

CERTIFICATION OF INDEPENDENT DIRECTORS

I, **JOHNNY O. COBANKIAT**, Filipino, of legal age and a resident of 69 Sanso St., Corinthian Gardens, Quezon City, after having been duly sworn to in accordance with law do hereby declare that:



1. I am an independent director of **SHANG PROPERTIES, INC.**,
2. I am affiliated with the following companies or organizations:


Company/Organization	Position/Relationship	Period of Service
Federation of Filipino-Chinese Chamber of Commerce & Industry, Inc.	Vice Chairman	

3. I possess all the qualifications and none of the disqualifications to serve as an Independent Director of **SHANG PROPERTIES, INC.**, as provided for in Section 38 of the Securities Regulation Code and its Implementing Rules and Regulations.
4. I shall faithfully and diligently comply with my duties and responsibilities as independent director under the Securities Regulation Code.
5. I shall inform the corporate secretary of **SHANG PROPERTIES, INC.**, of any changes in the abovementioned information within five days from its occurrence.


JOHNNY O. COBANKIAT
 Affiant

SUBSCRIBED AND SWORN to before JUL 31 2014 day of July 2013 at PASIG CITY affiant personally appeared before me and exhibited to me Passport No. EB597779 issued at DEA, Manila on 19 Jul 2012 expiring on 18 July 2017

Doc. No. 187
 Page No. 18
 Book No. CC111
 Series of 2014


ATTY. RAMON L. CAPIO
 NOTARY PUBLIC
 UNTIL DEC. 31, 2014
 ROLL NO. 22,172 TINIG-918-897
 MCLE NO. IV-0004300, JRP NO. 954268
 TR NO 9829822, JAN 31 2014 PASIG CITY