

INVITATION TO BID

The Land Bank of the Philippines (LANDBANK) invites interested parties to bid for the asset of the National Government on a CASH and "AS-IS-WHERE-IS" basis:

Public Bidding Date: June 27, 2025

Time: 9:30 a.m.

Venue: 10th Floor LANDBANK Plaza, 1598 M.H. Del Pilar cor. Dr. J. Quintos Sts., Malate, Manila

ASSET DESCRIPTION	MINIMUM BID PRICE (PHP)
681,985,073 United Coconut Chemicals, Inc. (UCCI) shares owned by the National Government	PHP 4.13 per common share or a total of PHP 2,816,598,351.49

More information on the Property/Shares of Stock shall be made available in the Virtual Data Room. Please register using the QR code below.

REGISTRATION:

- Interested bidders are required to fill-out the **Online Registration Form** by scanning the QR code below or typing the URL: <https://forms.office.com/r/JQsc8YBLh3> from February 19 to June 17, 2025, until 5:00 p.m. Philippine time.



Only the name appearing in the registration form, or his/her authorized representative, shall be recognized and allowed to participate in the bidding.

- The interested bidders who have registered will be allowed to participate in the Pre-Bid Conference and in the Public Bidding, and will be referred to as "Registered Bidders".

ELIGIBLE BIDDERS:

- Filipino Citizen who is at least 18 years of age.
- For a corporation, it must be duly registered with the Securities and Exchange Commission (SEC), and at least 60% of its outstanding capital stock and/or ownership interest must belong to a Filipino citizen.
- For a cooperative, it must be duly registered with the Cooperative Development Authority (CDA).

VIRTUAL DATA ROOM (VDR):

- Access to the VDR shall be provided to all Registered Bidders upon registration and receipt of the duly signed Non-Disclosure Agreement (NDA) via email. The VDR can be accessed from the date of registration until 5:00 p.m. on June 17, 2025.
- The template for the NDA shall be provided to Registered Bidders via email upon successful registration.

PRE-BID CONFERENCE:

- The Pre-Bid Conference will be held physically on June 19, 2025, at 2:00 p.m. at the 10th floor LANDBANK Plaza, M.H. Del Pilar cor. Dr. J. Quintos Sts., Malate, Manila.
- The checklist of requirements/bidding documents shall be provided to the Registered Bidders on the day of the Pre-Bid Conference.

SUBMISSION/OPENING OF BIDS:

On the scheduled Public Bidding date, the bid documents shall be placed in a sealed envelope to be dropped by the Registered Bidder, or its authorized representative, in the designated box at the venue from 8:00 a.m. - 9:30 a.m. only. Failure to drop the sealed envelope/bids until 9:30 a.m. shall disqualify the Registered Bidder from joining the Public Bidding. All bids shall be opened during the scheduled Public Bidding date in the presence of the attending bidders, LANDBANK Head Office Committee on Asset Disposal (HOCAD), Technical Working Group (TWG), and representative/s from the Commission on Audit (COA) and Trust Fund Management Committee (TFMC).

IMPORTANT REMINDERS:

1. The bidder acknowledges that it has been given the opportunity to conduct due diligence and ascertain the value of the shares of stock. The bidder also accepts LANDBANK's disclaimer of any warranty, implied or otherwise, that the subject shares conform precisely to the description available in the Invitation to Bid.
2. There must be at least one (1) bid that meets the minimum bid and satisfies all requirements; otherwise, the bidding fails.
3. If there are two (2) or more bidders who meet the minimum bid and satisfy all requirements, the bidder who offers the higher/highest bid shall be declared/recommended as the winning bidder by HOCAD, subject to the approvals of TFMC and the Philippine Competition Commission (PCC). In case of disapproval by the TFMC/PCC, the next highest bidder shall be recommended as the new winning bidder subject to approval of the TFMC and PCC.
4. If for any reason, the above-mentioned date is declared a non-working holiday, the Bank shall inform the Registered Bidders via email announcing the new date, time, and venue of the Public Bidding.
5. All applicable charges and fees incurred during the transfer of the shares of stock shall be for the bidder's account.

For more information regarding the above property, kindly contact the following:

Contact Persons	Email Address	Contact Numbers
SVP Gonzalo Benjamin A. Bongolan	gbongolan@landbank.com	8405-7326
VP Ramilito R. Basbacio	rrbasbacio@landbank.com	8405-7377
VP Alexander S. Lazaro	alazaro@landbank.com	8405-7360

TFMC/LANDBANK reserves the right to reject any or all bids, to waive any formality therein, accept such bids as may be considered most advantageous to the National Government or call off a bidding prior to acceptance of the bids and call for a new bid under amended rules. The decision of the TFMC/LANDBANK is final and binding.

Unlock Opportunities: Bid and Benefit!

Join the public bidding and make a meaningful impact. Register and submit the requirements to qualify as a bidder.

Your participation will support the Coconut Industry and help fund essential programs that boost productivity and incomes for coconut farmers, aligned with the Coconut Farmers and Industry Development Plan (CFIDP) 2022 to 2026.



Cocochem
United Coconut Chemicals, Inc.

