

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 17, 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. [Redacted] (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, 2012

Title of Each Class	Number of Shares of Common Stock Outstanding	Amount of Debt Outstanding
COMMON SHARES	13,751,209,776	
VOTING PREFERRED*	13,066,494,759	P 20.2 Billion Bonds

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

Re: Clarification regarding the news articles entitled "ALI, PRCI Eye Cavite Development" and "ALI to tap bond market to fund projects"

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


PAMELA T. PEREZ
Deputy Compliance Officer

Date : January 17, 2013

*Unregistered



SEC Reg. No. 152747

17 January 2013

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

Dear Ms. Encarnacion,

We write in response to your letter dated January 17, 2013 requesting Ayala Land, Inc. ("the Company") to clarify and/or confirm the following news articles:

- 1) "ALI, PRCI Eye Cavite Development" posted in The Manila Bulletin Newspaper Online posted on January 16, 2013. The article reported in part that:

Fresh from the launch of the redevelopment of the Sta. Ana racetrack, Ayala Land Inc. and Philippine Racing Club Inc. are in discussion for another possible partnership for the latter's 65 hectare property in Naic, Cavite.

According to PRCI president Simeon Cua, only 15 hectares of the property has been used for their relocated racetrack so far while the remaining 50 hectares has development potential for commercial or industrial uses.

Asked if they will again partner with ALI for the development of the 50 hectares, Cua said "its always possible — depending on the area. But we have not come up with the plan yet."

For his part, ALI president Antonino Aquino said "we're still in the process of discussions. I don't know where I can be quoted on that yet since we still don't know what the plans are" adding that "I will have to look at that particular facility."

But Aquino noted that "the feeling is very complementary. We see there is a shared value system between the two groups. We're both interested in the long-term development of Makati in particular. That's where we started, that's where Ayala started. This has branded Ayala from maybe 60 years ago. Sta. Ana is also a hundred years. It's a perfect partnership."

- 2) "ALI to tap bond market to fund projects" posted on the Philstar.com on January 17, 2013. The article reported in part that:

Property giant Ayala Land Inc. (ALI) will tap the bond market this year to jumpstart the development of large parcels of land acquired recently.

This will allow the company to cater to the expectations of continuous robust property demand in different market segments, a ranking company official said.

"Definitely at the ALI level, the parent company level, we will be tapping the capital markets. Bonds primarily," ALI chief finance officer Jaime Ysmael told reporters.

ALI has yet to finalize the terms and issue size of the bond sale pending full-year 2012 performance data, he said.

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Bulk of the borrowed funds will be used to start and complete the construction of numerous condominium units, shopping malls and hotels as opposed to the landbanking focus last year, Ysmael said.

We wish to clarify that:

- 1) We believe that our partnership with PRCI for the former Sta. Ana racetrack property will be value enhancing for both Ayala Land and PRCI. In line with our effort to create the best value for shareholders, we are in preliminary discussions regarding the 65-hectare property in Naic, Cavite to determine its development potential.
- 2) Ayala Land is evaluating several options available to finance the Company's capital expenditure this year. As part of this planned fund raising exercise, the Company is in the process of finalizing the terms and size of a bond issuance within the year.

Thank you.

Very truly yours,


Pamela Ann T. Perez
Deputy Compliance Officer

Securities and Exchange Commission
SEC Building, Mandaluyong City

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