



October 15, 2018

Disclosure Department
PSE Tower, 5th Avenue corner 28th Street,
Bonifacio Global City, Taguig City

Attention: MS. JANET A. ENCARNACION
Head – Disclosure Department

Re: List of Top 100 Stockholders

Gentlemen:

We hereby submit the List of Top 100 Stockholders of IRC Properties, Inc. as of September 30, 2018.

We hope that you find everything in order.

Very truly yours,

A handwritten signature in blue ink that reads 'Castillo'.

Mr. Keinth Roger B. Castillo
Compliance Officer

Stock Transfer Service Inc.
 IRC PROPERTIES, INC.
 List of Top 100 Stockholders
 As of 09/30/2018

Rank	Name	Holdings	Rank
1	PCD NOMINEE CORP. (F)	698,461,003	46.57%
2	PCD NOMINEE CORP. (NF)	598,237,011	39.88%
3	AGGREGATE BUSINESS GROUP HOLDINGS, INC	172,800,000	11.52%
4	MARILAQUE LAND, INC.	5,998,000	00.40%
5	DEE, ALICE T.	2,565,000	00.17%
6	VALMORA INVESTMENT AND MANAGEMENT CORPORATION	2,300,000	00.15%
7	EQUITY MANAGERS ASIA, INC.	1,000,000	00.07%
8	DAVID GO SECURITIES CORPORATION	729,000	00.05%
9	SIGUION-REYNA, LEONARDO T.	700,000	00.05%
10	GOKONGWEI JR., JOHN	642,000	00.04%
11	UY, IMELDA T.	621,000	00.04%
12	TAN, HENRY L.	600,000	00.04%
13	TANCHAN III, SANTIAGO	500,000	00.03%
14	LAO, ALEX L.	500,000	00.03%
15	BLUE RIDGE CORPORATION	500,000	00.03%
16	CHAM, GRACE	480,000	00.03%
17	CO JR., TONG TE	451,000	00.03%
18	DEE, ALICE	430,000	00.03%
19	ALL ASIA SECURITIES MANAGEMENT CORPORATION	419,000	00.03%
20	PASCUAL, SECURITIES CORP.	400,250	00.03%
21	CHAM, LEONARD D.	260,000	00.02%
22	CHUA, MIMI	250,000	00.02%
23	CHIU, RAMON L.	240,000	00.02%
24	REINA, ANTONIO	205,000	00.01%
25	ROBLES, RONALD	200,000	00.01%
26	VITAL VENTURES MANAGEMENT CORPORATION	200,000	00.01%

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Rank	Name	Holdings	Rank
27	YAO, LESLIE ANNE	200,000	00.01%
28	CO, FELISA UY	200,000	00.01%
29	LIM, VIOLETA	200,000	00.01%
30	LOK, LAURENCE ANTHONY	200,000	00.01%
31	R. COYIUTO SECURITIES, INC.	185,500	00.01%
32	BAUTISTA, EVA	180,000	00.01%
33	ENG SI LIM	172,000	00.01%
34	INVESTORS SECURITIES, INC.	171,000	00.01%
35	ONG, RAYMOND	170,000	00.01%
36	YU & COMPANY, INC.	155,000	00.01%
37	PUA SHIN HING	150,000	00.01%
38	GO, DOMINGO CU	150,000	00.01%
39	UY, JOSEPH K. H.	140,000	00.01%
40	ORIENTRADE SECURITIES, INC.	139,000	00.01%
41	PAGUIO, ALFREDO	130,000	00.01%
42	PROBITY SECURITIES MANAGEMENT CORP.	100,000	00.01%
43	TAN, VICKY	100,000	00.01%
44	TAN, EVANGELINE C.	100,000	00.01%
45	SY, MARIANO	100,000	00.01%
46	SAN, WILFRIDO	100,000	00.01%
47	UY, VICTOR	100,000	00.01%
48	VELASCO, CLEMENT M.	100,000	00.01%
49	YU HUAY SY, LARRY	100,000	00.01%
50	YU SIO HUA	100,000	00.01%
51	YU, JAMES O.	100,000	00.01%
52	GARCIA, JESUS	100,000	00.01%

