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SECURITIES AND EXCHANGE COMMISSION

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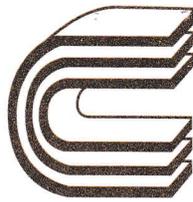
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Company Information

SEC Registration No. 0000152661
Company Name CITY & LAND DEVELOPERS INC.
Industry Classification Real Estate, Buying, Developing, Subdividing & Selling
Company Type Stock Corporation

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CITY & LAND DEVELOPERS, INC.

January 4, 2016

ATTY. JUSTINA F. CALLANGAN
 Director, Corporate Governance and Finance Department
SECURITIES AND EXCHANGE COMMISSION
 SEC Bldg., EDSA, Greenhills, Mandaluyong City

RE: Updates and Changes in the Annual Corporate Governance Report (ACGR)

Dear Director Callangan:

This is to inform you of the updates and changes in the Annual Corporate Governance Report (ACGR) of City & Land Developers, Incorporated (LAND) for the year 2015 which relate to the following:

1. *Chapter C(2), Board Meetings and Attendance, Attendance of Directors*

Board	Name	Date of Election	No. of Meetings Held during the year (2015)	No. of Meetings Attended	%
Chairman	Sabino R. Padilla, Jr.	June 9, 2015	14	14	100%
Member	Stephen C. Roxas	June 9, 2015	14	14	100%
Member	Andrew I. Liuson	June 9, 2015	14	14	100%
Member	Grace C. Liuson	June 9, 2015	14	14	100%
Member	Josef C. Gohoc	June 9, 2015	14	14	100%
Independent Director	Cesar E.A. Virata	June 9, 2015	14	12	86%
Independent Director	Peter S. Dee	June 9, 2015	14	11	79%
Member	Alice C. Gohoc	June 9, 2015	14	14	100%
Member	Helen C. Roxas	June 9, 2015	14	14	100%

2. *Chapter E(2) Committee members, Attendance and No. of Meetings Held*

(a) *Executive Committee*

Office	Name	Date of Appointment	No. of Meetings Attended (2015)	%	Length of Service in the Committee
Chairman (NED)	Stephen C. Roxas	June 1988	140 / 140	100%	27 years
Member (NED)	Andrew I. Liuson	June 1988	140 / 140	100%	27 years
Member (NED)	Grace C. Liuson	June 1988	140 / 140	100%	27 years
Member (ED)	Josef C. Gohoc	January 2011	140 / 140	100%	4 years

(b) Audit Committee

Office	Name	Date of Appointment	<u>No. of Meetings Attended (2015)</u>	<u>%</u>	<u>Length of Service in the Committee</u>
Chairman (ID)	Peter S. Dee	December 2, 2004	4 / 4	100%	11 years
Member (NED)	Grace C. Liuson	December 2, 2004	4 / 4	100%	11 years
Member (NED)	Alice C. Gohoc	December 2, 2004	4 / 4	100%	11 years

(c) Nomination Committee

Office	Name	Date of Appointment	<u>No. of Meetings Attended (2015)</u>	<u>%</u>	<u>Length of Service in the Committee</u>
Chairman	Jesus Go	December 2, 2004	2 / 2	100%	11 years
Member (NED)	Stephen C. Roxas	December 2, 2004	2 / 2	100%	11 years
Member (NED)	Andrew I. Liuson	December 2, 2004	2 / 2	100%	11 years
Member (ID)	Peter S. Dee	December 2, 2004	2 / 2	100%	11 years

(d) Compensation and Remuneration Committee

Office	Name	Date of Appointment	<u>No. of Meetings Attended (2015)</u>	<u>%</u>	<u>Length of Service in the Committee</u>
Chairman (ID)	Peter S. Dee	December 2, 2004	2 / 2	100%	11 years
Member (NED)	Stephen C. Roxas	December 2, 2004	2 / 2	100%	11 years
Member (NED)	Andrew I. Liuson	December 2, 2004	2 / 2	100%	11 years

3. *Chapter H(3)(c)role of Stakeholders, Employee training and development program*

(c) State the company's training and development programs for its employees. Show the data.

