Check box if no longer subject
 to filing requirement

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code

Name and Address of Reporting Person	Issuer Name and Trac	Issuer Name and Trading Symbol					7. Relationship of Reporting Person to Issuer						
ABADIA, LYLE A.		AYALA LAND, INC (ALI)				, , , , , , ,	(Check all applicable)						
(First) (Middle)	Tax Identification Number					Director Officer		10% Owner Other					
c/o Ayala Land, Inc.	106-947	7-758				(give title below)	(specify below)					
30F Tower One and Exchange Plaza			Septe	mber 2020									
(Street)	4. Citizenship		If Amendment, Original (Month)			VICE PRESIDENT							
Ayala Triangle, Ayala Avenue, Makati City, 1226 (City) (Province) (Postal Code)	FILIPI	NO	onga (monarroal)										
(City) (Province) (Postal Code)		Tabl	e 1 - Equity Secu	rities Beneficially Ow	ned								
Class of Equity Security	Transaction Date	Date				of Securities Owned at End of		Nature of Indirect Beneficial Ownership					
	(Month/Day/Year)	Amount	t (A) or (D) Price		%	Number of Shares							
COMMON SHARES AT P1.00 PAR VALUE	Beg. Bal.	Amount	(A) 01 (D)	Title	0.00%	679,441	679,441	(I) ESOWN (subscribed & unissued until fully paid)					
	5/14/2019					,	,						
	Transaction date 9/28/2020	80,972	А	P27.72(ESOW	'N Price)								
		Acquired th	rough ESOW	N Subscription									
	End. Bal.												
	as of 9/28/2020				0.01%	760,413	760,413	(I) ESOWN (subscribed & unissued until fully paid)					

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

- (1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:
 - (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
 - (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.
- (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
 - (A) held by members of a person's immediate family sharing the same household;
 - (B) held by a partnership in which such person is a general partner;
 - (C) held by a corporation of which such person is a controlling shareholder; or
 - (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

Derivative Security	Conversion or Exercise Price of Derivative Security	Transaction Date (Month/Day/Yr)	Number of Derivation Acquired (A) or Di		5. Date Exercisable and Expiration Date (Month/Day/Year)		6. Title and Underlying S		7. Price of Derivative Security	8. No. of Derivative Securities Beneficially Owned at	9. Owner- ship Form of Derivative Security; Direct (D)	10. Nature of Indirect Beneficial Ownership
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		End of Month	or Indirect (I) *	
N/A												
												1
												1

Note: File **three (3)** copies of this form, one of which must be manually signed.

Attach additional sheets if space provided is insufficient.

ABÁDIA 1-Oct-20

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Check box if no longer subjec
 to filing requirement

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code

Name and Address of Reporting Person	Issuer Name and Trad	Issuer Name and Trading Symbol					7. Relationship of Reporting Person to Issuer						
BLAS, MANUEL A. II		AYALA LAND, INC (ALI)					(Check all applicable)						
(First) (Middle)	Tax Identification Number					Director Officer		10% Owner Other					
c/o Ayala Land, Inc. 30F Tower One and Exchange Plaza	137-714	137-714-596 September 2020			(give title below) (specify below)								
(Street)	4. Citizenship	6. If Amendment, Date of Original (MonthYear)] .	VICE PRESIDENT							
Ayala Triangle, Ayala Avenue, Makati City, 1226 (City) (Province) (Postal Code)	FILIPI	NO											
(City) (Province) (Postal Code)		Table	e 1 - Equity Secur	ities Beneficially Ow	ned								
Class of Equity Security	Transaction Date	Securities Acqui	ities Acquired (A) or Disposed of (D)		Month	of Securities Owned at End o	f 4 Ownership Form: Direct (D) or Indirect (I)	6. Nature of Indirect Beneficial Ownership					
	(Month/Day/Year)	Amount	(A) or (D)	Price	%	Number of Shares							
COMMON SHARES AT P1.00 PAR VALUE	Beg. Bal.				0.02%	2,226,405	1,744,477	(I) ESOWN (subscribed & unissued until fully paid)					
	4/30/2019						481,928	Direct					
	Transaction date 9/28/2020	41,992	Α	P27.72(ESOW	/N Price)								
		Acquired th	rough ESOWI	N Subscription									
	End. Bal.						1,786,469	(I) ESOWN (subscribed & unissued until fully paid)					
	as of 9/28/2020				0.02%	2,268,397	481,928	Direct					

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

- (1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:
 - (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
 - (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.
- (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
 - (A) held by members of a person's immediate family sharing the same household;
 - (B) held by a partnership in which such person is a general partner;
 - (C) held by a corporation of which such person is a controlling shareholder; or
 - (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

Derivative Security	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Yr)	Number of Deriva Acquired (A) or Di		5. Date Exercisable and Expiration Date (Month/Day/Year)		6. Title and Underlying S		7. Price of Derivative Security	8. No. of Derivative Securities Beneficially Owned at	9. Owner- ship Form of Derivative Security; Direct (D)	10. Nature of Indirect Beneficial Ownership
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		End of Month	or Indirect (I) *	
N/A												

Note: File **three (3)** copies of this form, one of which must be manually signed.

Attach additional sheets if space provided is insufficient.