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53	LUY'S SECURITIES COMPANY, INC.	100,000	00.01%
54	LIM, FRANCISCO	100,000	00.01%
55	MENDOZA, CHRISTINE &/OR ALBERTO	100,000	00.01%
56	MENDOZA, LAWRENCE &/OR ALBERTO MENDOZA	100,000	00.01%
57	MARTELLI, ROSE C.	100,000	00.01%
58	DY, BEN	100,000	00.01%
59	DY, BETTY	100,000	00.01%
60	FERNANDEZ, EDRIC	100,000	00.01%
61	CHUA, MARGARETTE	90,000	00.01%
62	LIMCHAO, LUCIE C.	90,000	00.01%
63	PEREZ, SALVACION Z.	90,000	00.01%
64	PAPA SECURITIES CORPORATION	80,000	00.01%
65	WESTIN SECURITIES CORP.	80,000	00.01%
66	ASUNCION, ALEXANDER G.	80,000	00.01%
67	GAN, CHARLES TIU	70,000	00.00%
68	SUAREZ, SABAS	70,000	00.00%
69	MERCANTILE SECURITIES CORP.	64,000	00.00%
70	SOLID STOCKBROKERS, INC.	62,000	00.00%
71	MENDOZA, ALBERTO &/OR JEANIE C. MENDOZA	60,000	00.00%
72	I. ACKERMAN & COMPANY, INC.	58,000	00.00%
73	HERNANDEZ, LEONOR	56,000	00.00%
74	GUILD SECURITIES, INC.	55,000	00.00%
75	KHO, SALLY	55,000	00.00%
76	CO TONG TE	55,000	00.00%
77	HANS SY	51,000	00.00%
78	GARCIA, MELVA	50,000	00.00%

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Rank	Name	Holdings	Rank
79	GOLANGCO, WILLIAM	50,000	00.00%
80	GAW, HENRY L.	50,000	00.00%
81	HUANG, HELEN	50,000	00.00%
82	ESCALANTE, QUINTIN	50,000	00.00%
83	ASUNCION, DOUGLAS	50,000	00.00%
84	CATHAY SECURITIES CO., INC. A/C#1066	50,000	00.00%
85	SY, BETTY TIU	50,000	00.00%
86	TAN, ROBERTO C.	50,000	00.00%
87	SY, LYDIA P.	50,000	00.00%
88	TE KUA LUI	50,000	00.00%
89	PAMA, LOLITA S.	50,000	00.00%
90	WESTIN SECURITIES, CORP.	50,000	00.00%
91	WONG SECURITIES CORPORATION	50,000	00.00%
92	YAO, LOLY CO	50,000	00.00%
93	VILAR, ANTONIO	50,000	00.00%
94	MURPHY, HUGH T.	46,000	00.00%
95	MONZON, RAMON S.	45,000	00.00%
96	LIONG NEE LEE	40,000	00.00%
97	LEE, SUNNY	40,000	00.00%
98	LIEW KIM KHOON	40,000	00.00%
99	LIM SHIH YANG	40,000	00.00%
100	LIM, AMADO P. &/OR HEIDE DY	40,000	00.00%

Stock Transfer Service Inc.
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Rank Name Holdings Rank