The Company provides training and development programs to its employees for their continuing professional development and to improve their productivity.

The following are the Company's employee training and development programs for the year 2015 (attached), among others:

- i. Technical Group (Engineering Department); and
- ii. Financial Management Services Department

We will correspondingly post this advisement letter in our website www.cityland.net under the ACGR Section.

Thank you very much and we hope that you will find everything in order.

Very truly yours,

CITY & LAND DEVELOPERS, INCORPORATED



ATTY. EMMA G. JULARBAL
Corporate Secretary



RUDY GO
Senior Vice President/ Compliance Officer





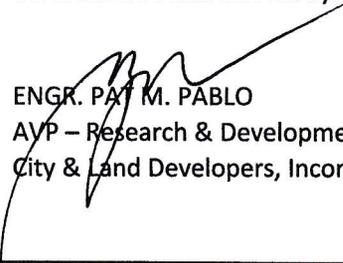
CITY & LAND DEVELOPERS, INC.

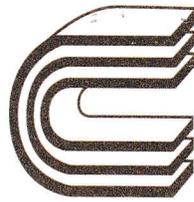
CERTIFICATION

This is to certify that the Technical Groups' personnel (engineers & architects) had undergone trainings/seminars for the year 2015 as follows:

DATE	SPEAKER	TOPIC
06-JAN-2015	ENGR. CHARLIE PADUGA ENGR. REN BATUNG	- Abandoned or Discontinued Buildings - Outrigger Design for High Rise Building
05-FEB-2015	ENGR. ALVIN MENDOZA ENGR. SHERYLYN DINGLASAN	- Fire Extinguisher - Retrofitting of Masonry
03-MAR-2015	ENGR. MARLON OLPINDO ENGR. RODEL LEVITA	- Common Construction Knowledge to Hold-on - Causes of Delays in Construction
07-APR-2015	ENGR. PAT PABLO ENGR. BILLY DELA RITA	- Benefits of Construction Management - Elevator Drop Test and Prepaid Metering
05-MAY-2015	ENGR. BRYAN ATO ENGR. BEN TUMOLVA	- Five (5) Innovations in High Rise Building Design - Electrical Hazards and Safety Precautions
02-JUN-2015	ENGR. MANUEL VALENCIA ENGR. CHARLES GANA	- Materials Used & How Gabions are Built - Common Issues with Construction Management Manpower
07-JUL-2015	ENGR. ARIANE GONZALES ENGR. CHARLIE PADUGA	- Wireless Power Transfer - Building Design Features
04-AUG-2015	ENGR. JOSHUA BANAYAT ARCH. MICHELLE ALGODON	- Principles of Sound Transmission - Philippine Green Building Code
01-SEP-2015	ENGR. JOSEPH NANALE ENGR. JOHN BERNARD CO	- Knowing Your Electric (Meralco) Bill - Fortress Lightweight Precast
06-OCT-2015	ENGR. ERIC EBIA ARCH. AUDIE MOMBLAN	- Ground Improvement - Topmix Permeable
01-DEC-2015	ENGR. JOSEPH ISIP ENGR. ALLAN SY	- Problems/Lessons During Construction - Building Information Modelling

Certified true and correct by:


ENGR. PAT M. PABLO
AVP – Research & Development Department
City & Land Developers, Incorporated



CITY & LAND DEVELOPERS, INC.

CERTIFICATION

FINANCIAL MANAGEMENT SERVICES DEPARTMENT TRAININGS AND SEMINARS FOR THE YEAR 2015

This is to certify that the Financial Management Services Department's personnel had undergone trainings / seminars for the year 2015 as follows:

Date of Training	Training / Course
May 7, 2015	Business Forum with Subdivision and Housing Developers Association, Inc.
September 22, 2015	BIR Seminar on Tax Updates
November 10, 2015	Annual Disclosure Rules Seminar
December 9, 2015	BIR Tax Briefing for Year-End Tax Compliance

Certified by:

RUDY GO
Senior Vice President / Compliance Officer
CITY & LAND DEVELOPERS, INCORPORATED