



ALTUS PROPERTY VENTURES, INC.

(Formerly: Altus San Nicolas Corp.)

National Highway, Brgy. 1, San Francisco, San Nicolas, Ilocos Norte
Telephone No.(028) 8397-1888 loc. 36201

NOTICE OF ANNUAL MEETING OF STOCKHOLDERS

AUGUST 28, 2020

Notice is hereby given that the Annual Meeting of the Stockholders of ALTUS PROPERTY VENTURES, INC. will be held on August 28, 2020 at 10:00 A.M. via video conferencing at <https://bit.ly/APVI2020ASM> in accordance with the rules of the Securities and Exchange Commission.

The Agenda for the meeting is as follows:

1. Proof of notice of the meeting and existence of a quorum.
2. Reading and approval of the Minutes of the Annual Meeting of the Stockholders held on June 24, 2019.
3. Presentation of annual report and approval of the financial statements for the preceding year.
4. Election of Board of Directors.
5. Appointment of External Auditor.
6. Ratification of the acts of the Board of Directors and its committees, officers and management.
7. Consideration of such other matters as may properly come during the meeting.
8. Adjournment.

A brief explanation of the agenda item which requires stockholders' approval is provided herein. The Information Statement to be sent to the stockholders shall contain more detail regarding the rationale and explanation for each of such agenda items.


In light of current conditions and in support of the efforts to contain the outbreak of COVID-19, stockholders may only attend the meeting via remote communication. Stockholders intending to participate via remote communication must notify the Corporation by email to corporate.secretary@altuspropertyventures.com.ph on or before August 20, 2020.

Stockholders who wish to cast their votes may do so via the method provided for voting *in absentia*, subject to validation procedures, or by accomplishing the attached proxy form. The procedures for attending the meeting via remote communication and for casting votes *in absentia* are explained further in the Information Statement.

Shareholders who wish to vote by proxy shall send the proxies via email to corporate.secretary@altuspropertyventures.com.ph or hard copies to the Office of the Corporate Secretary, 40F Robinsons Equitable Tower, ADB Avenue cor. Poveda Road, Ortigas Center, Pasig City. Pursuant to Section 9, Article II of the By-Laws of Altus Property Ventures, Inc. proxies must be received by the Corporate Secretary for inspection and recording not later than five (5) working days before the time set for the meeting, or not later than August 20, 2020. Validation of proxies shall be held on August 25, 2020. **We are not soliciting proxies.**

Only stockholders of record as of July 29, 2020 shall be entitled to vote.

By Authority of the Chairman


ROSALINDA F. RIVERA
Corporate Secretary



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ANNUAL MEETING OF STOCKHOLDERS AUGUST 28, 2020

EXPLANATION OF AGENDA ITEMS FOR STOCKHOLDERS' APPROVAL

The Corporation has established a procedure for the registration of and voting *in absentia* by stockholders at the annual meeting, as allowed under Sections 23 and 57 of the Revised Corporation Code. A stockholder or member who participates through remote communication or votes *in absentia* shall be deemed present for purposes of quorum.

The following is a summary of the guidelines for voting and participation in the meeting:

- (i) Stockholders may attend the meeting by viewing the livestream at this link: <https://bit.ly/APVI2020ASM>. The livestream shall be broadcast via Microsoft Teams. Please refer to Annex D of the Information Statement for the detailed guidelines for participation via remote communication.
- (ii) Questions and comments on the items in the Agenda may be sent to corporate.secretary@altuspropertyventures.com.ph. Questions or comments received on or before August 20, 2020 may be responded to during the meeting. Any questions not answered during the meeting shall be answered via email.
- (iii) Each item in the agenda for approval of the stockholders will be shown on the screen during the livestreaming as the same is taken up at the meeting.
- (iv) Stockholders may cast their votes on any item in the agenda for approval via the following modes on or before August 20, 2020:
 - a. By sending their proxies appointing the Chairman of the meeting to the Corporate Secretary;
 - OR
 - b. By voting *in absentia*, subject to validation procedures. Please refer to Annex D of the Information Statement for the detailed procedure for registration and voting *in absentia*.
- (v) Stockholders may cast their votes on any item in the agenda for approval by sending their proxies appointing the Chairman of the meeting to the Corporate Secretary by email to corporate.secretary@altuspropertyventures.com.ph or hard copies to the Office of the Corporate Secretary, 40F Robinsons Equitable Tower, ADB Avenue cor. Poveda Road, Ortigas Center, Pasig City on or before August 20, 2020.
 - a. Stockholders may course their proxies through their respective brokers, which shall issue a certification addressed to the Corporate Secretary and duly-signed by their authorized representative, stating the number of shares being voted and the voting instructions on the matters presented for approval.
 - b. Stockholders who wish to send their duly-executed proxies directly to the Corporate Secretary shall send their proxies with the following supporting documents:
 - i. Certification from their broker stating the name of the beneficial owner and the number of shares owned by such shareholder;
 - ii. Government-issued identification (ID) of the shareholder;
 - iii. For Stockholders with joint accounts: The proxy from must be signed by all joint Stockholders. Alternatively, they may submit a scanned copy of an authorization letter signed by all Stockholders, identifying who among them is authorized to sign the proxy.
- (vi) Stockholders intending to participate via remote communication who have not sent their proxies or voted *in absentia* must notify the Corporation by email to corporate.secretary@altuspropertyventures.com.ph on or before August 20, 2020 in order to be counted for quorum. The email shall contain the following:



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- a. Certification from their broker stating the name of the beneficial owner and the number of shares owned by such shareholder;
 - b. Government-issued identification (ID) of the shareholder.
- (vii) For purposes of quorum, the following stockholders shall be deemed present:
- a. Those who sent in their proxies before the deadline;
 - b. Those who voted in absentia before the cut off time; and
 - c. Those who notified the Corporation before the deadline of their intention to participate via remote communication.
- (viii) The Office of the Corporate Secretary shall tabulate all votes received and an independent third party will validate the results. During the meeting, the Secretary shall report the votes received and inform the stockholders if the particular agenda item is carried or disapproved. The total number of votes cast for each item for approval under the agenda will be shown on the screen.

