

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. February 11, 2011 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. (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 4 and 8 of the SRC

As of December 31, 2010

Table with 3 columns: Title of Each Class, Number of Shares of Common Stock Outstanding, Amount of Debt Outstanding. Row 1: COMMON SHARES, 13,028,944,485, P 21.0 Billion

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

Re: 2010 Unaudited Financial Results

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

Handwritten signature of Jaime E. Ysmael

JAIME E. YSMAEL Senior Vice President, CFO, and Compliance Officer

Date: February 11, 2011

February 11, 2011

**PHILIPPINE STOCK EXCHANGE**

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

**SECURITIES AND EXCHANGE COMMISSION**

Attention: **Director Justina F. Callangan**  
Corporation Finance Department

**PHILIPPINE DEALING AND EXCHANGE CORP.**

Attention: **Ms. Ma. Concepcion Magdaraog**  
Issuer Compliance and Disclosures Department

Dear Madams,

We submit herewith Ayala Land's unaudited consolidated financial results for the year ended December 31, 2010.

**Results of Operations**

Ayala Land, Inc. ("ALI" or "the Company") posted a record Php5.46 billion in net income for the year 2010, 35% higher than the Php4.04 billion recorded the previous year. The Company's net income of Php1.52 billion in the fourth quarter was also a new record for core quarterly earnings and was the 7<sup>th</sup> straight quarter of positive earnings growth.

Consolidated revenues in 2010 reached Php37.81 billion, 24% higher year-on-year. Real Estate and Hotel revenues increased by 27% to Php35.64 billion, with robust growth across all major business lines. Margins of the Company's residential, shopping center and corporate businesses continued to improve. Corporate cost control has also been improving with the continued drop in the ratio of General and Administrative Expenses (GAE) to revenues, from 9% in 2009 to 8% in 2010. With total revenues growing faster than total expenses and the effective income tax rate steady at 20%, net income margin improved to 14% in 2010 from 13% the previous year.

**Business Segments**

The details of the individual performance of each business segment are discussed as follows:

**Residential Development.** Residential revenues reached Php16.64 billion in 2010, 16% higher than the Php14.34 billion reported the previous year, as the combined value of bookings for all residential brands more than doubled to P24.00 billion. Ayala Land Premier (ALP) generated revenues of

Php7.22 billion in 2010, up 10% year-on-year. ALP accounted for 43% of total residential revenues following the strong sales of Park Terraces (Makati) and Serendra West Tower (Bonifacio Global City) condominium units as well as Santierra lots in NUVALI. Alveo and Avida meanwhile also posted year-on-year revenue growth of 26% and 15%, respectively, with higher bookings from the success of new launches such as Meranti (Bonifacio Global City) and Venare (NUVALI) for Alveo and Avida Towers Cebu and Alabang for Avida. Together with newly launched fourth brand Amaia Land, the Company's four residential brands launched a total of 10,115 units in 2010, more than three times the number launched the previous year. This resulted in a strong sales take-up value of Php33.14 billion in 2010, averaging nearly Php2.8 billion of sales take-up every month. Residential Gross Profit (GP) margins of horizontal developments improved to 43% in 2010 from 41% the previous year, while GP margins of vertical projects improved to 28% from 26%. For 2011, the Company is anticipating continued demand for residential products and will be launching over 20,000 units across all residential brands with an estimated sales value of Php57.0 billion.

**Shopping Centers.** Total revenues for Shopping Centers amounted to Php4.60 billion in 2010, 3% higher than the previous year. This was driven by the 1% expansion in occupied gross leasable area (GLA) as the continued ramp-up of MarQueen Mall in Pampanga and the improved occupancy rate at Greenbelt 5 more than offset the closure of Glorietta 1. The retail environment remained buoyant as same-store sales for all building and land leases increased by 7% year-on-year. The revenue impact of the higher average occupancy rates (which reached 94% for all malls, from 92% in 2009) however was tempered by a 2% decline in average rental rates due to product mix with lower per square meter building lease rates in MarQueen Mall and Glorietta 5 compared with what was previously achieved in Glorietta 1. Shopping Centers EBITDA margins improved slightly to 63% from 62% with an improved portfolio performance despite the continuing impact of the Ayala Center redevelopment. For 2011, the Company is set to start the operations of additional 126,000 square meters of GLA with the opening of Abreeza Mall in Davao and Harbor Point in Subic, among others. The Company will also launch a total of eight new projects across the country this year, adding another 175,000 square meters of GLA to the portfolio over the next few years.