UNITED COCONUT CHEMICALS, INC. (UCCI)

UCCI, also known as Cocochem, began its journey by harnessing coconut oil and specializing in manufacturing essential products like fatty acids, fatty alcohols, and glycerine. At present, it is involved in the following areas:



Industrial Estates and Economic Zones

Development, operation, sale, and leasing of industrial spaces



Infrastructure Development

Building and maintenance of water and electric distribution systems, sewerage and drainage systems, pollution control devices, and communication facilities



Public Utilities

Establishment of paved road networks and other essential public utilities within its industrial estates and economic zones

OWNERSHIP

UCCI has an authorized capital of 1 billion shares, each valued at P1.

Organizational Structure

United Coconut Chemicals, Inc.
(UCCI)

United San Pascual
Properties, Inc. (USPPI)

Cocochem Agro-
Industrial Park, Inc. (CAIP)

Republic of the Philippines
owns **92.85%** of the issued and subscribed shares

Philholdings S.A.
(a foreign-owned private company)
owns the remaining **7.15%**

SUBSIDIARIES



CAIP

Cocochem Agro-Industrial Park Inc.

SERVICES

- Real Estate Development
- Infrastructure and Utilities
- Ecozone Development

CAIP engages in purchasing, acquiring, leasing, and managing real estate, including agricultural, residential, and commercial properties. It also develops and maintains essential infrastructure and utilities within industrial estates or ecozones designated by the Philippine Economic Zone Authority (PEZA).

Established in June 1999, CAIP is the country's first oleochemical ECOZONE specially planned to meet the demands of local and foreign investors.



USPPI

United San Pascual Properties Inc.

SERVICES

- Community Development
- Land Acquisition and Management
- Agricultural and Land Projects
- Realty Brokerage

USPPI is committed to community development and real estate innovation. It focuses on transforming land into urban, commercial, industrial, agricultural, and rural development.

Its flagship project is the Cocochem Housing Village, a 22-hectare development designed to provide comfortable housing for Cocochem employees.

Established in 1981, Cocochem is in the CALABARZON area, particularly in Cocochem Agro-Industrial Park at Barangay San Antonio, San Pascual, Batangas. It was initially operated as an oleochemical manufacturing plant but later became a Special Economic Zone, engaged in the development, operation, sale or leasing of industrial estates.

Cocochem shifted to being a PEZA-registered Facilities Operator, which currently rents out storage tanks, warehouses, and allows the use of its private pier, including its office space. Its 9-hectare manufacturing facility located near a port area can be further developed and expanded into a variety of businesses, such as cold storage facilities, food and agriculture processing, logistics, construction of additional warehouses with access to main roads and a port to name a few. It can also be developed as a technology or business hub.

OVERVIEW OF THE PROPERTY



Cocochem Office

Cocochem Agro-Industrial Park, Inc. (CAIP-SEZ) Barangay San Antonio, San Pascual, Batangas

Located in an economic zone, Cocochem and CAIP benefits from the following PEZA incentives:

Fiscal:

- 5% Special Corporate Income Tax (SCIT) Rate or Enhanced Deduction (5 or 10 years)
- Regular CIT rate of 25%

Non-Fiscal:

- Tax- and duty-free importation of capital equipment, raw materials, spare parts, or accessories
- Domestic sales allowance of up to 30% of total sales
- VAT exemption on importation and VAT zero-rating on local purchases for goods and services that are directly related to its registered activity, to include telecommunications, power, and water bills
- Exemption from payment of national and local government taxes and fees for the period of availment of the 5% SCIT incentive
- Employment of foreign nationals
- Long-term land lease of up to 75 years

DISPOSITION OF SHARES IN UCCI (CAIP & USPPI)



What is the Minimum Bid Price for the UCCI shares?

The Minimum Bid Price is PHP 4.13 per common share or a total of PHP 2,816,598,351.49.

Where will proceeds from the sale of shares go?

Proceeds from the sale of shares of stock in UCCI and its subsidiaries will be integrated into the Coconut Farmers and Industry Trust Fund (CFITF), enhancing the livelihoods of millions of coconut farmers while promoting sustainable development in the country's coconut industry.

Who handles the disposition?

The **LAND BANK OF THE PHILIPPINES (LANDBANK)**, is the **Designated Disposition Entity (DDE)** that facilitates the disposal of shares of stock in UCCI and its subsidiaries.

Meanwhile, other DDEs, based on the RA 11524, who are assigned other coco levy assets to dispose, include **Development Bank of the Philippines (DBP)**, **Privatization and Management Office (PMO)**, **Social Security System (SSS)**, and **Government Service Insurance System (GSIS)**.

**Join the bid
and make
an impact!**

**Take note of the following
important dates:**

Registration Period:

February 19 to June 17, 2025, until 5:00 p.m. PHT

Due Diligence of Prospective Bidder/s:

February 19 to June 17, 2025, until 5:00 p.m.

Pre-Bidding Conference:

June 19, 2025, 2:00 p.m.

Submission of Bids:

June 27, 2025, from 8:00 a.m. to 9:30 a.m.

Opening of Bids:

June 27, 2025, 9:30 a.m.

**Ready to register?
Scan the QR code below!**



Or type in the URL:

<https://forms.office.com/r/JQsc8YBLh3>

For more information, contact:

LANDBANK Technical Working Group Secretariat

DDELBPsecretariat@landbank.com