MANUEL A. BLAS II

1-Oct-20

Signature of Reporting Person

Date

FORM 23	3-B
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Check box if no longer subject

to filing requirement

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code

Name and Address of Reporting Person	Issuer Name and Trac	Issuer Name and Trading Symbol					7. Relationship of Reporting Person to Issuer (Check all applicable)						
FERNANDO, DINDO R.		AYALA LAND, INC (ALI)					(Officer all applicable)						
(Last) (First) (Middle)	Tax Identification		5. Statement for		┪ _	Director Control Co			10% Owner				
1	Number		Month/Year		-				Other				
c/o Ayala Land, Inc.	100-232	2-012	Septe	mber 2020		(give title belo	ow)		(specify below)				
30F Tower One and Exchange Plaza													
(Street)	4. Citizenship		If Amendment, Original (Month			VICE PRESIDENT							
	EII IDI	NO	1 9 (,									
Ayala Triangle, Ayala Avenue, Makati City, 1226	FILIPI	NO											
(City) (Province) (Postal Code)		Table	e 1 - Fauity Secur	ities Beneficially Ov	vned								
		rabit	c 1 - Equity Occur	ilies beneficially Ov	viicu								
Class of Equity Security	Transaction						f 4 Ownership Form:		direct Beneficial				
	Date (Month/Day/Year)			Month %	Number of Shares	Direct (D) or Indirect (I)	*Ownership						
	(Months Bay, roal)	Amount	(A) or (D)	Price	7 "	Number of onares							
COMMON SHARES AT P1.00 PAR VALUE	Beg. Bal.				0.01%	940,760	I	(I) ESOWN	I (subscribed and unissued until fully paid)				
	as of 04/30/2019												
	Transaction Date	58,133	Α	P27.72(ESOV	VN Price)								
	09/28/2020	Acquired th	rough ESOW	N Subscription									
	End. Bal.				0.01%	998,893	1	(I) ESOWN	I (subscribed and unissued until fully paid)				
	as of 09/28/2020												
			_										

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

- (1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:
 - (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
 - (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.
- (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
 - (A) held by members of a person's immediate family sharing the same household;
 - (B) held by a partnership in which such person is a general partner;
 - (C) held by a corporation of which such person is a controlling shareholder; or
 - (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

Derivative Security	Conversion or Exercise Price of Derivative Security	Transaction Date (Month/Day/Yr)	Number of Derivation Acquired (A) or Di		5. Date Exercisable and Expiration Date (Month/Day/Year)		6. Title and Underlying S		7. Price of Derivative Security	8. No. of Derivative Securities Beneficially Owned at	9. Owner- ship Form of Derivative Security; Direct (D)	10. Nature of Indirect Beneficial Ownership
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		End of Month	or Indirect (I) *	
N/A												
												1
												1

Note: File **three (3)** copies of this form, one of which must be manually signed.

Attach additional sheets if space provided is insufficient.

DNDCR. FERNANDO
Signature of Reporting Person

1-Oct-20

Date

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Check box if no longer subject
 to filing requirement

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code

Name and Address of Reporting Person	Issuer Name and Tract	ling Symbol			7. Relationship of Reporting Person to Issuer						
GUTIERREZ, RUFINO HERMANN S.		AYALA LANI	D, INC (ALI)				(Check all applicable)				
(First) (Middle)	Tax Identification Number		Statement for Month/Year		Director X Officer			10% Owner Other			
c/o Ayala Land, Inc. 30F Tower One and Exchange Plaza	184-411	184-411-863 September 2020			(give title below) (specify below)						
(Street)	4. Citizenship		If Amendment, Original (Month)			Vice President					
Ayala Triangle, Ayala Avenue, Makati City, 1226 (City) (Province) (Postal Code)	FILIPI	NO									
(City) (Province) (Postal Code)		Table	e 1 - Equity Secur	rities Beneficially Ow	ned						
Class of Equity Security	Transaction Date	Date			Month	of Securities Owned at End o		Nature of Indirect Beneficial Ownership			
	(Month/Day/Year)	Amount	(A) or (D) Price		%	Number of Shares					
COMMON SHARES AT P1.00 PAR VALUE	Beg. Bal.				0.00%	510,778	256,600	(I) Lodged with PCD			
	11/25/2019						254,178	(I) ESOWN (subscribed & unissued until fully paid)			
	Transaction date 9/28/2020	58,278	Α	P27.72(ESOW	/N Price)						
		Acquired th	rough ESOWI	N Subscription							
							050.000	(0) L. L. W. DOD			
	End. Bal.		<u> </u>				256,600	(I) Lodged with PCD			
	as of 9/28/2020				0.00%	569,056	312,456	(I) ESOWN (subscribed & unissued until fully paid)			
			1								

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 - (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
 - (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.
- (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
 - (A) held by members of a person's immediate family sharing the same household;
 - (B) held by a partnership in which such person is a general partner;(C) held by a corporation of which such person is a controlling shareholder; or
 - (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

Derivative Security	Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Yr)	Number of Derivative Securities Acquired (A) or Disposed of (D)		5. Date Exercisable and Expiration Date (Month/Day/Year)	6. Title and Amount of Underlying Securities		7. Price of Derivative Security	Derivative s Securities description s Beneficially	9. Owner- ship Form of Derivative Security; Direct (D)	10. Nature of Indirect Beneficial Ownership	
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		End of Month	or Indirect (I) *	
N/A												

Note: File **three (3)** copies of this form, one of which must be manually signed.

Attach additional sheets if space provided is insufficient.

