7/F Renaissance Towers, Meralco Ave., Ortigas Center, Pasig City Telefax: (632) 633-3947



March 27, 2013

PHILIPPINE STOCK EXCHANGE, INC. 3rd Floor, Tower One and Exchange Plaza Ayala Triangle, Ayala Avenue Makati City

Attention:

Ms. Janet A. Encarnacion

Head, Disclosure Department

PHILIPPINE DEALING AND EXCHANGE CORPORATION 37/F Tower 1, The Enterprise Center 6766 Ayala Avenue cor. Paseo de Roxas Makati City

Attention:

Ms. Ma. Concepcion M. Magdaraog

Head-Issuer Compliance & Disclosure Department

Gentlemen:

We are submitting the attached Corporate Governance Disclosure Report of the Company for 2012 in compliance with PSE Memorandum No. 2010-0574 dated November 26, 2010.

Very truly yours,

ALICE ODCHIGUE-BONDOC

Vide President for Good Governance

Compliance Officer

Alternate Corporate Information Officer



THE PHILIPPINE STOCK EXCHANGE, INC.

Corporate Governance Guidelines for

Listed Companies

Disclosure Template

		COMBIV	
Guid	Guideline No. 1:	COMILE	EXPLAIN
DEVE	DEVELOPS AND EXECUTES A SOUND BUSINESS STRATEGY		
1.1	Have a clearly defined vision, mission and core values.	Yes	
1.2	Have a well developed business strategy.		The Company is at the process of re-engineering its business strategies taking into account the current husiness environment.
1.3	Have a strategy execution process that facilitates effective performance management, and is attuned to the company's business environment, management	Yes	
	style and culture.	g	
1.4	Have its board continually engaged in discussions of strategic business issues	Voc	
Guide	Guideline No. 2:	I	
ESTA	ESTABLISHES A WELL-STRUCTURED AND FUNCTIONING BOARD		
2.1.	Have a board composed of directors of proven competence and integrity	Voc	
2.2.	Be lead by a chairman who shall ensure that the board functions in an effective and collegial manner.	Yes	
2.3	Have at least three (3) of thirty percent (30%) of its directors as independent directors.		The Company complies with the requirement of the Securities and Exchange Commission that publicly-listed companies must have at least two (2) independent directors or at least twenty percent (20%) of the board size whichever is the lesser.
2.4	Have in place written manuals, guidelines and issuances that outline procedures and processes.	Yes	reaser.
2.5	Have Audit, Risk, Governance and Nomination & Election Committees of the board.	Yes	At the moment the Company has Audit, Nomination and Election Committee and Executive Compensation Committees. The Audit Committee provides the oversight over the management of risks of the Company.
2.6	Have its Chairman and CEO positions held separately by individuals who are not related to each other.		The positions of Chairman and CEO are held by one individual but the duties and responsibilities are defined in the Company's By-Laws and Corporate Governance Manual to ensure that the Board gets the benefits of independent views and



Company Name: FIL-ESTATE CORPORATION	CORPORATE GOVERNANCE GUIDELINES: DISCLOSURE SURVEY
--------------------------------------	--

