

- ◊ As previously announced, pursuant to Section 4 of Penalties and Fines on Publication of Penalties Assessed under the Listing and Disclosure Rules of the Exchange, the facts and circumstances surrounding Alphaland Corporation's ("ALPHA" or the "Company") multiple violations of the applicable Exchange rules, and the Listing Agreement entered into by the Company and the Exchange, the Exchange imposed on the Company the corresponding monetary penalties and the trading suspension of ALPHA shares. Further, pursuant to the provisions of the Exchange's Rules on Delisting ("Delisting Rules"), the Exchange has initiated involuntary delisting procedures over the Company and its securities. Please refer to DN00035-2014 and DN00036-2014 both dated March 12, 2014 and DN00046-2014 dated May 5, 2014, for your reference. The Exchange will inform the Trading Participants and the investing public of further developments on the matter.

**SECURITIES AND EXCHANGE COMMISSION**

**SEC FORM 17-A, AS AMENDED**

**ANNUAL REPORT PURSUANT TO SECTION 17  
OF THE SECURITIES REGULATION CODE AND SECTION 141  
OF THE CORPORATION CODE OF THE PHILIPPINES**

1. For the fiscal year ended  
Dec 31, 2013
2. SEC Identification Number  
183835
3. BIR Tax Identification No.  
001-746-612
4. Exact name of issuer as specified in its charter  
Alphaland Corporation
5. Province, country or other jurisdiction of incorporation or organization  
Philippines
6. Industry Classification Code(SEC Use Only)
7. Address of principal office  
Alphaland Southgate Tower, Chino Roces Avenue corner EDSA, Makati City  
Postal Code  
1232
8. Issuer's telephone number, including area code  
+63 2 3372031
9. Former name or former address, and former fiscal year, if changed since last report  
-
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common	3,250,226,217

11. Are any or all of registrant's securities listed on a Stock Exchange?  
 Yes       No  
 If yes, state the name of such stock exchange and the classes of securities listed therein:  
 1,429,220,287 common shares of ALPHA are listed on the Philippine Stock Exchange.
12. Check whether the issuer:

(a) has filed all reports required to be filed by Section 17 of the SRC and SRC Rule 17.1 thereunder or Section 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of The Corporation Code of the Philippines during the preceding twelve (12) months (or for such shorter period that the registrant was required to file such reports)

Yes       No

(b) has been subject to such filing requirements for the past ninety (90) days

Yes       No

13. State the aggregate market value of the voting stock held by non-affiliates of the registrant. The aggregate market value shall be computed by reference to the price at which the stock was sold, or the average bid and asked prices of such stock, as of a specified date within sixty (60) days prior to the date of filing. If a determination as to whether a particular person or entity is an affiliate cannot be made without involving unreasonable effort and expense, the aggregate market value of the common stock held by non-affiliates may be calculated on the basis of assumptions reasonable under the circumstances, provided the assumptions are set forth in this Form

-

**APPLICABLE ONLY TO ISSUERS INVOLVED IN  
INSOLVENCY SUSPENSION OF PAYMENTS  
PROCEEDINGS DURING THE PRECEDING FIVE YEARS**

14. Check whether the issuer has filed all documents and reports required to be filed by Section 17 of the Code subsequent to the distribution of securities under a plan confirmed by a court or the Commission.

Yes       No

**DOCUMENTS INCORPORATED BY REFERENCE**

15. If any of the following documents are incorporated by reference, briefly describe them and identify the part of SEC Form 17-A into which the document is incorporated:

(a) Any annual report to security holders

-

(b) Any information statement filed pursuant to SRC Rule 20

-

(c) Any prospectus filed pursuant to SRC Rule 8.1

-

*The Exchange does not warrant and holds no responsibility for the veracity of the facts and representations contained in all corporate disclosures, including financial reports. All data contained herein are prepared and submitted by the disclosing party to the Exchange, and are disseminated solely for purposes of information. Any questions on the data contained herein should be addressed directly to the Corporate Information Officer of the disclosing party.*