**Corporate Business.** Revenues from the Company's office building portfolio reached Php2.40 billion in 2010, compared with Php1.99 billion the previous year. The 21% improvement in office building revenues was generated by the significant increase in occupied business process outsourcing (BPO) office GLA, which increased by 34% (equivalent to 48,725 square meters) year-on-year, as the outlook and demand for BPO space continue to improve. Total available BPO GLA has now reached 272,676 square meters with an occupancy rate of 70% (and an 88% lease-out rate) compared with 55% a year ago. Average BPO lease rates increased by 1% due to programmed escalations despite changes in the portfolio mix as most of the increase in occupancy in 2010 occurred in the Company's non-CBD locations, which carry lower average lease rates. The higher occupancy rate of the BPO portfolio mainly accounted for the improvement in EBITDA margins which increased from 62% to 68% in 2010. For 2011, the Company continues to see positive prospects for expansion within and outside Metro Manila and will begin the construction of additional 200,000 square meters of GLA. The Company will also start the operation of five new BPO buildings in 2011 in Baguio, NUVALI, Iloilo, Bacolod and Cebu totaling 55,000 square meters of GLA.

**Strategic Landbank Management and Visayas-Mindanao.** Revenues from the Strategic Landbank Management Group (SLMG) and the Visayas-Mindanao Group amounted to Php3.15 billion in 2010, 34% higher than the previous year, largely due to overrides on the successful sales performance of Park Terraces in Makati and Santierra in NUVALI, as well as some commercial lot sales in NUVALI. GP

margins likewise improved to 56% from 48% with significant bookings in higher-margin override units.

**Other Businesses.** Other Businesses, namely Construction, Property Management and Hotels, generated combined revenues (net of inter-company eliminations) of Php8.86 billion in 2010, 79% higher than the Php4.96 billion posted the previous year. The improvement came largely from the higher completion of external construction projects and improving hotel operations combined with the impact of the consolidation of the El Nido resort operations. Total EBITDA for Other Businesses in aggregate also improved by 5% to Php899 million but EBITDA margins went down by 10% compared with 17% in 2009. This was due to a decline in margins on external construction projects of Makati Development Corporation (MDC), lower margins for the El Nido resort operations and some start-up costs for new carparks being managed by Ayala Property Management Corporation.

#### **Equity in Net Earnings of Investees, Interest, Fees, Investment and Other Income**

Equity in Net Earnings from Investees declined by 6% to Php906 million in 2010 from Php968 million the previous year as a result of lower contribution from Fort Bonifacio Development Corporation with the deliberate slowdown in commercial lot sales at Bonifacio Global City. This offset the stronger performance of shopping center joint ventures accounted for under the equity method, particularly TriNoma and Alabang Town Center, and affiliate Cebu Holdings, Inc. which also saw an improvement in the performance of Ayala Center Cebu. Interest, Investment and Other Income likewise decreased by 10% to Php1.27 billion in 2010, compared with the Php1.41 billion the previous year due to lower interest rates on the Company's cash balances.

#### **Expenses**

Total expenses amounted to Php32.36 billion, 22% more than the Php26.42 billion spent in 2009. Cost of Sales from Real Estate and Hotels, which accounted for the bulk at Php24.95 billion, rose by 31% year-on-year largely because of higher construction activity on external MDC projects. General and Administrative Expenses (GAE) meanwhile grew by 14% to Php3.19 billion due to the donation of a parcel of land in NUVALI to Xavier School as part of the Company's priming efforts for the area. Despite this, the GAE-to-revenue ratio dropped to 8% from 9% last year due to effective corporate cost control measures. Meanwhile, Interest Expense and Other Financing Charges declined by 35% to Php1.82 billion due to the absence of provisions for impairment (which were recorded in 2009) as well as the lower average cost of debt on the Company's borrowings.

#### **Project and Capital Expenditures**

The Company spent a total of Php20.1 billion for project and capital expenditures in 2010, 44% more than the Php14.0 billion spent in 2009. Residential Development accounted for almost half of the total or 47%, while Hotels spent another 17%. Strategic Landbank Management and the Visayas-Mindanao groups, Shopping Centers and Corporate Business accounted for the balance of 16%, 14% and 6%, respectively. For 2011, the Company has earmarked another Php32.6 billion for capital expenditures largely for the completion of ongoing developments, the launch of new residential and leasing projects, and the expected acquisition of new landbank which will help sustain the Company's strong growth trajectory over the coming years.