Reading and approval of the Minutes of the Annual Meeting of the Stockholders held on June 24, 2019

Copies of the minutes will be distributed to the stockholders before the meeting and will be presented to the stockholders for approval.

Presentation of annual report and approval of the financial statements for the preceding year

The annual report and the financial statements for the preceding fiscal year will be presented to the stockholders for approval.

Election of Board of Directors

After having undergone the nomination process as conducted by the Corporate Governance Committee, the nominees for election as members of the Board of Directors, including independent directors, will be presented to the stockholders. The profiles of the nominees shall be provided in the Information Statement to be sent to stockholders. The members of the Board of Directors of the Corporation shall be elected by plurality vote.

Appointment of External Auditor

The Corporation's external auditor is Punongbayan & Araullo and will be nominated for reappointment for the current fiscal year.

Ratification of the acts of the Board of Directors and its committees, officers and management

Ratification of the acts of the Board of Directors and its committees, officers and management of the Corporation since the last annual stockholders' meeting up to the current stockholders' meeting, as duly recorded in the corporate books and records of the Corporation, will be requested.

Consideration of such other matters as may properly come during the meeting

The Chairman will open the floor for comments and questions by the stockholders. The Chairman will decide whether matters raised by the stockholders may be properly taken up in the meeting or in another proper forum.

WE ARE NOT SOLICITING YOUR PROXY

Stockholders who wish to cast their votes may do so via the method provided for voting *in absentia*, or by accomplishing the proxy form provided below. The detailed procedure for casting votes *in absentia* may be found in Annex D of the Information Statement.

Stockholders who wish to vote by proxy shall send the proxies by email to corporate.secretary@altuspropertyventures.com.ph or hard copies to the Office of the Corporate Secretary, 40F Robinsons Equitable Tower, ADB Avenue cor. Poveda Road, Ortigas Center, Pasig City not later than August 20, 2020.

P R O X Y

The undersigned stockholder of **ALTUS PROPERTY VENTURES, INC.** (the "Corporation"), hereby appoints the Chairman of the meeting, as attorney-in-fact and proxy, to represent and vote all shares registered in his/her/its name at the Annual Meeting of the Stockholders of the Corporation to be held on **August 28, 2020** and adjournments and postponements thereof, for the purpose of acting on the following matters as fully to all intents and purposes as she/he/it might do if present and acting in person, and hereby ratifying and confirming all that the said attorney shall lawfully do or cause to be done by virtue of these presents:

1. Approval of the Minutes of the Annual Meeting of the Stockholders held on June 24, 2019.
____ Yes ____ No ____ Abstain

5. Ratification of the acts of the Board of Directors and its committees, officers and management.
____ Yes ____ No ____ Abstain

2. Approval of the financial statements for the preceding year.
____ Yes ____ No ____ Abstain

6. At his/her discretion, the proxy named above is authorized to vote upon such other matters as may properly come during the meeting.
____ Yes ____ No ____ Abstain

3. Election of Board of Directors.

	Yes	No	Abstain
1. Frederick D. Go	_____	_____	_____
2. Lance Y. Gokongwei	_____	_____	_____
3. Faraday D. Go	_____	_____	_____
4. Corazon L. Ang Ley	_____	_____	_____

PRINTED NAME OF STOCKHOLDER

Independent Directors

5. Martin Q. Dy Buncio	_____	_____	_____
6. Maynard S. Ngu	_____	_____	_____
7. Jean Henri D. Lhuillier	_____	_____	_____

SIGNATURE OF STOCKHOLDER /
AUTHORIZED SIGNATORY

4. Appointment of Punongbayan & Araullo as external auditor.
____ Yes ____ No ____ Abstain

ADDRESS OF STOCKHOLDER

CONTACT TELEPHONE NUMBER

DATE

This proxy shall continue until such time as the same is withdrawn by me through notice in writing delivered to the Corporate Secretary at least three (3) working days before the scheduled meeting on **August 28, 2020**.

A PROXY SUBMITTED BY A CORPORATION SHOULD BE ACCOMPANIED BY A CORPORATE SECRETARY'S CERTIFICATE QUOTING THE BOARD RESOLUTION DESIGNATING A CORPORATE OFFICER TO EXECUTE THE PROXY. IN ADDITION TO THE ABOVE REQUIREMENT FOR CORPORATIONS, A PROXY FORM GIVEN BY A BROKER OR CUSTODIAN BANK IN RESPECT OF SHARES OF STOCK CARRIED BY SUCH BROKER OR CUSTODIAN BANK FOR THE ACCOUNT OF THE BENEFICIAL OWNER MUST BE ACCOMPANIED BY A CERTIFICATION UNDER OATH STATING THAT THE BROKER OR CUSTODIAN BANK HAS OBTAINED THE WRITTEN CONSENT OF THE ACCOUNT HOLDER.