

FILINVEST LAND, INC.

12 May 2014

Philippine Stock Exchange
3rd Floor, Philippine Stock Exchange Plaza
Ayala Triangle, Ayala Avenue
Makati City

Attention: **MS. JANET A. ENCARNACION**
Head, Disclosure Department

Gentlemen:

We refer to your request for clarification/confirmation of the following news articles posted in Inquirer.net on May 10, 2014 and May 12, 2014:

1. "FLI sets capital spending at P20B this year" posted in INQUIRER.net on May 10, 2014. The article reported in part that:

"Filinvest Land Inc. (FLI) has set P20 billion in capital spending this year, half of which will go to the development of commercial assets to boost its recurring earnings in the years ahead.

In a presentation to stockholders Friday, FLI president Josephine Gotianun-Yap said the company would invest around P10 billion to grow leasing assets.

In the next four years, it plans to increase its portfolio in terms of gross leasable area (GLA) by 2.5 times the level seen at the end of 2013. By 2018, its GLA may reach 870,000 from the 346,000 square meters registered at the end of last year, she said.

This year, 30 percent of FLI's capital spending will be used to boost its retail portfolio, while 19 percent has been earmarked for its office portfolio. Its residential business will get 43 percent of this year's budget.

At present, Yap said, FLI derives 30 percent of its net income from its leasing portfolio while 70 percent came from residential development.

This year, FLI will roll out 22 projects worth P17.5 billion. She said that the company's affordable and mid-income housing segments accounted for most of the projects.

Yap is confident that FLI's first quarter earnings will be "positive" given consistent sales growth from mid-rise projects and income from its rental and leased spaces.

'So far, we are on track with our projections, which is between 15 to 20 percent,' Yap said.

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2. "FLI adds prime Cubao property to land bank" posted in Inquirer.net on May 12, 2014. The article reported in part that:

"Gotianun-led property developer Filinvest Land Inc. has expanded its land bank in the metropolis with the acquisition from the Ramos family of a prime lot in Cubao along the Edsa intersection which it will develop into a mixed-use complex.

The idle lot, a little over one hectare in size, was bid out by its owners last year.

'We got this big property in Cubao,' said FLI president Josephine Gotianun-Yap, confirming that FLI had won the auction for the Ramos property.

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This is to confirm that the above-quoted news articles are correct.

Very truly yours,



ATTY. SHARON P. PAGALING-REFUERZO
Corporate Information Officer