## Financial Condition

The Company's balance sheet continued to be robust with strong cash inflows from the successful pre-sales of various residential launches. Cash and Cash Equivalents stood at Php19.9 billion with a Current Ratio of 1.68: 1. Total Borrowings stood at Php21.0 billion from Php18.8 billion as of December 2009, translating to a Debt-to-Equity Ratio of 0.37: 1 and a Net Debt-to-Equity Ratio of 0.02: 1. This gives the Company significant capacity to take on additional borrowings to support its aggressive growth plans for the next few years. In January 2011, the Company raised Php10.0 billion through the issuance of fixed-rate corporate notes, consisting of Php5.7 billion in 5-year notes, Php3.3 billion in 10-year notes, and Php1.0 billion in 15-year notes. This was notable in that it allowed the Company to take advantage of the attractive financing window and lower its borrowing cost and also because the 15-year tranche was the first such fixed-rate issue by a Philippine corporate and enables the Company to more effectively match the duration of its landbank assets with its financial liabilities.

For your information.

Very truly yours,



**JAIME E. YSMAEL**

Senior Vice President, Chief Finance Officer,  
and Compliance Officer

**AYALA LAND, INC. AND SUBSIDIARIES****CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**

(Amounts in Thousands)

	December 31	
	2010(Unaudited)	2009
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash and cash equivalents	₱18,018,807	₱10,528,726
Short-term investments	1,434,337	4,560,976
Financial assets at fair value through profit or loss	404,008	433,821
Available-for-sale financial assets	204,984	1,168,014
Accounts and notes receivable - net	19,165,795	16,654,767
Real estate inventories	13,671,885	8,633,868
Other current assets	4,802,965	3,830,533
<b>Total Current Assets</b>	<b>57,702,781</b>	<b>45,810,705</b>
<b>Noncurrent Assets</b>		
Noncurrent accounts and notes receivable	3,344,302	1,976,678
Land and improvements	16,534,181	17,768,048
Investments in associates and jointly controlled entities	10,846,046	10,798,078
Available-for-sale financial assets	843,809	725,570
Investment properties - net	26,833,353	25,412,537
Property and equipment - net	4,167,989	3,364,584
Deferred tax assets - net	1,666,875	1,078,308
Other noncurrent assets	1,586,471	807,340
<b>Total Noncurrent Assets</b>	<b>65,823,026</b>	<b>61,931,143</b>
	<b>₱123,525,807</b>	<b>₱107,741,848</b>
<b>LIABILITIES AND EQUITY</b>		
<b>Current Liabilities</b>		
Accounts and other payables	₱25,891,915	₱19,309,169
Short-term debt	2,890,042	1,630,900
Income tax payable	72,298	223,542
Current portion of long-term debt	2,328,160	377,669
Other current liabilities	3,256,029	2,150,713
<b>Total Current Liabilities</b>	<b>34,438,444</b>	<b>23,691,993</b>
<b>Noncurrent Liabilities</b>		
Long-term debt - net of current portion	15,752,731	16,803,596
Pension liabilities	86,363	53,033
Deferred tax liabilities - net	597,668	150,953
Deposits and other noncurrent liabilities	6,407,922	7,322,857
Deferred credits	772,551	524,516
<b>Total Noncurrent Liabilities</b>	<b>23,617,235</b>	<b>24,854,955</b>
<b>Total Liabilities</b>	<b>58,055,679</b>	<b>48,546,948</b>

(Forward)

	<b>December 31</b>	
	<b>2010(Unaudited)</b>	<b>2009</b>
<b>Equity</b>		
Equity attributable to equity holders of Ayala Land, Inc.		
Paid-up capital	<b>₱18,681,148</b>	₱18,448,433
Retained earnings	<b>38,756,821</b>	34,570,354
Stock options outstanding	<b>202,500</b>	180,930
Unrealized gain on available-for-sale financial assets	<b>40,650</b>	16,611
Treasury stock	<b>(823,967)</b>	(823,967)
	<b>56,857,152</b>	52,392,361
Noncontrolling interests in net assets of subsidiaries	<b>8,612,976</b>	6,802,539
<b>Total Equity</b>	<b>65,470,128</b>	59,194,900
	<b>₱123,525,807</b>	₱107,741,848

