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METRO PACIFIC REPORTS NET INCOME OF PESOS 2.25 BILLION

The attached press release was distributed today by Metro Pacific Corporation, in which the First Pacific Group holds an attributable interest of 80.6 per cent.

Metro Pacific, which is based and listed in Manila, has interests principally in Property (Bonifacio Land Corporation, Landco Pacific and Pacific Plaza Towers). Further information on Metro Pacific can be found at www.metropacific.com.

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Metro Pacific Corporation

Press Release

METRO PACIFIC REPORTS NET INCOME OF PESOS 2.25 BILLION

Metro Pacific Corporation (MPC) reported unaudited consolidated net income of Pesos 2.25 billion for the year ended December 2000. In 1999, net income of Pesos 2.40 billion was reported by the Company.

During a difficult year, in which the Philippine economy and currency was adversely affected by prevailing economic and political uncertainties, net earnings were principally derived from the sale of an 8.0% stake in Philippine Long Distance Telephone Company (PLDT) which generated a net gain of Pesos 5.0 billion. In addition, gains totaling Pesos 257 million were realized from the sales of investments in Steniel Manufacturing Corporation and Metrovet, Inc.

These gains, however, were partially offset by foreign exchange losses arising on US dollar denominated borrowings as the peso depreciated 19 per cent over 2000. In addition, MPC made additional provisions against its non-property investments, and certain affiliates reported losses in 2000.

Despite this prevailing economic condition, MPC registered consolidated pre-tax operating income before extraordinary items of Pesos 162 million, from consolidated revenues of Pesos 9.79 billion in 2000, compared to Pesos 576 million of pre-tax income in 1999 from revenues of Pesos 9.83 billion. Higher operating expenses and a sluggish demand resulted in lower operating margins and pressure on the country's banking system led to higher interest rates and, in turn, higher financing charges.

Basic earnings per share for the year was centavos 11.68, on a weighted average number of shares of 18,598,898, and fully diluted earnings per share was centavos 11.40, on a weighted average number of shares of 19,066,069.

As a consequence of the Company's asset disposals during the year, consolidated interest bearing liabilities have declined 27 per cent to Pesos 16.41 billion, from Pesos 22.35 billion in 1999. With its equity position increasing to Pesos 68.27 billion as at the end of 2000, MPC improved its gearing ratio to 0.39x from the previous year's level of 0.51x. The current ratio was slightly lower at 1.14x, from 1.6x in 1999, largely due to the increase in the current portion of long-term debts.

Review of Operations

Fort Bonifacio Development Corporation (FBDC), the developer of the Bonifacio Global City which is owned 55% by Bonifacio Land Corporation, in which MPC has a 66% controlling interest, closed the year with a net income before tax of Pesos 1.47 billion, compared to Pesos 2.45 billion attained in 1999. With the completion of Big Delta in April 2000, all previous land sales in that area were

fully recognized and with no new land sales being booked in 2000, revenues dropped to Pesos 3.98 billion (Pesos 4.25 billion in 1999) and net operating income declined to P1.44 billion (Pesos 2.13 billion in 1999).

Meanwhile, significant project progress was made during the year including the completion of the Kalayaan flyover in February 2000. This expressway links Sen. Gil Puyat Avenue (formerly Buendia) to Kalayaan Road thereby affording efficient access to Bonifacio Global City. Further development of key access infrastructures along C-5 road leading to the Global City has progressed. The upgraded Sampaguita Bridge gate and the construction of the Upper East gate will be completed and ready for use in middle of 2001.

Development of Expanded Big Delta A commenced in 1999 and is now 85% complete. Initiatives within E-square, FBDC's 25 hectare, PEZA accredited IT zone in the Global City, have advanced with the Hatchasia Global City Center nearing completion and Net One Center, an IT empowered office development, has recently topped-out its building with completion anticipated by mid-2001.

The Bonifacio Ridge condominium project, which broke ground in early 2000 had recorded unit sales of 47% by year end. Other high-end residential condominium projects within the Bonifacio Global City, have started to release units to their owners.

Pacific Plaza Towers (PPT), MPC's signature project in the Bonifacio Global City, contributed a net operating profit of Pesos 658 million, on sales of Pesos 3.15 billion in 2000. This represents an increase of 15% over 1999's net operating income of Pesos 570 million, on sales of Pesos 2.49 billion. As of end-2000, approximately 60% of PPT's 393 units were sold, and the first few units were turned over to owners by middle of February 2001.

Landco Pacific Corporation (LPC), the residential resort development subsidiary of MPC, registered an increase in net operating profit to Pesos 142 million, from Pesos 139 million in 1999, on sales of Pesos 462 million, against sales of Pesos 616 million in 1999. The decline in sales is reflective, in part, of the flat real estate sector. Also contributing to the lower level of sales is a reduced contribution from the highly successful Punta Fuego development as it is now largely sold out. Despite this, LPC has managed to improve its operating profit through the rigorous implementation of cost-cutting measures introduced last year.

