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CERTIFICATION OF INDEPENDENT DIRECTORS

I, ANTONIO O. COJUANGCO, Filipino, of legal age and a resident of 37 Cambrid Circle, North Forbes, Makati City, after having been duly sworn to in accordance with law do hereby declare that:

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

Company/Organization	Position/ Relationship	Period of Service				
Ballet Philippines, Inc.	Chairman					
Canlubang Golf & Country Club	President & Director	Aug. 2004 - present				
Calatagan Golf, Inc.	President & Director					
CAP Life Insurance	Chairman	Apr. 2000 - present				
Cinemalaya Foundation	Chairman					
Directories Philippines Corporation	Chairman					
Mantrade Development Corporation	Chairman	2 0.17 24311max				
Nabasan Subic Development Corporation	Chairman	1 CT CON - SOLE WILLIAM				
Radio Veritas	Chairman					
Tanghalang Pilipino	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.

27 MAY 2015

SUBSCRIBED AND SWORN to before me this

day of

EB2673777 issued at Manila on June 13, 2011 expiring on June 12, 2016.

Doc. No.

Page No.

Book No.

Series of 2015.

Compulsion of the on 12-31-2015

CO. A. 22 FTH No. 0561794