Date: March 27, 2013

The Executive committee of CPGI undertakes the organization and implementation of ERM activities.		Design and undertake its Enterprise Risk Management (ERM) activities on the basis of, or in accordance with, internationally recognized frameworks such as but not limited to, COSO, (The Committee of Sponsoring Organizations of the Treadway	4.3
	Yes	Have a formal risk management policy that guides the company's risk management and compliance processes and procedures.	4.2
	Yes	Have its board oversee the company's risk management function.	4.1
		RECOGNIZES AND MANAGES ITS ENTERPRISE RISKS	RECC
		Guideline No. 4:	Guid
	Yes	Have the Chief Executive Officer and Chief Audit Executive attest in writing, at least annually, that a sound internal audit, control and compliance system is in place and working effectively.	3.5
	Yes	Have in place a mechanism that allows employees, suppliers and other stakeholders to raise valid issues.	3.4
The Company shall undertake to adopt measures to institutionalize quality service programs for the internal audit function.		Institutionalize quality service programs for the internal audit function.	3.3
The Company's compliance program is based on its Revised Manual on Good Governance. The Company will undertake a compliance program which would be enterprise wide and comprehensive.		Have a comprehensive enterprise-wide compliance program that is annually reviewed.	3.2
	Yes	Establish the internal audit function as a separate unit in the company which would be overseen at the Board level.	3.1
		MAINTAINS A ROBUST INTERNAL AUDIT AND CONTROL SYSTEM	MAIN
	Yes	Have no shareholder agreements, by-laws provisions, or other arrangements that constrains the directors' ability to vote independently.	2.10
	Yes	Have a corporate secretary.	2.9
The Company is complying with the training and requirements standard set by the SEC for directors. No formal board and directors program are currently in place.	Yes	Have in place a formal board and director development program.	2.8
	Yes	Have a director nomination and election process that ensures that all shareholders are given the opportunity to nominate and elect directors individually based on the number of shares voted.	2.7
perspectives.			



	Yes	5.3 Have an effective, secure and efficient voting system.	6.3
	Yes	voting rights, subscription rights and transfer rights.	6.2
	Yes		6.1
		NTR	6
		PARTICULARLY THOSE THAT BELONG TO THE MINORITY OR NON-	PA
		RESPECTS AND PROTECTS THE RIGHTS OF ITS SHAREHOLDERS,	RES
		Guideline No. 6:	Gu
	Yes	3.8 Have a policy of rotating the lead audit partner every five years.	5.8
	Yes		:
			5.7
	Yes	.6 Have its audit committee conduct regular meetings and dialogues with the external audit team without anyone from management present.	5.6
	Yes		
	V	5 Ensures that the external audit firm is selected on the basis of a fair and transparent	5.5
		.4 Disclose relevant information on the external auditors.	5.4
	Yes	.3 Ensure that the external auditor has adequate quality control procedures.	5.3
		of such transactions.	
	Yes	to understand complex related party transactions, its counterparties, and valuations	
		.2 Ensure that the external auditor is credible, competent, and should have the ability	5.2
		outweigh the fees earned from the external audit.	
	Yes		
		.1 Have the board Audit Committee approve all non-audit services conducted by the	5.1
		AUDITING FUNCTION	AU
		ENSURES THE INTEGRITY OF FINANCIAL REPORTS AS WELL AS ITS EXTERNAL	EN
		Guideline No. 5:	Gui
	res	available internally.	
	Vos		4.6
		managed.	
	Yes		
		.5 Disclose sufficient information about its risk management procedures and processes	4.5
The functions of the RMO are undertaken by the Compliance Officer in coordination with the Audit Committee.		.4 Have a unit at the management level, headed by a Risk Management Officer (RMO).	4.4
		Commission) I and II.	



