

COVER SHEET

C	S	2	0	0	6	1	3	8	7	0
---	---	---	---	---	---	---	---	---	---	---

[illegible]

(f	o	r	m	e	r	l	y		A	y	a	i	a	L	a	n	d		R	E	I	T	,						
---	---	---	---	---	---	---	---	---	--	---	---	---	---	---	---	---	---	---	--	---	---	---	---	---	--	--	--	--	--	--

[illegible]

(Company's Full Name)

2	8	/	F		T	O	W	E	R		O	N	E		A	N	D		E	X	C	H	A	N	G	E			
---	---	---	---	--	---	---	---	---	---	--	---	---	---	--	---	---	---	--	---	---	---	---	---	---	---	---	--	--	--

P	L	A	Z	A	,		A	Y	A	L	A		T	R	I	A	N	G	L	E	,		A	Y	A	L	A		
---	---	---	---	---	---	--	---	---	---	---	---	--	---	---	---	---	---	---	---	---	---	--	---	---	---	---	---	--	--

A	V	E	N	U	E	,		M	A	K	A	T	I		C	I	T	Y		1	2	2	6								
---	---	---	---	---	---	---	--	---	---	---	---	---	---	--	---	---	---	---	--	---	---	---	---	--	--	--	--	--	--	--	--

(Business Address: No. Street City / Town / Province)

ATTY. MA. FLORENCE THERESE dG. MARTIREZ-CRUZ

Contact Person

79083804

Company Telephone Number

1	2
---	---

Month

3	1
---	---

Day

Fiscal Year

	2	3	-	A
--	---	---	---	---

Secondary License Type, if Applicable

0	4
---	---

Month

2	6
---	---

Day

Annual Meeting

--	--	--

Dept. Requiring this Doc.

--

Amended Articles Number/Section

--	--	--	--	--

Total No. Of Stockholders

Total Amount of Borrowings

--	--	--	--	--	--	--	--

Domestic

--	--	--	--	--	--

Foreign

To be accomplished by SEC Personnel concerned

[illegible]

File Number

LCU

[illegible]

Document I.D.

Cashier

STAMPS

Remarks = pls. Use black ink for scanning purposes

FORM 23-A

Filed pursuant to Section 23 of the Securities Regulation Code

[illegible]

If the reporting person previously owned 5% or more but less than 10%, provide the disclosure requirements set forth on page 3 of this Form.

Reminder: Report on a separate line for each class of equity securities beneficially owned directly or indirectly.
(Print or Type Responses)

- (1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:
 - (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
 - (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.
- (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
 - (A) held by members of a person's immediate family sharing the same household;
 - (B) held by a partnership in which such person is a general partner;
 - (C) held by a corporation of which such person is a controlling shareholder; or
 - (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

FORM 23-A (continued) Table II - Derivative Securities Beneficially Owned (e.g., warrants, options, convertible securities)

1. Derivative Security	2. Date Exercisable and Expiration Date (Month/Day/Year)		3. Title and Amount of Equity Securities Underlying the Derivative Security		4. Conversion or Exercise Price of Derivative Security	5. Ownership Form of Derivative Security Direct (D) or Indirect (I) *	6. Nature of Indirect Beneficial Ownership
	Date Exercisable	Expiration Date	Title	Amount or Number of Shares			
n/a							

Explanation of Responses:


MARIA FRANCHETTE M. ACOSTA
Signature of Reporting Person

March 13, 2024
Date

Intentional misstatements or omissions of facts constitute Criminal Violations under the RSA.
Note: File five (5) copies of this form, one of which must be manually signed. Attach additional sheets if space provided is insufficient.