Total Top 100 Shareholders : 1,496,387,764 99.76%

Total Outstanding Shares 1,499,913,964

BENEFICIAL OWNER REPORT

Company Code - IRC00000000 & Company Name - IRC PROPERTIES

Business Date: September 28, 2018

BPNAME	HOLDINGS
UPCC SECURITIES CORP.	739,500
A & A SECURITIES, INC.	3,809,074
ABACUS SECURITIES CORPORATION	8,567,439
PHILSTOCKS FINANCIAL INC	14,852,357
A. T. DE CASTRO SECURITIES CORP.	4,402,000
ALL ASIA SECURITIES MANAGEMENT CORP.	5,000
ALPHA SECURITIES CORP.	320,000
BA SECURITIES, INC.	83,552,943
AP SECURITIES INCORPORATED	2,882,800
ANSALDO, GODINEZ & CO., INC.	10,318,250
AB CAPITAL SECURITIES, INC.	4,280,100
SB EQUITIES, INC.	6,123,600
ASIA PACIFIC CAPITAL EQUITIES & SECURITIES CORP.	5,000
ASIASEC EQUITIES, INC.	700,500
ASTRA SECURITIES CORPORATION	94,999
CHINA BANK SECURITIES CORPORATION	25,500
BELSON SECURITIES, INC.	2,356,000
B. H. CHUA SECURITIES CORPORATION	990,000
JAKA SECURITIES CORP.	140,000
BPI SECURITIES CORPORATION	30,411,566
CAMPOS, LANUZA & COMPANY, INC.	838,000
BDO NOMURA SECURITIES INC	12,908,639
CITISECURITIES, INC.	3,547,000
TRITON SECURITIES CORP.	337,000
IGC SECURITIES INC.	571,500
CUALOPING SECURITIES CORPORATION	985,000
DAVID GO SECURITIES CORP.	4,474,999
DIVERSIFIED SECURITIES, INC.	635,000
E. CHUA CHIACO SECURITIES, INC.	4,950,000
EQUITABLE SECURITIES (PHILS.) INC.	6,000
EAST WEST CAPITAL CORPORATION	31,000
EASTERN SECURITIES DEVELOPMENT CORPORATION	860,000
EQUITIWORLD SECURITIES, INC.	263,986
EVERGREEN STOCK BROKERAGE & SEC., INC.	1,276,000
FIRST ORIENT SECURITIES, INC.	90,000
F. YAP SECURITIES, INC.	620,000
AURORA SECURITIES, INC.	2,978,000
GLOBALINKS SECURITIES & STOCKS, INC.	1,329,000
JSG SECURITIES, INC.	100,000
GOLDSTAR SECURITIES, INC.	66,000
GUILD SECURITIES, INC.	3,007,830
HDI SECURITIES, INC.	9,530,000
H. E. BENNETT SECURITIES, INC.	154,000
HK SECURITIES, INC.	5,000
I. ACKERMAN & CO., INC.	86,200
I. B. GIMENEZ SECURITIES, INC.	250,000
INVESTORS SECURITIES, INC,	3,279,400