RUFINO HERMANN S. GUTIERREZ

Signature of Reporting Person

FΟ	RM	23-B

Check box if no longer subject
 to filing requirement

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code

Name and Address of Reporting Person	Issuer Name and Trac	ding Symbol			7. Relationship of Reporting Person to Issuer						
HERNANDEZ, JAVIER D.		AYALA LA	ND, INC (ALI)				(Check all applicable)				
(First) (Middle)	Tax Identification Number	Statement for Month/Year		x	Director Officer		10% Owner Other				
c/o Ayala Land, Inc. 30F Tower One and Exchange Plaza	154-336	6-774	Septer	nber 2020		(give title below	v)	(specify below)			
(Street)	Citizenship G. If Amendment, Date of Original (MonthYear)					VICE PRESIDENT					
Ayala Triangle, Ayala Avenue, Makati City, 1226 (City) (Province) (Postal Code)	FILIPI	NO									
(City) (Province) (Postal Code)		Та	able 1 - Equity Securi	ties Beneficially Owne	d						
Class of Equity Security	Transaction Date (Month/Day/Year)	Securities Acqui	rities Acquired (A) or Disposed of (D)			of Securities Owned at End of	4 Ownership Form: Direct (D) or Indirect (I) *	Nature of Indirect Beneficial Ownership			
	(World V Day/ Tear)	Amount	(A) or (D)	Price	%	Number of Shares					
COMMON SHARES AT P1.00 PAR VALUE	Beg. Bal.				0.00%	395,704	31,347	(I) Lodged with PCD			
	04/30/2019						364,357	(I) ESOWN (subscribed & unissued until fully paid)			
	Transaction date 09/28/2020	58,981	А	P27.72(ESOW	N Price)						
		Acquired	through ESOWN	I Subscription							
	End. Bal.						31,347	(I) Lodged with PCD			
	as of 09/28/2020				0.00%	454,685	423,338	(I) ESOWN (subscribed & unissued until fully paid)			

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 - (B) held by a partnership in which such person is a general partner;
 - (C) held by a corporation of which such person is a controlling shareholder; or
 - (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

Derivative Security	Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Yr)	Acquired (A) or Disposed of (D)		5. Date Exercisable and Expiration Date (Month/Day/Year)	6. Title and Amount of Underlying Securities		7. Price of Derivative Security	Derivative Securities Beneficially	9. Owner- ship Form of Derivative Security; Direct (D)	10. Nature of Indirect Beneficial Ownership	
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		End of Month	or Indirect (I) *	
N/A												
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Note: File three (3) copies of this form, one of which must be manually signed.

Attach additional sheets if space provided is insufficient.

JAVIER D. HERNANDEZ

Signature of Reporting Person

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Check box if no longer subjec
 to filing requirement

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code

Name and Address of Reporting Person	Issuer Name and Trac	lina Symbol			7. Relationship of Reporting Person to Issuer							
JUGO, JOSEPH CARMICHAEL Z.		AYALA LANI	D, INC (ALI)				(Check all applicable)					
(First) (Middle)	Tax Identification Number		Statement for Month/Year		x	Director Officer		10% Owner Other				
c/o Ayala Land, Inc. 30F Tower One and Exchange Plaza	910-343	910-343-466				(give title belo	w)	(specify below)				
(Street)	4. Citizenship		If Amendment, Original (Month		VICE PRESIDENT							
Ayala Triangle, Ayala Avenue, Makati City, 1226 (City) (Province) (Postal Code)	FILIPI	NO										
(City) (Province) (Postal Code)		Table	e 1 - Equity Secu	rities Beneficially Ov	vned							
Class of Equity Security	Transaction Date	Date				of Securities Owned at End of		Nature of Indirect Beneficial Ownership				
	(Month/Day/Year)	Amount	(A) or (D)	Price	%	Number of Shares						
COMMON SHARES AT P1.00 PAR VALUE	Beg. Bal.				0.00%	731,025	3,640	(I) Lodged with PCD				
	4/30/2019						727,385	(I) ESOWN (subscribed & unissued until fully paid)				
	Transaction date 9/28/2020	57,229	А	P27.72(ESOW	/N Price)							
		Acquired th	rough ESOWI	N Subscription								
	End. Bal.		1				3,640	(I) Lodged with PCD				
	as of 9/28/2020				0.01%	788,254	784,614	(I) ESOWN (subscribed & unissued until fully paid)				

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- (1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:
 - (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
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 - (A) held by members of a person's immediate family sharing the same household;
 - (B) held by a partnership in which such person is a general partner;
 - (C) held by a corporation of which such person is a controlling shareholder; or
 - (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

Derivative Security	Conversion or Exercise Price of Derivative Security	Transaction Date (Month/Day/Yr)	Number of Derivative Securities Acquired (A) or Disposed of (D)		5. Date Exercisable and Expiration Date (Month/Day/Year)		Title and Amount of Underlying Securities		7. Price of Derivative Security	8. No. of Derivative Securities Beneficially Owned at	9. Owner- ship Form of Derivative Security; Direct (D)	10. Nature of Indirect Beneficial Ownership
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		End of Month	or Indirect (I) *	
N/A												

Note: File **three (3)** copies of this form, one of which must be manually signed.

Attach additional sheets if space provided is insufficient.

JOSEF I CARMICHALL Z. JUGO
Signature of Reporting Ferson

FORM	23-B

Check box if no longer subject
 to filing requirement

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code

Name and Address of Reporting Person	Issuer Name and Trac	ling Symbol			7. Relations	hip of Reporting Person to Is:	suer	
LEGASPI, MICHAEL ALEXIS C.		AYALA LAN	D, INC (ALI)				(Check all applicable)	
(First) (Middle)	Tax Identification Number		Statement for Month/Year			Director Officer		10% Owner Other
c/o Ayala Land, Inc. 30F Tower One and Exchange Plaza	125-283	3-681	Septe	mber 2020		(give title belo	ow)	(specify below)
(Street)	4. Citizenship		If Amendment, Original (Month		-	VICE PRESIDENT		
Ayala Triangle, Ayala Avenue, Makati City, 1226 (City) (Province) (Postal Code)	FILIPI	NO						
(City) (Province) (Postal Code)		Tabl	le 1 - Equity Secu	rities Beneficially O	wned			
Class of Equity Security	Transaction Date (Month/Day/Year)	Securities Acqu	uired (A) or Disposed	f of (D)	3. Amount of Month	of Securities Owned at End of Number of Shares		Nature of Indirect Beneficial Ownership
		Amount	(A) or (D)	Price				
COMMON SHARES AT P1.00 PAR VALUE	Beg. Bal.				0.03%	4,529,406	647,193	(I) Lodged with PCD
	4/30/2019						3,882,213	(I) ESOWN (subscribed & unissued until fully paid)
	Transaction date 9/28/2020	40,818	A	P27.72(ESOV	VN Price)			
		Acquired t	hrough ESOW	N Subscription				
	End. Bal.						647,193	(I) Lodged with PCD
	as of 9/28/2020				0.03%	4,570,224	3,923,031	(I) ESOWN (subscribed & unissued until fully paid)

