



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

January 21, 2010

Philippine Stock Exchange
Attn.: **Ms. Janet A. Encarnacion**
Head, Disclosure Department
4/F PSE Center, Exchange Road
Ortigas Center, Pasig City

Dear Ms. Encarnacion,

We write in response to your letter dated January 21, 2010 requesting Ayala Land, Inc. ("the Company") to confirm or deny the veracity of the news article entitled "ALI allots P20 billion for Ayala Center facelift" published in the January 21, 2010 issue of The Philippine Star. The article reported, in part, that:

"Bent on keeping the Makati central business district at the forefront of masterplanned developments in the country, property giant Ayala Land Inc. (ALI) is injecting P20 billion over the next three to five years for a major facelift of the 40-year old Ayala Center.... Less than half of the programmed P20 billion capital budget will go to Park Terraces, with the rest going to the continued refurbishment of the retail shops and the establishment of office buildings. The project would be financed largely by internal cash and some borrowings the company has previously arranged..."

We wish to confirm that Ayala Land estimates that it expects to spend approximately P20 billion for the current Ayala Center redevelopment plan, which includes the redevelopment of the retail portions of Glorietta 1 and 2, the addition of two business process outsourcing (BPO) office towers, a new businessman's hotel and the three-tower Park Terraces residential complex. The Company also confirms that it will spend less than P10 billion for the construction of Park Terraces. However, we would like to clarify that only the first tower of Park Terraces will have 370 units, and that this figure does not represent the total number of units of all three towers, as erroneously reported in the article.

For your information.

Very truly yours,

JAIME E. YSMAEL

Senior Vice President, Chief Finance Officer,
and Compliance Officer

cc:

Securities & Exchange Commission
Attn.: Director Justina F. Callangan
Corporation & Finance Department

Philippine Dealing and Exchange Corporation
Attn.: Ms. Ma. Concepcion Magdaraog
Issuer Compliance and Disclosures Dept.