# ALPHA

**PSE Disclosure Form 17-1 - Annual Report**  
**References: SRC Rule 17 and**  
**Sections 17.2 and 17.8 of the Revised Disclosure Rules**

For the fiscal year ended	Dec 31, 2013
Currency (indicate units, if applicable)	Philippine Peso

## Balance Sheet

	Year Ending	Previous Year Ending
	Dec 31, 2013	Dec 31, 2012
Current Assets	6,723,959,118.00	4,836,100,057.00
Total Assets	66,195,075,760.00	51,440,575,175.00
Current Liabilities	4,179,008,522.00	6,231,778,209.00
Total Liabilities	19,369,311,759.00	15,916,283,541.00
Retained Earnings/(Deficit)	14,046,593,183.00	7,880,124,373.00
Stockholders' Equity	46,825,764,001.00	35,524,291,634.00
Stockholders' Equity - Parent	46,820,162,968.00	35,518,463,461.00
Book Value per Share	23.60	17.90

## Income Statement

	Year Ending	Previous Year Ending
	Dec 31, 2013	Dec 31, 2012
Operating Revenue	783,952,370.00	530,916,881.00
Other Revenue	7,524,138,079.00	2,492,633,210.00
Gross Revenue	8,308,090,449.00	3,023,550,091.00
Operating Expense	845,554,334.00	425,247,908.00
Other Expense	211,632,273.00	123,621,806.00
Gross Expense	1,057,186,607.00	548,869,714.00
Net Income/(Loss) Before Tax	7,250,903,842.00	2,474,680,377.00
Income Tax Expense	1,097,782,967.00	455,453,144.00
Net Income/(Loss) After Tax	6,153,120,875.00	2,019,227,233.00
Net Income/(Loss) Attributable to Parent Equity Holder	6,154,098,015.00	2,019,399,060.00
Earnings/(Loss) Per Share (Basic)	3.10	1.02
Earnings/(Loss) Per Share (Diluted)	3.10	1.02

## Financial Ratios

	Formula	Fiscal Year Ended	Previous Fiscal Year
		Dec 31, 2013	Dec 31, 2012
<b>Liquidity Analysis Ratios:</b>			
Current Ratio or Working Capital Ratio	Current Assets / Current Liabilities	1.61	0.78
Quick Ratio	(Current Assets - Inventory - Prepayments) / Current Liabilities	0.11	0.1
Solvency Ratio	Total Assets / Total	3.42	3.23

	Liabilities		
<b>Financial Leverage Ratios</b>			
<b>Debt Ratio</b>	<b>Total Debt/Total Assets</b>	0.29	0.31
<b>Debt-to-Equity Ratio</b>	<b>Total Debt/Total Stockholders' Equity</b>	0.41	0.45
<b>Interest Coverage</b>	<b>Earnings Before Interest and Taxes (EBIT) / Interest Charges</b>	46.9	23.21
<b>Asset to Equity Ratio</b>	<b>Total Assets / Total Stockholders' Equity</b>	1.41	1.45
<b>Profitability Ratios</b>			
<b>Gross Profit Margin</b>	<b>Sales - Cost of Goods Sold or Cost of Service / Sales</b>	0.6	0.77
<b>Net Profit Margin</b>	<b>Net Profit / Sales</b>	7.85	3.8
<b>Return on Assets</b>	<b>Net Income / Total Assets</b>	0.1	0.05
<b>Return on Equity</b>	<b>Net Income / Total Stockholders' Equity</b>	0.13	0.06
<b>Price/Earnings Ratio</b>	<b>Price Per Share / Earnings Per Common Share</b>	7.42	19.17

**Other Relevant Information**

Please see attached SEC Form 17-A, as filed with the Securities and Exchange Commission.

Filed on behalf by:

<b>Name</b>	Jonamel Orbe
<b>Designation</b>	Legal Counsel