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 - (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.
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 - (B) held by a partnership in which such person is a general partner;(C) held by a corporation of which such person is a controlling shareholder; or
 - (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

FORM 23-B (continued)

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., warrants, options, convertible securities)

1. Derivative Security	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Yr)	Number of Deriva Acquired (A) or Di		5. Date Exercisable and Expiration Date (Month/Day/Year)		6. Title and Underlying S		8. No. of Derivative Securities Beneficially Owned at	9. Owner- ship Form of Derivative Security; Direct (D)	10. Nature of Indirect Beneficial Ownership
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares	End of Month	or Indirect (I) *	
N/A											

Explanation of Responses:

Note: File **three (3)** copies of this form, one of which must be manually signed.

Attach additional sheets if space provided is insufficient.

Michael Alexis C. Legaspi

1-Oct-20

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	Check box if no longer subject
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STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code

Name and Address of Reporting Person MAGLANOC, CHRISTOPHER B.	2. Issuer Name and Trad	ing Symbol AYALA LAN	D, INC (ALI)		7. Relationsh	ip of Reporting Person to lss	uer (Check all applicable)	
(First) (Mlddle)	Tax Identification Number		5. Statement for Month/Year		_x_	Officer		10% Owner Other
c/o Ayala Land, Inc. 30F Tower One and Exchange Plaza	153-604	-652 -	Septe	mber 2020		(give title below	w)	(specify below)
(Street)	4. Cillzenship	NO	If Amendment, Original (Month		7	/ICE PRESIDENT		
Ayala Triangle, Ayala Avenue, Makati City, 1226 (City) (Province) (Postal Code)	FILE		e 1 - Equity Secu	ities Beneficially O	vned			
Class of Equity Security	2. Transaction Date	4. Securities Acqu	ired (A) or Disposed	of (D)	Month	Securities Owned at End of	4 Ownership Form: Direct (D) or Indirect (I)	Nature of Indirect Beneficial Ownership
	(Month/Day/Year)	Amount	(A) or (D)	Price	- %	Number of Shares		
COMMON SHARES AT P1.00 PAR VALUE	Beg. Bal.				0.01%	861,910	50,000	(I) Lodged with PCD
	5/30/2019						811,910	(I) ESOWN (subscribed & unissued until fully paid)
	Transaction date 9/28/2020	75,467	А	P27.72(ESOV	/N Price)		211-1-1	
		Acquired th	rough ESOW	N Subscription				
	End. Bal.						50,000	(I) Lodged with PCD
	as of 9/28/2020				0.01%	937,377	887,377	(I) ESOWN (subscribed & unissued until fully paid)

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

- (1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:
 - (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
- (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security. (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
- (A) held by members of a person's immediate family sharing the same household;
- (B) held by a partnership in which such person is a general partner;
- (C) held by a corporation of which such person is a controlling shareholder; or
 (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

Derivative Security	Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Yr)	Number of Deriva Acquired (A) or Di		5. Date Exercisable and Expiration Date (Month/Day/Year)		6. Title and Underlying		7. Price of Derivative Security	8. No. of Derivative Securities Beneficially Owned at	9. Owner- ship Form of Derivative Security; Direct (D)	10. Nature of Indirect Beneficial Ownership
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		End of Month	or Indirect (1)	
N/A												
		-										
								11/10				
			NF F					-				
												1

Note: File three (3) copies of this form, one of which must be manually signed.

Attach additional sheets if space provided is insufficient.

CHRISTOPHER B. MAGLANOC³
Signature of Reporting Person

F	ORM	23-E

Check box if no longer subject
 to filing requirement

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code

Name and Address of Reporting Person	2. Issuer Name and Trac	ling Symbol			7. Relations	hip of Reporting Person to Is		
MANGALI, FERDIE M.		AYALA LAN	ID, INC (ALI)				(Check all applicable)	
(First) (Middle)	Tax identification Number		5. Statement for Month/Year		x	Director Officer		10% Owner Other
c/o Ayala Land, Inc. 30F Tower One and Exchange Plaza	106-285	5-832	Septe	mber 2020		(give title bei	ow)	(specify below)
(Street)	4. Citizenship		8, If Amendment, Original (Month		7	Vice President		
Ayala Triangle, Ayala Avenue, Makati City, 1226	FILIPI	NO						
(City) (Province) (Postal Code)		Tab	le 1 - Equity Secu	rities Beneficially O	wned			
1. Class of Equity Security	2. Transaction Date	4. Securities Acq	ulred (A) or Disposed	of (D)	3. Amount o Month	f Securities Owned at End		6. Nature of Indirect Beneficial Ownership
	(Month/Day/Year)	Amount	(A) or (D)	Price	- %	Number of Shares		
COMMON SHARES AT P1.00 PAR VALUE	Beg. Bal.	Pariodit	(7) 07 (3)	1,100	0.01%	756,859	1	ESOWN (subscribed & unissued until fully paid)
	11/25/2019							
	Transaction date 9/28/2020	55,443	A	P27.72(ESO\	VN Price)			
		Acquired t	hrough ESOW	N Subscription	1			
	End. Bal.			Ĺ				
	as of 9/28/2020				0.01%	812,302	<u> </u>	ESOWN (subscribed & unissued until fully paid)
	×				1			
					1			
			-	-			** <u> </u>	aft.