*See accompanying Notes to Consolidated Financial Statements.*

**AYALA LAND, INC. AND SUBSIDIARIES****CONSOLIDATED STATEMENTS OF INCOME**

(Amounts in Thousands, Except Earnings Per Share Figures)

	Years Ended December 31		
	(Unaudited)		
	2010	2009	2008
<b>REVENUE</b>			
Real estate	₱33,764,584	₱ 26,505,560	₱28,958,931
Hotel and resort operations	1,643,856	1,232,443	1,321,485
Interest income	1,065,205	1,116,827	1,262,341
Equity in net earnings of associates and jointly controlled entities	905,645	968,004	884,727
Other income	434,209	632,410	1,321,499
	<b>37,813,499</b>	<b>30,455,244</b>	<b>33,748,983</b>
<b>COSTS AND EXPENSES</b>			
Real estate	23,707,381	18,149,304	20,409,684
General and administrative expenses	3,188,353	2,792,633	3,172,288
Interest expense and other financing charges	1,539,111	1,345,491	1,050,041
Hotel and resort operations	1,239,938	867,199	876,493
Other charges	278,512	1,454,679	792,520
	<b>29,953,295</b>	<b>24,609,306</b>	<b>26,301,026</b>
<b>INCOME BEFORE INCOME TAX</b>	<b>7,860,204</b>	<b>5,845,938</b>	<b>7,447,957</b>
<b>PROVISION FOR INCOME TAX</b>			
Current	2,120,535	1,460,090	2,154,636
Deferred	(548,386)	(295,181)	(89,499)
	<b>1,572,150</b>	<b>1,164,909</b>	<b>2,065,137</b>
<b>NET INCOME</b>	<b>₱6,288,054</b>	<b>₱4,681,029</b>	<b>₱5,382,820</b>
Net Income Attributable to:			
<b>Equity holders of Ayala Land, Inc.</b>	<b>₱5,458,134</b>	<b>₱4,039,256</b>	<b>₱4,812,348</b>
Noncontrolling interests	829,920	641,773	570,472
	<b>₱6,288,054</b>	<b>₱4,681,029</b>	<b>₱5,382,820</b>
<b>Earnings Per Share</b>			
Basic			
Net income attributable to equity holders of Ayala Land, Inc.	<b>₱0.41</b>	<b>₱0.31</b>	<b>₱0.36</b>
Diluted			
Net income attributable to equity holders of Ayala Land, Inc.	<b>₱0.41</b>	<b>₱0.31</b>	<b>₱0.36</b>

*See accompanying Notes to Consolidated Financial Statements.*



**AYALA LAND, INC. AND SUBSIDIARIES****CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME**

(Amounts in Thousands)

	Years Ended December 31		
	2010(Unaudited)	2009	2008
Net income	₱6,288,054	₱4,681,029	₱5,382,820
Other comprehensive income:			
Net changes in unrealized gain recognized in equity	54,456	240	15,826
<b>Total comprehensive income</b>	<b>₱6,342,510</b>	<b>₱4,681,269</b>	<b>₱5,398,646</b>
Total comprehensive income attributable to:			
Equity holders of Ayala Land, Inc.	₱5,482,173	₱4,040,065	₱4,826,207
Noncontrolling interests	860,337	641,204	572,439
	<b>₱6,342,510</b>	<b>₱4,681,269</b>	<b>₱5,398,646</b>

*See accompanying Notes to Consolidated Financial Statements.*

**AYALA LAND, INC. AND SUBSIDIARIES**

**CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY**

(Amounts in Thousands, Except Par Value and Cash Dividends Per Share Figures)

