

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. February 19, 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 December 31, 2012*

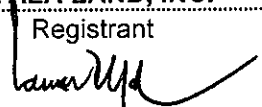
Title of Each Class	Number of Shares of Common Stock Outstanding	Amount of Debt Outstanding
<u>COMMON SHARES</u>	<u>13,752,033,376</u>	
<u>VOTING PREFERRED*</u>	<u>13,066,494,759</u>	<u>P 21.03 Billion</u>

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

**Re: Results of the Board Meeting**

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.

Date : February 19, 2013

AYALA LAND, INC.  
Registrant  
  
JAIME E. YSMAEL  
Senior Vice President,  
Chief Finance Officer and  
Chief Compliance Officer

*\*Unregistered*



February 19, 2013

**Securities and Exchange Commission**  
SEC Building, Mandaluyong City

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

**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*

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

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

Gentlemen:

Please be informed that, at its regular meeting held this afternoon, our Board of Directors approved the following:

1. The declaration of cash dividend of ₱0.14787806 per outstanding common share. This regular cash dividend for the first semester ending June 30, 2013 reflects a 35% increase from last year's first half regular cash dividend of ₱0.109488 per share and will bring up the Company's dividend payout to 45% of prior year's earnings. The cash dividend is payable on March 19, 2013 to stockholders of common shares as of record date March 5, 2013.
2. The declaration of the annual cash dividend of 4.74786% per annum or Php0.00474786 per share to all shareholders of the Company's outstanding unlisted voting preferred shares with record date of June 14, 2013 and payment date of July 1, 2013.

Thank you.

Very truly yours,

  
**JAIME E. YSMAEL**  
Senior Vice President, Chief Finance Officer  
and Compliance Officer