CORPORATE GOVERNANCE GUIDELINES: DISCLOSURE SURVEY Company Name: FIL-ESTATE CORPORATION

Dat
е:
March
27,
2013

	Yes	Disclose names of groups or individuals who hold 5% or more ownership interest in	7.4
	Yes	Disclose its director and executive compensation policy.	7.3
	Yes	Disclose the existence, justification, and details on shareholders agreements, voting trust agreements, confidentiality agreements, and such other agreements that may impact on the control, ownership, and strategic direction of the company.	7.2
	Yes	Have written policies and procedures designed to ensure compliance with the PSE and SEC disclosure rules, as well as other disclosure requirements under existing laws and regulations.	7.1
		AND TRANSPARENCY REGIME	AND
		Guideline No. 7: ADOPTS AND IMPLEMENTS AN INTERNATIONALLY-ACCEPTED DISCLOSURE	ADO
	Yes	Have a transparent dividend policy.	6.13
The present public float of the Company is compliant with the requirements of the Philippine Stock Exchange (PSE) and the Company will strive towards the 30% public float recommended by the PSE.		Have at least thirty percent (30%) public float to increase liquidity in the market.	6.12
	Yes	Have a communications strategy to promote effective communication with shareholders.	6.11
	Yes	Provide all shareholders with accurate and timely information regarding the number of shares of all classes held by controlling shareholders and their affiliates.	6.10
	Yes	Avoid anti-takeover measures or similar devices that may entrench management or the existing controlling shareholder group.	6.9
	Yes	Have clearly articulated and enforceable policies with respect to treatment of minority shareholders.	6.8
	Yes	Ensure that all relevant questions during the AGM are answered.	6.7
	Yes	Allow shareholders to call a special shareholders meeting, submit a proposal for consideration at the AGM or the special meeting, and ensure the attendance of the external auditor and other relevant individuals to answer shareholder questions in such meetings.	6.6
	Yes	Provide all shareholders with the notice and agenda of the annual general meeting (AGM) at least thirty (30) days before a regular meeting and twenty (20) days before a special meeting.	6.5
	Yes	Have effective shareholder voting mechanisms such as supermajority or "majority of minority" requirements to protect minority shareholders against actions of controlling shareholders.	6.4



CORPORATE GOVERNANCE GUIDELINES: DISCLOSURE SURVEY

Company Name: FIL-ESTATE CORPORATION

Date: March 27, 2013

0.000	7.5 Disclose annual and quarterly consolidated reports, cash flow statements and special	the company, significant cross-shareholding relationship and cross guarantees, as well as the nature of the company's other companies if it belongs to a corporate
	<u></u>	group.

		Disclose to shareholders and the Exchange any changes to its corporate governance	7.6
In accordance with the implementing rules and regulations of the Securities and Exchange Commission, the consolidated financial statements are published within 105 days from the end of the financial year.	Yes	Disclose annual and quarterly consolidated reports, cash flow statements and special audit revisions. Consolidated financial statements shall be published within 90 days from the end of the financial year, while interim reports shall be published within 45 days from the end of the reporting period.	7.5
		well as the nature of the company's other companies if it belongs to a corporate group.	

days from the end of the reporting period.		the end of the financial year.
Disclose to shareholders and the Exchange any changes to its corporate governance		
manual and practices, and the extent to which such practices conform to the SEC	Yes	
and PSE CG Guidelines.		
Publish and/or deliver to its shareholders in a timely fashion all information and	Voc	
materials relevant to corporate actions that require shareholder approval.	163	
Disclose the trading of the corporation's shares by directors, officers (or persons		
performing similar functions) and controlling shareholders. This shall also include the	<	
disclosure of the company's purchase of its shares from the market (e.g share buy-	ī	

7.7

7.8

	back program).	
9	Disclose in its annual report the principal risks to minority shareholders associated	
	with the identity of the company's controlling shareholders; the degree of	
	ownership concentration; cross-holdings among company affiliates; and any	Yes
	imbalances between the controlling shareholders, voting nower and overall equity	

7.9	Disclose in its annual report the principal risks to minority shareholders associated	
	with the identity of the company's controlling shareholders; the degree of	
	ownership concentration; cross-holdings among company affiliates; and any	Yes
	imbalances between the controlling shareholders' voting power and overall equity	
	position in the company.	
Guid	Guideline No. 8:	
RESP	RESPECTS AND PROTECTS THE RIGHTS AND INTERESTS OF EMPLOYEES,	
	מונים ליינים ליי	

COM	COMMONITY, ENVIRONMENT, AND OTHER STAKEHOLDERS		
8.1	Establish and disclose a clear policy statement that articulates the company's		
	recognition and protection of the rights and interests of key stakeholders specifically	V	
	its employees, suppliers & customers, creditors, as well the community,	100	
	environment and other key stakeholder groups.		

