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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 sworn to in accordance 2014 with law do hereby declare that:

- 1. 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
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.
- 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 the this 7014 day of July 2013 at affiant personally appeared before me and exhibited to me Passport No. EB597779 issued at DFA, Manila on 19 Jul 20expiring on 18 July 2017

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ATTY. RAMON L. SARPIO

NOTARY PUBLIC

ROLL NO. 22/172 TIM 106-918-897 MCLE NO. IV-0004300/IRP NO. 954 268

*TR NO 9829822, JAH:3, ZOI4 PASIG CITY