

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17 OF THE SECURITIES REGULATIONS CODE (SRC) AND SRC RULE 17.1

- 1. January 24, 2013 Date of Report (Date of earliest event reported)
2. 152747 SEC Identification Number
3. 000-153-790-000 BIR Tax Identification Number
4. AYALA LAND, INC. Exact Name of registrant as specified in its charter
5. MAKATI CITY, PHILIPPINES Province, country or other jurisdiction of incorporation
6. (SEC Use Only) Industry Classification Code
7. 30/F, Tower One, Ayala Triangle, Ayala Avenue, Makati City Address of principal office
1226 Postal code
8. (632) 750-6974 Registrant's telephone number, including area code
9. Not Applicable Former name or former address, if changed since last report
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

As of September 30, 2013

Table with 3 columns: Title of Each Class, Number of Shares of Common Stock Outstanding, Amount of Debt Outstanding. Rows include COMMON SHARES (14,173,286,611) and VOTING PREFERRED* (13,066,494,759) with a total debt of P 82.9 Billion.

Indicate the item numbers reported herein : Item 9. Other Events

Re: Ayala Land signs joint venture agreement with AboitizLand

Pursuant to the requirements of the Securities Regulations Code, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

AYALA LAND, INC.

Registrant

Date : January 24, 2013

Signature of Pamela Ann T. Perez, Deputy Compliance Officer

*Unregistered



SEC Reg. No. 152747

24 January 2014

Securities and Exchange Commission
SEC Building, Mandaluyong City

Attention: Hon. Justina F. Callangan
Director, Corporation and Finance Department

Philippine Stock Exchange, Inc.
3rd Floor, Tower One and Exchange Plaza
Ayala Triangle, Ayala Ave., Makati City

Attention: Ms. Janet A. Encarnacion
Head, Disclosure Department

Philippine Dealing and Exchange Corporation
37th Floor, Tower 1, The Enterprise Center
6766 Ayala Ave cor. Paseo de Roxas, Makati City

Attention: Ms. Ma. Concepcion Magdaraog
Head, Issuer Compliance and Disclosure Department

Mesdames:


Further to our disclosure last 24 April 2013, please be informed that today Ayala Land, Inc. (ALI) has formally signed a 50%-50% joint venture agreement with AboitizLand, Inc. for the development of a 15-hectare mixed-used community in Mandaue City, Cebu.

Following the success of Cebu Business Park and Cebu IT Park, this project is primed to be the newest city center in one of the most progressive metropolitan areas in the country, consisting of innovative residential, retail and office components.

With the combined experience and expertise of both Ayala Land and AboitizLand, this partnership is expected to enhance and create long-term value for the province of Cebu.

Thank you.

Very truly yours,


Pamela Ann T. Perez
Deputy Compliance Officer