



June 23, 2017

Philippine Dealing & Exchange Corp.  
37<sup>th</sup> Floor, Tower 1, The Enterprise Center  
6766 Ayala Avenue corner Paseo de Roxas  
Makati City

Attention: Mr. Antonino A. Nakpil  
President and Chief Operating Officer

Ms. Vina Vanessa S. Salonga  
Head, Issuer Compliance and Disclosure Department

Re: Full Payment on Early Redemption of  
Php 2 Billion Series A Unsecured Fixed Rate Peso Bonds Due 2018

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Gentlemen:

Please be advised that Sta. Lucia Land Inc. (“SLI”) exercised its Early Redemption Option (“Option”) for the Series A Unsecured Fixed-Rate Peso Bonds in the amount of Php 2,000,000,000 due 2018 (“Bonds”) on June 22, 2017. Attached as Annex “A” is a copy of the notice we sent to Philippine Dealing & Exchange Corp. (“PDEX”) and China Banking Corporation - Trust Group (“China Bank Trust”) on May 23, 2017 expressing SLI’s intention to exercise this Option. This notice was disclosed to the bondholders through the facility of PDEX.

Unless otherwise defined, capitalized terms herein shall have the same meaning given to them in the Registry and Paying Agency Agreement and Trust Agreement which were executed on December 10, 2015.

In this regard, please be advised that:

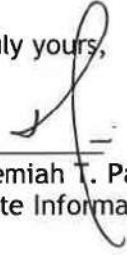
1. The Record Date for this Option is June 20, 2017;
2. The Early Redemption Price of 101% of the principal amount, plus all accrued interest, on the Bonds was credited to the Philippine Depository & Trust Corp. (“PDTC”), the appointed registrar and paying agent of the Bonds, on June 22, 2017 for further crediting to the accounts of the bondholders;
3. There shall be no secondary trading of the Bonds, or modifications in the accounts in the Registry starting on the Record Date.

4. Listing of the Bonds on PDEX shall be terminated on the Early Redemption Date, June 23, 2017; and
5. Applicable taxes have been correctly deducted or withheld by, or on behalf of, SLI and that should any deficiency taxes be assessed, the same shall be borne by SLI.

Attached herewith are copies of the certifications from (i) PDTC on the payment of the Bonds marked as Annex "B"; and (ii) China Bank Trust on SLI's compliance with the terms and conditions of the Bonds in exercising the Option marked as Annex "C".

For your information and guidance. Thank you.

Very truly yours,



Mr. Jeremiah T. Pampolina  
Corporate Information Officer

Cc: Philippines Stock Exchange  
Securities and Exchange Commission



May 23, 2017

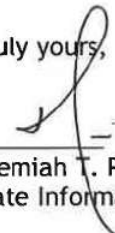
Philippine Dealing & Exchange Corp.  
37<sup>th</sup> Floor, Tower 1, The Enterprise Center  
6766 Ayala Avenue corner Paseo de Roxas  
Makati City

Attention: Ms. Vina Vanessa S. Salonga  
Head - Issuer Compliance and Disclosure Department

Re: SLI Early Redemption Notice

Please refer to the attached file for your information and guidance. Thank you.

Very truly yours,



Mr. Jeremiah T. Pampolina  
Corporate Information Officer



May 23, 2017

**Philippine Depository & Trust Corp.**  
37<sup>th</sup> Floor Enterprise Center Tower I  
Ayala Avenue, Makati City, Metro Manila

**China Banking Corporation - Trust Group**  
8F China Bank Building, Paseo de Roxas  
corner Villar Street, Makati City

Attention: **Ms. Josephine "Baby" Dela Cruz**  
**Ms. Peachy Garcia**  
*Philippine Depository & Trust Corp.*

**Ms. Catherine Yabes**  
*China Banking Corporation - Trust Group*

Re: **Sta. Lucia Land, Inc. Fixed Rate Bonds Due 2018 and 2020**  
**Notice of Early Redemption of Series A Fixed Rate Bonds**

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Ladies:

In accordance with Section 5(a) of the Terms and Conditions of the Bonds attached as Schedule I and Annex A of the Registry and Paying Agency Agreement and Trust Agreement, respectively, executed on 10 December 2015 (collectively referred as the "Agreements"), we hereby submit our intention to exercise our Early Redemption Option for the Series A Sta. Lucia Land, Inc. ("SLI") Unsecured Fixed-Rate Peso Bonds in the amount of Php2,000,000,000.00 ("Bonds") on June 22, 2017 at the Early Redemption Price of 101% of the principal amount, plus all accrued interest on the bonds at the Early Redemption Option Date.

Upon early redemption, the redeemed Bonds will be deemed cancelled.

Unless otherwise defined, capitalized terms used herein shall have the same meanings given to them in the Agreements.

Very truly yours,  
**STA. LUCIA LAND INC.**

By:

A handwritten signature in blue ink, appearing to read 'David M. Dela Cruz', is written over a large, circular blue ink scribble.


**Mr. David M. Dela Cruz**  
Executive Vice President & Chief Finance Officer

REPUBLIC OF THE PHILIPPINES)  
CITY OF MAKATI ) s.s.

