPPINE STOCK EXCHANGE

PSE Center, Exchange Road
Ortigas Center, Pasig City

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

Gentlemen,

We refer to your request for additional information regarding the Company's Joint Venture Agreement with Cebu City to develop portions of the South Road Properties. Kindly be informed of the salient features of the joint venture:

1. The South Road Properties cover around 300 hectares of reclaimed land in Cebu City. The Joint Venture Agreement signed on February 3, 2009 covers only a portion, or 50.61 hectares.
2. The joint venture has two main features:
 - 2.1 Sale to Filinvest of 10.6148 hectares. A downpayment of PHP348,000,000.00 shall be paid within 30 days from signing of the Agreement, and the balance payable in six yearly installments;
 - 2.2 Mixed-use development of the remaining 40 hectares. Development shall be done in phases of 10 hectares each, with a 5-year development period per phase. The timetable for development may be adjusted depending on market conditions.
3. The Company will use internally generated funds and external borrowings to finance the purchase and land development.

4. The joint venture is expected to improve the Company's financial condition and results of operations.
5. No joint venture corporation will be established, and the unincorporated joint venture will have assets in the form of land and development costs.

For your information and guidance.

Very truly yours,


ATTY. APOLLO M. ESCAREZ
VP & Corporate Information Officer