	Years Ended December 31		
	2010(Unaudited)	2009	2008
<b>EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF AYALA LAND, INC.</b>			
<b>Common Shares - ₱1 par value</b>			
Issued			
Balance at beginning of year	₱13,005,338	₱13,003,443	₱13,002,821
Issuance of shares	6,666	1,895	622
Balance at end of year	13,012,004	13,005,338	13,003,443
Subscribed			
Balance at beginning of year	75,470	39,088	31,811
Additions	27,664	38,277	7,899
Issuance of shares	(6,666)	(1,895)	(622)
Balance at end of year	96,468	75,470	39,088
<b>Preferred Shares - ₱0.10 par value</b>			
Balance at beginning and end of year	1,303,460	1,303,460	1,303,460
<b>ADDITIONAL PAID-IN CAPITAL</b>			
Balance at beginning of year	4,326,935	4,179,971	3,994,945
Additions	287,249	146,964	185,026
Balance at end of year	4,614,184	4,326,935	4,179,971
<b>SUBSCRIPTIONS RECEIVABLE</b>			
Balance at beginning of year	(262,770)	(168,057)	(130,390)
Additions	(259,771)	(111,309)	(95,839)
Collections	177,573	16,596	58,172
Balance at end of year	(344,968)	(262,770)	(168,057)
<b>TOTAL PAID-UP CAPITAL</b>	<b>18,681,148</b>	<b>18,448,433</b>	<b>18,357,905</b>
<b>RETAINED EARNINGS</b>			
Appropriated for future expansion	6,000,000	6,000,000	6,000,000
Unappropriated:			
Balance at beginning of year	28,570,354	25,371,619	21,405,247
Cash dividends			
Common stock - ₱0.09 per share in 2010 and ₱0.06 in 2009 and 2008	(1,211,186)	(780,040)	(779,862)
Preferred stock - ₱0.005 or 4.64% in 2010, 2009 and 2008	(60,481)	(60,481)	(66,114)
Net income	5,458,134	4,039,256	4,812,348
Balance at end of year	32,756,821	28,570,354	25,371,619
	<b>38,756,821</b>	<b>34,570,354</b>	<b>31,371,619</b>

(Forward)

	Years Ended December 31		
	2010(Unaudited)	2009	2008
<b>STOCK OPTIONS OUTSTANDING</b>			
Balance at beginning of year	₱180,930	₱106,281	₱95,901
Cost of stock options	37,535	79,977	31,357
Stock options exercised	(15,965)	(5,328)	(20,977)
Balance at end of year	202,500	180,930	106,281
<b>UNREALIZED GAIN ON AVAILABLE-FOR-SALE</b>			
<b>FINANCIAL ASSETS</b>			
Balance at beginning of year	16,611	15,802	1,943
Net changes during the year	24,039	809	13,859
Balance at end of year	40,650	16,611	15,802
<b>TREASURY STOCK</b>			
Balance at beginning of year	(823,967)	(823,967)	(557)
Acquisition of treasury stock	-	-	(823,410)
Balance at end of year	(823,967)	(823,967)	(823,967)
<b>NONCONTROLLING INTERESTS</b>			
Balance at beginning of year	6,802,539	6,151,050	5,040,590
Net income	829,920	641,773	570,472
Increase (decrease) in noncontrolling interests	1,365,748	503,728	657,423
Dividends paid to noncontrolling interests	(415,648)	(493,443)	(119,402)
Net unrealized gain (loss) recognized in equity	30,417	(569)	1,967
Balance at end of year	8,612,976	6,802,539	6,151,050
	<b>₱65,470,128</b>	<b>₱59,194,900</b>	<b>₱55,178,690</b>
<b>Total Income and Expense Recognized for the Year</b>			
Net income attributable to:			
Equity holders of Ayala Land, Inc.	₱5,458,134	₱4,039,256	₱4,812,348
Noncontrolling interests	829,920	641,773	570,472
	<b>6,288,054</b>	<b>4,681,029</b>	<b>5,382,820</b>
Net unrealized gain (loss) recognized in equity:			
Equity holders of Ayala Land, Inc.	24,039	809	13,859
Noncontrolling interests	30,417	(569)	1,967
	<b>54,456</b>	<b>240</b>	<b>15,826</b>
	<b>₱6,342,510</b>	<b>₱4,681,269</b>	<b>₱5,398,646</b>

See accompanying Notes to Consolidated Financial Statements.

**AYALA LAND, INC. AND SUBSIDIARIES**

**CONSOLIDATED STATEMENTS OF CASH FLOWS**

(Amounts in Thousands)