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

- A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:
 (A) Voling power which includes the power to vote, or to direct the voting of, such security, and/or

 - (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.
- (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
 - (A) held by members of a person's immediate family sharing the same household;
 (B) held by a partnership in which such person is a general partner;

 - (C) held by a corporation of which such person is a controlling shareholder, or
 (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

Derivative Security	Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Yr)	Number of Deriva Acquired (A) or D		5. Date Exercisable and Expiration Date (Month/Day/Year)		6. Title and Underlying		7. Price of Derivative Security	8. No. of Derivative Securities Beneficially Owned at	9. Owner- ship Form of Derivative Security; Direct (D)	10. Nature of Indirect Beneficial Ownership
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		End of Month	or indirect(i) *	
N/A												
						-		-	-	-		+
						-						4
							-			-		1
						1						
									ii.			

Note: File three (3) copies of this form, one of which must be manually signed.

Attach additional sheets if space provided is insufficient.

FERDIE M. MANGALI

Signature of Reporting Person

FORM 23-B

Check box if no longer subject to filing requirement

CTATEMENT	OF	CHANCES	IM	DENIETICIAL	OWNERSHIP	OF	SECUDITIE

Filed pursuant to Section 23 of the Securities Regulation Code

Name and Address of Reporting Person	2. Issuer Name and Tradi	ng Symbol			7. Relations	ship of Reporting Person to Issu	ier (Check all applicable)		
MENPIN, ROMEO T.		AYALA LAND,	INC (ALI)				(Crieck all applicable)		
(First) (Middle)	Tax Identification Number		Statement for Month/Year		x	Director Officer			10% Owner Other
c/o Ayala Land, Inc. 30F Tower One and Exchange Plaza	139-349	9-488	Septer	nber 2020		(give title below)			(specify below)
30F Tower One and Exchange Plaza					1				
(Street)	4. Citizenship		If Amendment, I Original (Month)			VICE PRESIDENT			
Ayala Triangle, Ayala Avenue, Makati City, 1226 (City) (Province) (Postal Code)	FILIP	FILIPINO							
(City) (Province) (Postal Code)		Table 1	I - Equity Securit	ies Beneficially Owi	ned				
Class of Equity Security	Date						4 Ownership Form: Direct (D) or Indirect (I) **	6. Nature of In Ownership	ndirect Beneficial
	(Month/Day/Year)	Amount	(A) or (D)	Price	%	Number of Shares			
COMMON SHARES AT P1.00 PAR VALUE	Beg. Bal.	7tilloon.	(1) (1)	1,1100	0.00%	524,994	39,005	(I) Lodged	with PCD
	as of 5/14/2019						485,989	(I) ESOWN	N (subscribed & unissued until fully paid)
	Transaction date 9/28/2020	21,950	А	P27.72(ESOW	N Price)				
		Acquired thre	ough ESOWN	Subscription					
	End. Bal.						39,005	(I) Lodged	with PCD
	as of 9/28/2020				0.00%	546,944	507,939	(I) ESOWI	N (subscribed & unissued until fully paid)

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

- (1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:
 - (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
 - (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.
- (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
 - (A) held by members of a person's immediate family sharing the same household;
 - (B) held by a partnership in which such person is a general partner;
 - (C) held by a corporation of which such person is a controlling shareholder; or
 - (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., warrants, options, convertible securities)

1. Derivative Security	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Yr)	Number of Derival Acquired (A) or Di Acquired (A) or Macquired (A) or Di Amount		5. Date Exercisable and Expiration Date (Month/Day/Year) Date Exercisable	Expiration Date		Derivative	End of	9. Owner- ship Form of Derivative Security; Direct (D) or Indirect (I)	10. Nature of Indirect Beneficial Ownership
N/A											
							-				
	2			***************************************							
	1										

Explanation of Responses:

Note: File **three (3)** copies of this form, one of which must be manually signed.

Attach additional sheets if space provided is insufficient.

ROMEO T. MENPIN, Jr.

Signature of Reporting Person

SECURI	IIES	AND	EXC	HANGE	COMMISSION	~
	Met	ro M	anila,	Philipp	ines	

FORM 23-B

Check box if no longer subject to filing requirement

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES Filed pursuant to Section 23 of the Securities Regulation Code

Name and Address of Reporting Person OCAMPO, RODELITO J.	2. Issuer Name and Trad	AYALA LAND	, INC (ALI)		7. Relations	ship of Reporting Person to iss	rer (Check all applicable)			
(Last) (First) (Micale)	Tax identification Number		5. Statement for Month/Year			Urrector Officer		1U% OwnerOther		
c/o Ayala Land, Inc. 30F Tower One and Exchange Plaza	110-994-171		Septer	September 2020		(give title below)	(specify below)		
(Street)	4. Citizenship 6. If Amendment, Date Original (Month)Year)				VICE PRESIDENT					
Ayala Triangle, Ayala Avenue, Makati City, 1226 (City) (Province) (Postal Code)	FILIPII	FILIPINO								
		Table	1 - Equity Securi	ties Beneficially Ow						
Class of Equity Security	Date		of (D)	Amount of Securities Owned at End Month			6. Nature of Indirect Beneficial Ownership			
	(Month/Day/Year)	Amount	(A) or (D)	Price	*	Number of Shares				
COMMON SHARES AT P1.00 PAR VALUE	Beg. Bal.				0.02%	2,737,150	341,012	(I) Lodged with PCD		
	as of 04/30/2019						2,389,116	(i) ESOWN (subscribed & unissued until fully paid)		
							7,022	(D) Direct		
	Transaction date 09/28/2020	65,708	A	P27.72(ESOW	N Price)					
	Acquired through ESOWN Subscription									
						4-2	341,012	(I) Lodged with PCD		
	End. Bal.				0.02%	2,802,858	2,454,824	(i) ESOWN (subscribed & unissued until fully paid)		
	as of 09/28/2020						7,022	(D) Direct		
			<u> </u>	L						

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

- winder: Report on a separate line for each class of equity securities beneficially owned directly or indirectly.

 (1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:

 (A) Voting power which includes the power to vote, or to direct the voting of, such security, and/or

 (B) investment power which includes the power to dispose of, or to direct the disposition of, such security.

 (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:

 (A) held by members of a person's inmediate family sharing the same housewhold.

