

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. **September 28, 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 June 30, 2011

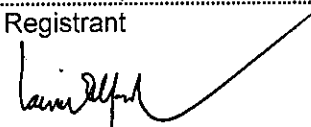
Title of Each Class	Number of Shares of Common Stock Outstanding	Amount of Debt Outstanding
<b>COMMON SHARES</b>	<b>13,043,159,782</b>	<b>P 4.4 Billion Bonds</b>

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

Re: **Preferred Cash Dividend Declaration**

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 : **September 28, 2011**

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



SEC Reg. No. 152747

September 28, 2011

**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 our Board of Directors, at its special meeting held today, approved the declaration and payment of the annual cash dividends of 4.64% per annum or Php0.00464 per share to all shareholders of the company's outstanding unlisted preferred shares with record date of October 3, 2011 and payment date of October 18, 2011.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Jaime E. Ysmael', with a long, sweeping flourish extending to the right.

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