

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, Juan Dela Cruz, of legal age, Filipino, with residence at 833 Sisa St. Brgy 526 Zone 52 Sampalok, Manila City Metro Manila, currently residing abroad, do hereby name, constitute, and appoint Ernesto Manalaysay, also of legal age, Filipino, and my Brother-in-law, with residence at 123 San Jose Del Monte, Bulacan, to be my true and lawful Attorney-in-Fact.

TO DO AND PERFORM the following acts:

To act for and in behalf of the Principal in the execution and signing of all necessary documents pertaining to the sale, mortgage, and transfer of the townhouse property located in Taguig City, Metro Manila, including dealings with the Registry of Deeds, BIR, and other government agencies or private institutions.

HEREBY GIVING AND GRANTING unto my said Attorney-in-Fact full power and authority to do and perform every act and thing necessary to be done in the premises, as fully to all intents and purposes as I might or could lawfully do if personally present.

IN WITNESS WHEREOF, I have hereunto set my hand this January 5, 2025, at Manila City, Philippines, Philippines.

Principal: Juan Dela Cruz

Attorney-in-Fact: Ernesto Manalaysay