 (B) held by a spathenship in which such person is a general partner;

 (C) held by a cosposition of which such person is a controlling shareholder; or

 (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

FORM	23-B	(continued)

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., warrants, options, convertible securities)

1. Derivative Security	2. Conversion or Exercise Price of Derivative Security	Transaction Date (Month/Day/Yr)	Number of Deriva Acquired (A) or Di	itive Securities isposed of (D)	5. Date Exercisable and Expiration Date (Month/Day/Year)		6. Tibe and Underlying	Amount of Securities	7. Price of Derivative Security	8. No. of Derivative Securities Beneficially Owned at	9. Owner- ship Form of Derivative Security; Direct (D)	10. Nature of Indirect Bonoficial Ownership
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title.	Amount or Number of Shares	1	End of Month	or indirect (I) *	
N/A											†	
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Explanation of Responses:

Note: File three (3) copies of this form, one of which must be manually signed.

Attach additional sheets if space provided is insufficient.

RODELITO COMPO

Signature of Reporting Person

FORM	23-B

Check box if no longer subject
 to filing requirement

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code

Name and Address of Reporting Person	Issuer Name and Tract	ling Symbol			Relation:	ship of Reporting Person to Iss	uer			
ORIS, GINAFLOR C.		AYALA LANI	D, INC (ALI)				(Check all applicable)			
(First) (Middle)	Tax Identification Number		Statement for Month/Year		Director X Officer			10% Owner Other		
c/o Ayala Land, Inc. 30F Tower One and Exchange Plaza	146-473	3-756	Septe	mber 2020		(give title belo	w)	(specify below)		
(Street)	4. Citizenship		If Amendment, Original (Month)		VICE PRESIDENT					
Ayala Triangle, Ayala Avenue, Makati City, 1226 (City) (Province) (Postal Code)	FILIPI	FILIPINO								
(City) (Province) (Postal Code)		Table	e 1 - Equity Secur	rities Beneficially Ow	/ned					
Class of Equity Security	Transaction Date	Date				of Securities Owned at End o		Nature of Indirect Beneficial Ownership		
	(Month/Day/Year)	Amount	(A) or (D) Price		%	Number of Shares				
COMMON SHARES AT P1.00 PAR VALUE	Beg. Bal.				0.01%	785,882	I	(I) ESOWN (subscribed & unissued until fully paid)		
	4/30/2019									
	Transaction date 9/28/2020 78,828 A P27.72(ESC		P27.72(ESOW	/N Price)						
		Acquired th	rough ESOWI	N Subscription						
	End. Bal.									
	as of 9/28/2020		1		0.01%	864,710	I	(I) ESOWN (subscribed & unissued until fully paid)		

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

- (1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:
 - (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
 - (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.
- (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
 - (A) held by members of a person's immediate family sharing the same household;
 - (B) held by a partnership in which such person is a general partner;(C) held by a corporation of which such person is a controlling shareholder; or
 - (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

1. Derivative Security	Conversion or Exercise Price of Derivative Security	Transaction Date (Month/Day/Yr)	Acquired (A) or Disposed of (D)		5. Date Exercisable and Expiration Date (Month/Day/Year)		Title and Amount of Underlying Securities		7. Price of Derivative Security	8. No. of Derivative Securities Beneficially Owned at	9. Owner- ship Form of Derivative Security; Direct (D)	10. Nature of Indirect Beneficial Ownership
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		End of Month	or Indirect (I) *	
N/A												
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Note: File **three (3)** copies of this form, one of which must be manually signed.

Attach additional sheets if space provided is insufficient.

NAFLOR C. ORIS

1-Oct-20

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Check box if no longer subject
 to filing requirement

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code

Name and Address of Reporting Person	Issuer Name and Trac	ling Symbol			7. Relationship of Reporting Person to Issuer					
SALIPSIP, DARWIN L.		AYALA LANI	D, INC (ALI)			. ,	(Check all applicable)			
(First) (Middle)	Tax Identification Number		Statement for Month/Year		Director X Officer			10% Owner Other		
c/o Ayala Land, Inc. 30F Tower One and Exchange Plaza	171-830)-469	September 2020			(give title belo	w)	(specify below)		
(Street)	4. Citizenship	Citizenship 6. If Amendment, Date of Original (MonthYear)			Vice President					
Ayala Triangle, Ayala Avenue, Makati City, 1226 (City) (Province) (Postal Code)	FILIPI	FILIPINO								
((City) (Province) (Postal Code)		Table	e 1 - Equity Secur	rities Beneficially Ow	ned					
Class of Equity Security	Transaction Date	Date				of Securities Owned at End of		Nature of Indirect Beneficial Ownership		
	(Month/Day/Year)	Amount (A) or (D)		Price	%	Number of Shares				
COMMON SHARES AT P1.00 PAR VALUE	Beg. Bal.				0.00%	676,487	I	ESOWN (subscribed & unissued until fully paid)		
	11/25/2019									
	Transaction date 9/28/2020	19,109	А	P27.72(ESOW	/N Price)					
		Acquired th	rough ESOWI	N Subscription						
	End. Bal.									
	as of 9/28/2020				0.00%	695,596	I	ESOWN (subscribed & unissued until fully paid)		

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

- (1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:
 - (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
 - (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.
- (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
 - (A) held by members of a person's immediate family sharing the same household;
 - (B) held by a partnership in which such person is a general partner;(C) held by a corporation of which such person is a controlling shareholder; or
 - (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

E	Conversion or Exercise Price of Derivative Security	Transaction Date (Month/Day/Yr)	Number of Derivative Securities Acquired (A) or Disposed of (D)		5. Date Exercisable and Expiration Date (Month/Day/Year)		6. Title and Amount of Underlying Securities		7. Price of Derivative Security	Derivative Securities Beneficially	9. Owner- ship Form of Derivative Security; Direct (D)	10. Nature of Indirect Beneficial Ownership
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		End of Month	or Indirect (I) *	
N/A												
												1

Note: File **three (3)** copies of this form, one of which must be manually signed.