	Years Ended December 31		
	2010(Unaudited)	2009	2008
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Income before income tax	₱7,860,204	₱5,845,938	₱7,447,957
Adjustments for:			
Depreciation and amortization	1,807,481	1,787,398	1,258,169
Interest expense - net of amount capitalized	1,548,208	1,421,742	1,184,769
Dividends received from investees	273,223	218,619	170,934
Cost of share-based payments	177,406	148,582	138,916
Provision for impairment losses on:			
Land and improvements	-	568,672	-
Receivables	57,206	86,892	72,846
Real estate inventories	-	78,091	379,230
Available-for-sale financial assets	-	-	10,226
Gain on sale of investments	(10,696)	-	(761,815)
Equity in net earnings of associates and jointly controlled entities	(905,645)	(968,004)	(884,727)
Interest income	(1,065,205)	(780,459)	(925,973)
Fair value losses (gains) on financial assets at fair value through profit or loss	9,338	(24,502)	2,892
Fair value gain on derivative asset	-	-	(6,974)
<b>Operating income before changes in working capital</b>	<b>9,751,520</b>	<b>8,382,969</b>	<b>8,086,450</b>
Changes in operating assets and liabilities:			
Decrease (increase) in:			
Accounts and notes receivable - trade	(2,538,812)	(1,960,729)	(3,317,230)
Real estate inventories	2,375,426	12,539	(1,548,595)
Other current assets	(972,434)	399,772	(1,729,607)
Increase (decrease) in:			
Accounts and other payables	6,582,746	(1,367,262)	4,349,526
Other current liabilities	1,105,316	1,034,986	451,263
Pension liabilities	33,330	(45,593)	(77,211)
Cash generated from operations	16,337,092	6,456,682	6,214,596
Interest received	1,150,195	662,868	924,603
Income tax paid	(2,271,779)	(1,325,632)	(2,232,676)
Interest paid	(1,591,210)	(1,384,069)	(1,219,156)
<b>Net cash provided by operating activities</b>	<b>13,624,298</b>	<b>4,409,849</b>	<b>3,687,367</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Proceeds from:			
Sale of investments and financial assets at fair value through profit or loss	3,894,233	1,369,401	1,633,405
Sale of available-for-sale financial assets	963,030	74,458	11,786
Disposal of property and equipment	459,323	147,506	18,332
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Income before income tax	₱7,860,204	₱5,845,938	₱7,447,957
Adjustments for:			
Depreciation and amortization	1,807,481	1,787,398	1,258,169

(Forward)

	<b>Years Ended December 31</b>		
	<b>2010(Unaudited)</b>	<b>2009</b>	<b>2008</b>
<b>Disposals of (additions to):</b>			
Short-term investments and financial assets at fair value through profit or loss	(₱162,665)	(₱3,552,053)	(₱1,102,315)
Available-for-sale financial assets	(312,527)	(1,256,622)	(100,000)
Land and improvements	(4,026,040)	(3,193,794)	(131,834)
Investments in associates and jointly controlled entities	–	(132,313)	(1,272,828)
Investment properties	(2,512,374)	(2,643,249)	(862,391)
Property and equipment	(2,899,082)	(1,353,667)	(4,218,201)
Decrease (increase) in accounts and notes receivable - nontrade	(1,367,624)	935,885	898,011
Decrease (increase) in other noncurrent assets	(779,131)	198,050	212,347
<b>Net cash used in investing activities</b>	<b>(6,742,857)</b>	<b>(9,406,398)</b>	<b>(4,913,688)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Proceeds from short and long-term debt	–	3,584,276	6,040,006
Additions to deposits and other noncurrent liabilities	1,950,491	4,444,535	3,003,569
<b>Payments of:</b>			
Short and long-term debt	(556,962)	(1,523,642)	(2,710,100)
Deposits and other noncurrent liabilities	(914,935)	(2,805,941)	(2,009,948)
Capital infusion in noncontrolling interests in consolidated subsidiaries	1,605,915	623,828	180,000
Redemption of investments in noncontrolling interests in consolidated subsidiaries	(256,367)	(120,100)	(177,808)
Proceeds from capital stock subscriptions	232,715	16,596	58,172
Acquisition of treasury shares	–	–	(823,410)
Dividends paid to noncontrolling interests	(415,648)	(493,443)	(119,402)
Dividends paid to equity holders of Ayala Land, Inc.	(1,036,570)	(856,236)	(831,262)
<b>Net cash provided by (used in) financing activities</b>	<b>608,639</b>	<b>2,869,873</b>	<b>2,609,817</b>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>7,490,081</b>	<b>(2,126,676)</b>	<b>1,383,496</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	<b>10,528,726</b>	<b>12,655,402</b>	<b>11,271,906</b>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<b>18,018,807</b>	<b>₱10,528,726</b>	<b>₱12,655,402</b>
<b>Disposals of (additions to):</b>			

*See accompanying Notes to Consolidated Financial Statements.*