Mr. Ricardo S. Pascua, President and CEO of Metro Pacific, commented on the Company's performance. "Affected by a very difficult economic environment, the year 2000 has been a challenging year for Metro Pacific. Nonetheless, I am very pleased with what has been achieved by the group. Not only have we returned a profit but also, in so doing, we have successfully completed the repositioning of Metro Pacific as a quality real estate development company. We envisaged that the real estate sector will be a principal beneficiary of the renewed confidence in the economy and I am confident that Metro Pacific is well placed to take full advantage of this."

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METRO PACIFIC CORPORATION
CONSOLIDATED STATEMENTS OF INCOME AND RETAINED EARNINGS
(Unaudited)

For the period ended 31 December (In thousands Pesos)	2000	1999*	Three months	
			2000	1999*
Revenues	9,789,285	9,830,507	2,821,078	2,829,831
Cost of sales	(6,855,943)	(6,843,280)	(1,987,328)	(2,283,478)
Operating expenses	(1,239,401)	(953,459)	(437,633)	(147,072)
Operating profit	1,693,941	2,033,768	396,117	399,281
Equity in net earnings of affiliated companies	(308,014)	(425,492)	(144,523)	(224,128)
Financing charges, net	(1,223,754)	(1,031,857)	(328,368)	(327,494)
Income before non-recurring items	162,173	576,419	(76,774)	(152,341)
Non-recurring (expense)/income	(1,945,600)	413,457	196,847	332,853
Income before taxation	(1,783,427)	989,876	120,073	180,512
Taxation	(711,732)	(69,862)	(445,371)	69,664
Income from continuing operations	(2,495,159)	920,014	(325,298)	250,176
Loss from discontinued operations	4,895,984	2,553,615	(459,092)	(245,264)
Net income before outside interests	2,400,825	3,473,629	(784,390)	4,912
Outside interests	(154,721)	(1,069,785)	321,887	(244,032)
Net income/(loss) for the period	2,246,104	2,403,844	(462,503)	(239,120)
Retained earnings				
Beginning of period	4,781,231	2,413,387	7,434,821	5,056,351
Dividends accrued on preferred shares	(73,017)	(36,000)	(18,000)	(36,000)
End of period	6,954,318	4,781,231	6,954,318	4,781,231
(Loss)/earnings per share (in centavos)				
Basic	11.68	13.25	(2.58)	(1.48)
Diluted	11.40	13.15	(2.52)	(1.44)
Weighted average number of shares in issue				
Basic	18,598,898	17,868,139	18,598,898	18,598,898
Diluted	19,066,069	18,335,310	19,066,069	19,066,069

METRO PACIFIC CORPORATION
CONSOLIDATED BALANCE SHEETS
(Unaudited)

As at (In thousands Pesos)	31 December 2000	31 December 1999
ASSETS		
Current assets		
Cash and cash equivalents	1,560,407	2,823,500
Receivables	6,798,627	6,719,925
Due from affiliated companies	2,209,843	792,709
Inventories	202,899	607,189
Development properties held for sale	6,614,775	2,997,845
Prepayments and other current assets	4,542,893	4,300,942
Deferred income tax asset	130,038	785,356
Total current assets	22,059,482	19,027,466
Long-term receivables	1,706,776	1,826,393
Investments in affiliated companies	3,231,887	10,114,853
Development properties	57,465,869	57,031,054
Property, plant and equipment	5,887,615	6,852,269
Goodwill	19,997	127,861
Other assets	4,407,715	4,885,538
Total assets	94,779,341	99,865,434
LIABILITIES AND EQUITY		
Current liabilities		
Loans and notes payable	5,683,054	8,400,399
Current portion of long-term debts	6,397,507	1,272,642
Current portion of long-term liabilities and provisions	1,679,005	2,377,935
Accounts payable and accrued expenses	5,663,781	4,341,265
Income tax payable	4,603	18,698
Total current liabilities	19,427,950	16,410,939
Long-term debts	4,327,449	12,677,942
Long-term liabilities and provisions	2,749,672	4,821,669
Equity		
Stockholders' equity		
Capital stock	18,602,120	18,602,120
Additional paid-in capital	10,407,065	10,407,348
Deposit on future stock subscription	-	-
Treasury stock	(1,033,000)	(1,033,000)
Retained earnings	6,954,318	4,781,231
Outside interests	33,343,767	33,197,185
Total equity	68,274,270	65,954,884
Total liabilities and equity	94,779,341	99,865,434

* 1999 figures have been restated to conform to year 2000 presentation