Attach additional sheets if space provided is insufficient.

L. SALIPSIP 1-Oct-20

Signature of Reporting Person

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	Check box if no longer subject
	to filing requirement

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code

Name and Address of Reporting Person	Issuer Name and Trac	ing Symbol			7. Relationship of Reporting Person to Issuer					
SALVADOR, ANGELICA L.		AYALA LANI	D, INC (ALI)				(Check all applicable)			
(First) (Middle)	Tax Identification Number		Statement for Month/Year			Director Officer		10% Owner Other		
c/o Ayala Land, Inc. 30F Tower One and Exchange Plaza	132-204-6	662-000	Septer	September 2020		(give title below)	(specify below)		
(Street)	4. Citizenship	itizenship 6. If Amendment, Date o Original (MonthYear)			VICE PRESIDENT					
Ayala Triangle, Ayala Avenue, Makati City, 1226 (City) (Province) (Postal Code)	FILIP	INO								
(City) (Province) (Postal Code)		Table 1 - Equity Securities Beneficially Owned								
Class of Equity Security	s of Equity Security 2. Transaction Date 4. Securities Acquired (A) or Disposed o		or Disposed of (D)		of Securities Owned at End o	f 4 Ownership Form: Direct (D) or Indirect (I) *	Nature of Indirect Beneficial Ownership			
	(Month/Day/Year)	Amount	(A) or (D)	Price	%	Number of Shares				
COMMON SHARES AT P1.00 PAR VALUE	Beg. Bal.				0.01%	1,210,910	29,431	(D) Direct		
	as of 06/03/2019						1,098,460	(I) ESOWN (subscribed & unissued until fully paid)		
							83,019	(I) Lodged with PCD		
	Transaction date 09/28/2020	48,221	А	P27.72(ESOW	VN Price)					
		Acquired th	Acquired through ESOWN Subscript							
							29,431	(D) Direct		
	End. Bal.				0.01%	1,259,131	1,146,681	(I) ESOWN (subscribed & unissued until fully paid)		
	as of 09/28/2020					•	83,019	(I) Lodged with PCD		

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

- (1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:
 - (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
 - (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.
- (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
 - (A) held by members of a person's immediate family sharing the same household;
 - (B) held by a partnership in which such person is a general partner;
 - (C) held by a corporation of which such person is a controlling shareholder; or

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., warrants, options, convertible securities)

Derivative Security	Conversion or Exercise Price of Derivative Security	Transaction Date (Month/Day/Yr)	Number of Derivative Securities Acquired (A) or Disposed of (D)		5. Date Exercisable and Expiration Date (Month/Day/Year)		Title and Amount of Underlying Securities		7. Price of Derivative Security		9. Owner- ship Form of Derivative Security; Direct (D)	10. Nature of Indirect Beneficial Ownership
	- d		Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		End of Month	or indirect (i) *	
N/A												
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			10									
					-	-	-		-		-	

Explanation of Responses:

Note: File three (3) copies of this form, one of which must be manually signed.

Attach additional sheets if space provided is insufficient.

ANGELICA L. SALVADOR

Signature of Reporting Person

October 1, 2020 Date

11/11

FORM :	23-B
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	Check box if no longer subject
_	to filing requirement

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code

Name and Address of Reporting Person	Issuer Name and Trad	Issuer Name and Trading Symbol					7. Relationship of Reporting Person to Issuer					
TOMELDAN, MA. ROWENA VICTORIA M.		AYALA LANI	D, INC (ALI)				(Check all applicable)					
(First) (Middle)	Tax Identification Number		Statement for Month/Year		_ <u></u>	Director Officer		10% Owner Other				
c/o Ayala Land, Inc.	108-728	0 6E0				(give title belo	w)	(specify below)				
30F Tower One and Exchange Plaza	100-726	5-059	September 2020									
(Street)	4. Citizenship		If Amendment, Original (Month)			VICE PRESIDENT						
Ayala Triangle, Ayala Avenue, Makati City, 1226 (City) (Province) (Postal Code)	FILIPI	NO	3 ()	.,								
(City) (Province) (Postal Code)		Table	e 1 - Equity Secur	ities Beneficially Ov	ned							
Class of Equity Security	Transaction Date	Date					of 4 Ownership Form: Direct (D) or Indirect (I)	Nature of Indirect Beneficial Ownership				
	(Month/Day/Year)	(Month/Day/Year) Amount		(A) or (D) Price		Number of Shares						
COMMON SHARES AT P1.00 PAR VALUE	Beg. Bal.				0.01%	1,238,280	23,123	(I) Lodged with PCD				
	as of 4/30/2019						803,877	(I) ESOWN (subscribed & unissued until fully paid)				
							411,280	Direct				
	Transaction Date	122,561	Α	P27.72(ESOW	/N Price)							
	09/28/2020	Acquired th	rough ESOW	N Subscription								
					<u> </u>							
	E. I. D.I.	1			 		00.400	(I) Ladrad with DOD				
	End. Bal.				<u> </u>		23,123	(I) Lodged with PCD				
	09/28/2020				0.01%	1,360,841	926,438	(I) ESOWN (subscribed & unissued until fully paid)				
							411,280	Direct				

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

- (1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:
 - (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
- (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.
- (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
 - (A) held by members of a person's immediate family sharing the same household;
 - (B) held by a partnership in which such person is a general partner;
 - (C) held by a corporation of which such person is a controlling shareholder; or
 - (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., warrants, options, convertible securities)

1. Derivative Security	Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Yr)	Acquired (A) or Disposed of (D)				Title and Amount of Underlying Securities		7. Price of Derivative Security	Derivative s Securities of Beneficially S	9. Owner- ship Form of Derivative Security; Direct (D)	10. Nature of Indirect Beneficial Ownership
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		End of Month	or Indirect (I) *	
N/A												
												1
												1
												1
												1
					1							1
					1							1

Explanation of Responses:

Note: File **three (3)** copies of this form, one of which must be manually signed.