**CERTIFICATION**

I, **Ma. Theresa B. Ravalo**, of legal age, Filipino and with office address at the 37<sup>th</sup> Floor Enterprise Center Tower I, Ayala Avenue, Makati City, after being duly sworn in accordance with the law, hereby certify as follows:

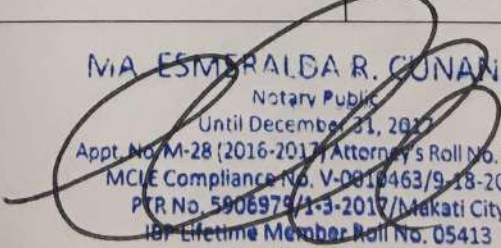
1. I am the **President and Chief Operating Officer** of the Philippine Depository & Trust Corp. ("PDTC"), a corporation duly organized and existing under the laws of the Philippines.
2. I have the authority to issue and deliver this Certification for and on PDTC's behalf.
3. That PDTC is a specialized entity duly licensed by the Securities and Exchange Commission and qualified by the Monetary Board, with capacity to act as and perform the responsibilities of a Registrar and Paying Agent of different types of bank or corporate issues.
4. That in a Paying Agency and Registry Agreement dated 10 December 2015, PDTC was appointed as the Registrar and Paying Agent for Sta. Lucia Land, Inc. Series A Fixed Rate Bonds Due 2018.
5. That in a written notice dated 23 May 2017, Sta. Lucia Land Inc. advised PDTC that it shall be exercising its Early Redemption Option on the Bonds in full.
6. That in its exercise of the Early Redemption Option, Sta. Lucia Land Inc. has credited payment for the Bonds to its Payment Account with appointed Payment Bank Account on June 22, 2017 for further transmission to the Bondholders, and in accordance with the Terms and Conditions of the Bonds and its pertinent records, on June 22, 2017 PDTC has effected on behalf of Sta. Lucia Land Inc., payment for the amounts due in respect of the Early Redemption Payment to the account of the relevant Cash Settlement Banks, for further crediting to the accounts designated by the Bondholders.

  
**MA. THERESA B. RAVALO**  
President and Chief Operating Officer

SUBSCRIBED AND SWORN TO before me in the City of Makati this 23 JUN 2017 day of June 2017, who is personally known to me, exhibited to me the following government-issued ID:

Name	Issued by/Validity	Government ID No.
Ma. Theresa B. Ravalo	SSS	33-4236456-6

Doc. No. 339;  
Page No. 69;  
Book No. XXX;  
Series of 2017.

  
**MA. ESMERALDA R. CUNANAN**  
Notary Public  
Until December 31, 2017  
Appt. No. M-28 (2016-2017) Attorney's Roll No. 34562  
MCIE Compliance No. V-0810463/9-18-2015  
PTR No. 5906979/1-3-2017/Makati City  
IBP Lifetime Member Roll No. 05413  
Ground Level, Dela Rosa Carpark I  
Dela Rosa St. Legaspi Village,  
Makati City

REPUBLIC OF THE PHILIPPINES )  
CITY OF MAKATI ) S.S.

CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

We, PATRICK D. CHENG and SUSAN U. FERRER, both of legal age, Filipino citizens and with office address at 8<sup>th</sup> Floor China Bank Building, 8745 Paseo de Roxas cor Villar Street, Makati City, after having been sworn in accordance with law, hereby certify as follows:

1. We are the Senior Vice President and Assistant Vice President respectively, of China Banking Corporation – Trust Group (CBC-Trust Group), a group under China Banking Corporation, a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines and licensed to do trust business with principal address 8/F China Bank Building 8745 Paseo de Roxas cor Villar Street, Makati City.
2. CBC-Trust Group has been appointed by Sta. Lucia Land Inc. in behalf of the Bondholders as Trustee under the Trust Agreement dated December 10, 2015 to perform functions provided in the said agreement in relation to the P3.0 Billion Sta. Lucia Land Inc. Fixed Rate Bonds Due 2018 and 2020.
3. In a letter dated May 23, 2017, Sta. Lucia Land Inc. formally notified CBC-Trust Group that it will exercise its early redemption option to redeem Series A Sta. Lucia Land Inc. Unsecured Fixed Rate Peso Bonds in the amount of P2,000,000,000.00 on June 22, 2017, the 18<sup>th</sup> Anniversary Date and a Call Option Date.
4. As certified by the Philippine Depository & Trust Corporation (PDTC), Sta. Lucia Land Inc. has credited payment for its Bonds to PDTC in respect of the Call Option Payment on June 22, 2017 and further crediting to the designated accounts by the Bondholders.
5. We certify that the exercise of the call option and the corresponding payments are in accordance with the Trust Agreement and the Terms and Conditions of the Bonds.

JUN 23 2017

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of June 2017 at Makati City, Philippines.

  
PATRICK D. CHENG  
Senior Vice President

  
SUSAN U. FERRER  
Assistant Vice President

JUN 23 2017

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public for and in the City of Makati, Philippines, this \_\_\_\_\_ day of June 2017, affiants who are personally sworn to me and whose identities I have confirmed through their Unified Multi-Purpose ID No. CRN-0003-8328014-9 and Social Security System ID No. 03-69262330, bearing the affiants' signature.

Doc No. 195  
Page No. 450  
Book No. 102  
Series of 2017

**BELENETTE Y. CHING-TAN**  
Notary Public for Makati City  
Appt No. M-327 until 31 December 2017  
4/F Philcom Building,  
8755 Paseo de Roxas, Makati City  
PTR No. 5913648; 01.04.2017; Makati City  
IBP No. 1955834; 01.04.2017; Makati City  
Roll of Attorney's No. 37110