



SEC Reg. No. 152747

December 6, 2011

Philippine Stock Exchange, Inc.
3/F 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 December 6, 2011 requesting Ayala Land, Inc. ("the Company") to clarify and/or confirm the news article entitled "ALI eyes rehab of 300-ha Mactan Cebu International Airport" posted in *philSTAR.com* on December 6, 2011. The article reported, in part, that:

"Property giant Ayala Land, Inc. (ALI) is training its sights on the 300-hectare Mactan Cebu International Airport, which is in dire need of rehabilitation.

The privatization/sale of the airport's current location is among the options being considered by the MCIAA (Mactan-Cebu International Airport Authority) to raise the necessary funding for the development of a world-class and modern airport.

"We are interested in both the upgrade or the transfer," said ALI president Antonino Aquino.

He said the company is awaiting the decision of the MCIAA and the Department of Transportation and Communications on whether they will upgrade or transfer the existing airport.

"We will participate in the bid of whichever option the government decides to pursue," Aquino said."

Please be informed that the Company has expressed its interest to participate in various private-public partnership (PPP) infrastructure projects that the government has identified and will roll out, including the Mactan Cebu International Airport as cited in the article. Our participation will however depend on many factors including our assessment of the attractiveness and potential value of the project and the proposed terms of the bid. As these have not yet been defined, we can only wait at this stage for the government's terms of reference.

Very truly yours,

JAIME E. YSMAEL

Senior Vice President, Chief Finance Officer
and Compliance Officer

cc:

Securities and Exchange Commission

Attention: Director Justina F. Callangan
Corporation & Finance Department

Philippine Dealing and Exchange Corporation

Attention: Ms. Ma. Concepcion Magdaraog
Issuer Compliance and Disclosures Dept.