

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17  
OF THE SECURITIES REGULATIONS CODE (SRC)  
AND SRC RULE 17(a)-1(b)(3) THEREUNDER

1. March 8, 2007  
Date of Report (Date of earliest event reported)
2. 152747 SEC Identification Number 3. 050-000-153-790 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. 29/F, Tower One, Ayala Triangle, Ayala Avenue, Makati City Address of principal office 1226 Postal code
8. 848-5313  
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 4 and 8 of the SRC

**As of September 30, 2006**

Title of Each Class	Number of Shares of Common Stock Outstanding	Amount of Debt Outstanding
<u>COMMON SHARES</u>	<u>10,843,218,447</u>	<u>P 13.5 Billion</u>

Indicate the item numbers reported herein : Please refer to attached letter

**Re: Partnership with Kingdom Hotel Investments to develop a luxury hotel complex**

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 : March 8, 2007

(original copy signed)  
JAIME E. YSMAEL  
SVP, CFO, & Compliance Officer

SEC Reg. No. 152747  
SEC Sec. Code No. E-5000

March 8, 2007

**SECURITIES AND EXCHANGE COMMISSION**

Attention: **Director Justina F. Callangan**  
Corporation Finance Department  
S.E.C. Building, EDSA  
Mandaluyong City

**PHILIPPINE STOCK EXCHANGE**

Attention: **Atty. Pete M. Malabanan**  
Head, Disclosure Department  
4/F PSE Center, Exchange Road  
Ortigas Center, Pasig City

Gentlemen:

Please be advised that Ayala Land, Inc. (“ALP”) and Kingdom Hotel Investments (through a wholly-owned subsidiary) signed today an Agreement to jointly develop a 7,377 square meter property along Makati Avenue corner Arnaiz Avenue (formerly Pasay Road) into a Luxury Hotel Complex. The development will comprise a 300-room Fairmont Hotel, a 30-suite Raffles Hotel, and 189 Raffles-branded private residences. The total project cost will be approximately US\$153 million.

The objectives of Kingdom Hotel Investments (“KHI”) are to develop, acquire, finance and actively manage high quality hotels in key city and resort destinations in the Middle East, Africa and in Asia and Eastern Europe. KHI’s head office is in Dubai, UAE.

Due to its industry focus and diversified investment portfolio, KHI is a prominent hospitality related private equity company with an underlying portfolio consisting of 33 hotels, of which 19 are operational and 14 under development. KHI enjoys strategic partnerships with leading global hotel operators: Four Seasons Hotels and Resorts, Fairmont Hotels and Resorts, Raffles Hotels and Resorts, and Mövenpick Hotels and Resorts.

His Royal Highness Prince Alwaleed bin Talal bin Abdulaziz Al Saud, member of the Saudi Royal family, is the founder, majority shareholder, and chairman of KHI. Prince Alwaleed has real estate ownership interests in hotel and resort properties throughout the world and has significant equity investments in leading international hotel management companies, namely Four Seasons Hotel and Resorts, Fairmont Hotels and Resorts, Raffles Hotels and Resorts, and Mövenpick Hotels and Resorts, which manage hotels throughout the world.

For your information.

Very truly yours,

*(original copy signed)*

**JAIME E. YSMAEL**

Senior Vice President, Chief Finance Officer,  
and Compliance Officer