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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 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

Federation of Filipino-Chinese Chamber of Commerce & Industry, Inc.

Position/Relationship
Vice Chariman Tax & Business Advocacy Committee

- 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.
- I shall faithfully and diligently comply with my duties and responsibilities as independent director under the Securities Regulation Code.
- 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

			27 MAY 201	15
SUBSC		WORN to before n		lay of May 2015 at
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TBP No. 967629 PTR No. 0461794 01-06-15-1Q.C. 01-06-15

SAN JUAN MANILA