BPNAME	HOLDINGS
IMPERIAL,DE GUZMAN,ABALOS & CO.,INC.	429,300
INTRA-INVEST SECURITIES, INC.	1,595,000
ASIAN CAPITAL EQUITIES, INC.	10,000
J.M. BARCELON & CO., INC.	254,000
VALUE QUEST SECURITIES CORPORATION	50,413,000
STRATEGIC EQUITIES CORP.	2,650,000
LARRGO SECURITIES CO., INC.	36,000
LOPEZ, LOCSIN, LEDESMA & CO., INC.	75,000
LUCKY SECURITIES, INC.	300,000
LUYS SECURITIES COMPANY, INC.	1,249,200
MANDARIN SECURITIES CORPORATION	2,529,500
COL Financial Group, Inc.	123,163,467
DA MARKET SECURITIES, INC.	1,221,000
MERCANTILE SECURITIES CORP.	5,113,800
MERIDIAN SECURITIES, INC.	1,350,000
MDR SECURITIES, INC.	10,632,000
DEUTSCHE REGIS PARTNERS, INC.	70,000
MOUNT PEAK SECURITIES, INC.	37,000
NEW WORLD SECURITIES CO., INC.	231,000
NIEVES SECURITIES, INC.	40,000
OPTIMUM SECURITIES CORPORATION	121,000
RCBC SECURITIES, INC.	521,803
PAN ASIA SECURITIES CORP.	1,499,000
PAPA SECURITIES CORPORATION	12,532,514
MAYBANK ATR KIM ENG SECURITIES, INC.	11,212,000
PNB SECURITIES, INC.	246,000
PREMIUM SECURITIES, INC.	1,369,000
PRYCE SECURITIES, INC.	17,342
SALISBURY BKT SECURITIES CORPORATION	313,133
QUALITY INVESTMENTS & SECURITIES CORPORATION	3,206,000
R & L INVESTMENTS, INC.	110,000
ALAKOR SECURITIES CORPORATION	1,874,000
R. COYIUTO SECURITIES, INC.	45,850,095
REGINA CAPITAL DEVELOPMENT CORPORATION	2,340,910
R. NUBLA SECURITIES, INC.	394,052
AAA SOUTHEAST EQUITIES, INCORPORATED	40,000
R. S. LIM & CO., INC.	1,692,200
RTG & COMPANY, INC.	414,500
S.J. ROXAS & CO., INC.	233,000
SECURITIES SPECIALISTS, INC.	31,500
FIDELITY SECURITIES, INC.	40,000
SUMMIT SECURITIES, INC.	757,000
STANDARD SECURITIES CORPORATION	280,000
SUPREME STOCKBROKERS, INC	15,000
TANSENGCO & CO., INC.	535,000
THE FIRST RESOURCES MANAGEMENT & SECURITIES CORP.	459,000
TOWER SECURITIES, INC.	13,333,500
TRENDLINE SECURITIES CORPORATION	109,100
TRI-STATE SECURITIES, INC.	240,000
UCPB SECURITIES, INC.	854,000
UOB KAY HIAN SECURITIES (PHILS.), INC.	40,000
E.SECURITIES, INC.	2,500
VENTURE SECURITIES, INC.	1,009,767

BPNAME	HOLDINGS
FIRST METRO SECURITIES BROKERAGE CORP.	26,076,388
WEALTH SECURITIES, INC.	3,970,200
WESTLINK GLOBAL EQUITIES, INC.	160,000
BERNAD SECURITIES, INC.	160,000
WONG SECURITIES CORPORATION	100,000
YAO & ZIALCITA, INC.	1,319,100
YU & COMPANY, INC.	2,138,249
BDO SECURITIES CORPORATION	5,062,000
EAGLE EQUITIES, INC.	446,216,000
GOLDEN TOWER SECURITIES & HOLDINGS, INC.	197,500
SOLAR SECURITIES, INC.	9,309,000
G.D. TAN & COMPANY, INC.	9,557,000
PHILIPPINE EQUITY PARTNERS, INC.	216,000
UNICAPITAL SECURITIES INC.	6,083,205
SunSecurities, Inc.	1,445,000
COHERCO SECURITIES, INC.	2,100,000
ARMSTRONG SECURITIES, INC.	180,000
KING'S POWER SECURITIES, INC.	150,000
TIMSON SECURITIES, INC.	9,573,000
CITIBANK N.A.	103,492,000
DEUTSCHE BANK MANILA-CLIENTS A/C	17,000
THE HONGKONG AND SHANGHAI BANKING CORP. LTD. -CLIENTS' ACCT.	3,476,000
AB CAPITAL & INVESTMENT CORP. - TRUST & INVESTMENT DIV.	60,000
STANDARD CHARTERED BANK	7,592,000
BDO-TIG SECURITIES SERVICES (TAXABLE-FOREIGN)	127,200,000
PCD NOMINEE CORP.	7
TOTAL	1,296,698,014

If no written notice of any error or correction is received by PDTC within five (5) calendar days from receipt hereof, you shall be deemed to have accepted the accuracy and completeness of the details indicated in this report.

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