Attach additional sheets if space provided is insufficient.

MA. ROWENA VICTORIA M. TOMELDAN

Khhlel-

1-Oct-20

Signature of Reporting Person

FOR	М	23-	В
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Check box if no longer subject
to filing requirement

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code

Name and Address of Reporting Person	Issuer Name and Trading Symbol 7. F					7. Relationship of Reporting Person to Issuer						
TUPAZ, JENNYLLE S.	AYALA LAND, INC (ALI)						(Check all applicable)					
(First) (Middle)	Tax Identification Number		Statement for Month/Year		x	Director Officer		10% Owner Other				
c/o Ayala Land, Inc. 30F Tower One and Exchange Plaza	170-896	i-781	Septen	nber 2020		(give title below)		(specify below)				
(Street)	Citizenship	If Amendment, Date of Original (MonthYear)				VICE PRESIDENT						
Ayala Triangle, Ayala Avenue, Makati City, 1226	FILIPINO											
(City) (Province) (Postal Code)		Table	1 - Equity Securi	ties Beneficially Ow	ned							
1. Class of Equity Security	Transaction Date (Month/Day/Year)	Securities Acquire	ed (A) or Disposed of	posed of (D)		of Securities Owned at End o	4 Ownership Form: Direct (D) or Indirect (I) *	Nature of Indirect Beneficial Ownership				
	(Month/Day/Year)	Amount	(A) or (D)	Price	%	Number of Shares						
COMMON SHARES AT P1.00 PAR VALUE	Beg. Bal.				0.01%	847,574	847,415	(I) ESOWN (subscribed & unissued until fully paid)				
	4/30/2019						159	(I) Lodged with PCD				
	Transaction date 9/28/2020	89,467	А	P27.72(ESOW	N Price)							
		Acquired th	rough ESOWN	l Subscription								
	End. Bal.						936,882	(I) ESOWN (subscribed & unissued until fully paid)				
	as of 9/28/2020				0.01%	937,041	159	(I) Lodged with PCD				

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

- (1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:
 - (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
 - (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.
- (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
 - (A) held by members of a person's immediate family sharing the same household;
 - (B) held by a partnership in which such person is a general partner;
 - (C) held by a corporation of which such person is a controlling shareholder; or
 - (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., warrants, options, convertible securities)

Derivative Security	Conversion or Exercise Price of Derivative Security	Transaction Date (Month/Day/Yr)	Number of Derivative Securities Acquired (A) or Disposed of (D)		5. Date Exercisable and Expiration Date (Month/Day/Year)	6. Title and Amount of Underlying Securities		Derivative Security	8. No. of Derivative Securities Beneficially Owned at	9. Owner- ship Form of Derivative Security; Direct (D)	10. Nature of Indirect Beneficial Ownership	
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		End of Month	or Indirect (I) *	
N/A												

Explanation of Responses:

Note: File **three (3)** copies of this form, one of which must be manually signed.

Attach additional sheets if space provided is insufficient.

JENNYLLE S. TUPAZ

Signature of Reporting Person

FORM	23-B
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Check box if no longer subject
 to filing requirement

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code

Name and Address of Reporting Person	Issuer Name and Trac	ling Symbol			7. Relationship of Reporting Person to Issuer							
ALIPAO, AMELIA ANN T.		AYALA LAN	ID, INC (ALI)				(Check all applicable)					
(First) (Middle)	Tax Identification Number		Statement for Month/Year		x	Director Officer		10% Owner Other				
c/o Ayala Land, Inc. 30F Tower One and Exchange Plaza	133-235	133-235-058		September 2020		(give title belo	ow)	(specify below)				
(Street)	4. Citizenship	Original (MonthYear)				Chief Information Of	ficer and Data Prot	tection Officer				
Ayala Triangle, Ayala Avenue, Makati City, 1226 (City) (Province) (Postal Code)	FILIPI	NO										
(City) (Province) (Postal Code)		Tab	le 1 - Equity Secu	rities Beneficially O	wned							
Class of Equity Security	Transaction Date (Month/Day/Year)	Securities Acqu	uired (A) or Disposed	l of (D)	3. Amount Month	of Securities Owned at End of Number of Shares		Nature of Indirect Beneficial Ownership				
		Amount	(A) or (D)	Price								
COMMON SHARES AT P1.00 PAR VALUE	Beg. Bal.				0.01%	1,508,137	1,227,344	(I) Lodged with PCD				
	4/30/2019						280,793	(I) ESOWN (subscribed & unissued until fully paid)				
	Transaction date 9/28/2020	51,324	A	P27.72(ESOV	VN Price)							
		Acquired through ESOWN Subscription										
	End. Bal.						1,227,344	(I) Lodged with PCD				
	as of 9/28/2020				0.01%	1,559,461	332,117	(I) ESOWN (subscribed & unissued until fully paid)				

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

- (1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:
 - (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
 - (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.
- (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
 - (A) held by members of a person's immediate family sharing the same household;
 - (B) held by a partnership in which such person is a general partner;(C) held by a corporation of which such person is a controlling shareholder; or
 - (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., warrants, options, convertible securities)

Derivative Security	Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Yr)	Acquired (A) or Disposed of (D)		5. Date Exercisable and Expiration Date (Month/Day/Year)	6. Title and Amount of Underlying Securities		Securities Beneficially	9. Owner- ship Form of Derivative Security; Direct (D)	10. Nature of Indirect Beneficial Ownership		
				Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares	End of Month	or Indirect (I) *	
N/A												

Explanation of Responses:

Note: File **three (3)** copies of this form, one of which must be manually signed.

Attach additional sheets if space provided is insufficient.

AMELIA ANN T. ALIPAO