The Company has still to ider			
		employees, at the same time aligns their interests with those of the shareholders.	
	Yes	stock option plan (ESOP) or any such scheme that awards and incentivizes	
		Have in place a merit-based performance incentive mechanism such as an employee	8.3
	Yes	Have in place a workplace development program.	8.2

8.5	8.4	8.3
Have in place an environment-related program.	Have in place a community involvement program.	Have in place a merit-based performance incentive mechanism such as an employee stock option plan (ESOP) or any such scheme that awards and incentivizes employees, at the same time aligns their interests with those of the shareholders.
Yes		Yes
	The Company has still to identify a community involvement program that is related to its business.	



CORPORATE GOVERNANCE GUIDELINES: DISCLOSURE SURVEY

Company Name: FIL-ESTATE CORPORATION

Date: March 27, 2013

10.3 Not seek exemption from the application of a law, rule or regulation especially when
10.2 Have a formal comprehensive compliance program covering compliance with laws and relevant regulations. The program should include appropriate training and awareness initiatives to facilitate understanding, acceptance and compliance with the said issuances.
10.1 Formally adopt a code of ethics and proper conduct that guides individual behavior and decision making, clarify responsibilities, and inform other stakeholders on the conduct expected from company personnel.
Guideline No. 10: DEVELOPS AND NURTURES A CULTURE OF ETHICS, COMPLIANCE, & ENFORCEMENT
9.7 Have a clear policy and practice of full and timely disclosure to shareholders of all material transactions with affiliates of the controlling shareholders, directors or management.
9.6 Have a clear policy in dealing with material non-public information by company insiders.
9.5 Be transparent and consistent in reporting its RPTs. A summary of such transactions shall be published in the company's annual report.
9.4 Have its independent directors or audit committee play an important role in reviewing significant RPTs.
9.3 Establish a voting system whereby a majority of non-related party shareholders approve specific types of related party transactions in shareholders meetings.
9.2 Clearly define the thresholds for disclosure and approval for RPTs and categorize such transactions according to those that are considered <i>de minimis</i> or transactions that need not be reported or announced, those that need to be disclosed, and those that need prior shareholder approval. The aggregate amount of RPT within any twelve (12) month period should be considered for purposes of applying the thresholds for disclosure and approval.
9.1 Develop and disclose a policy governing the company's transactions with related parties.
Guideline No. 9: DOES NOT ENGAGE IN ABUSIVE RELATED-PARTY TRANSACTIONS AND INSIDER TRADING
8.6 Have clear policies that guide the company in its dealing with its suppliers, customers, creditors, analysts, market intermediaries and other market participants.
Yes Yes Yes Yes Yes Yes



CORPORATE GOVERNANCE GUIDELINES: DISCLOSURE SURVEY Company Name: FIL-ESTATE CORPORATION

Date: March 27, 2013

	reason for such action as well present the specific steps being taken to finally comply with the applicable law, rule or regulation.		
10.4	Have clear and stringent policies and procedures on curbing and penalizing company	Vac	
	or employee involvement in offering, paying and receiving bribes.	Tes	
10.5	Have a designated officer responsible for ensuring compliance with all relevant laws,	V 200	
	rules, and regulation, as well as all regulatory requirements.	ī	
10.6	Respect intellectual property rights.	Yes	
10.7	Establish and commit itself to an alternative dispute resolution system so that		
	conflicts and difference with counterparties, particularly with shareholders and	Yes	
	other key stakeholders, would be settled in a fair and expeditious manner.		

information contained set forth in this document is true, complete and correct. This is to certify that the undersigned reviewed the contents of this document and to the best of my knowledge and belief, the

Done this 27th day of March 2013 in Pasig City.

FRANCISCO GONZALEZ

Independent director

ROBERT/OHN L. SOBREPENA

Chief Executive Officer

