

July 15, 2016

**THE PHILIPPINE STOCK EXCHANGE, INC.**

3/F Philippine Stock Exchange Plaza  
Ayala Triangle, Ayala Avenue  
Makati City 1200

Attention : **Marsha M. Resurreccion**  
Head, Issuer Regulation Division

Re : Update on Business Plan

Madam:

Pursuant to the Notice of Approval dated November 16, 2015, please see below a report on the progress of the Company's Business Plan as of June 30, 2016.

As of June 30, 2016, Itaipinas Development Corporation (the "Company") has accomplished the following:

Primavera City Project, Upper Carmen, Pueblo de Oro Business Park, Cagayan de Oro City

The Development Bank of the Philippines on May 6, 2016 granted a development loan to the Company in the amount of Php 350 million. Proceeds will go to partially fund the construction of Primavera City Phase 1 (Towers A & B). Estimated total project cost of the two (2) towers is approximately Php 670 million.

The construction of the project will be done in stages. The Company will construct Podium C and Tower A first. Tower B will be constructed after the topping off of Tower A. On June 13, 2016, the Housing and Land Use Regulatory Board ("HLURB") issued to the Company the Certificate of Registration of Primavera City Towers A & B. On the same date, HLURB issued the License to Sell ("LTS") for Tower B. Subsequently, on June 24, 2016, HLURB issued the LTS for Tower A. In view of the LTS issuances, the Company has begun with the pre-selling of the condominium units of Towers A & B.

In order to support sales of the project, the Company is increasing its sales force and continuously upgrading its backroom support in Cagayan de Oro City.

On June 24, 2016, the Company held the grand launch of the Primavera City project in Pueblo de Oro Golf and Country Club in Cagayan de Oro City with 72 real estate brokers and agents as well as more than 150 prospective buyers and investors attending the event.

The transfer of land titles in favor of IDC was obtained from the Registry of Deeds in April 8, 2016.

The Company has had regular meetings with a Construction Manager in preparation for the building construction and is in the process of reviewing proposals with contractors. Once the Company has selected a contractor, construction mobilization will immediately commence by 3<sup>rd</sup> quarter of 2016.

#### Miramonti Green Residences, Sto. Tomas, Batangas Project

The Company is in the process of adjusting the architectural and engineering plans of the project based on the assessment of the Highest and Best Use study of CBRE Philippines and will be finalized by 3<sup>rd</sup> quarter of 2016.

The Company is currently securing the necessary trademarks for Sto. Tomas called as Miramonti - Green Residences. The permits and licenses to proceed with the pre-construction stages of the project are planned to be completed within the 4<sup>th</sup> quarter, 2016. The project business plan including financial projections is also being updated.

#### Landbanking

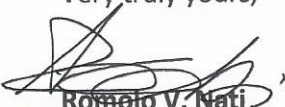
The Company continues to explore other opportunities for landbanking. The Company is still undertaking the due diligence process for the potential landbanking opportunities in Dumaguete City, Negros Occidental, Davao City and Montelago in Oriental Mindoro.

#### Sales and Marketing

The Company is increasing coverage of its brands through advertising initiatives and will be launched by 3<sup>rd</sup> quarter of 2016.

We hope that you will find these updates in order.

Very truly yours,

  
**Romeo V. Nati**,  
Chairman and CEO