

PHILIPPINE BANK OF COMMUNICATIONS

BRANCHES' SITES - OWNED AND LEASED

AS OF DECEMBER 31, 2022

No.	BRANCH	ADDRESS	CONDITION OF PREMISES	OWNED / LEASED	LEASE TERMS	
					MONTHLY RENTAL (OFFICE + PARKING + OTHER CHARGES) AS OF	EXPIRY DATE
A. BANK-OWNED PROPERTIES UTILIZED AS BRANCHES						
1	BINONDO BANKING CENT	7th Floor, PBCOM Bldg 214-216 Juan Luna St. Binondo Manila	good	owned		
	CAGAYAN DE ORO	2/F PBCOM Bldg. Hayes St. cor. Tiano Bros. St. Cagayan De Oro City	good	owned		
2		3/F PBCOM Bldg. Hayes St. cor. Tiano Bros. St. Cagayan De Oro City	good	owned		
3	CEBU	Magallanes near corner Manalili Streets, Cebu City	good	owned		
4	DAVAO	41 Monteverde St., Davao City	good	owned		
5	GENERAL SANTOS	2/F Santiago Blvd., General Santos City	good	owned		
		G/F Santiago Blvd., General Santos City	good	owned		
6	ILOILO	Ledesma corner Valeria Sts, Iloilo City	good	owned		
7	KORONADAL	Gen. Santos Drive, Koronadal, South Cotabato	good	owned		
8	MAKATI BANKING CENTE	PBCOM Tower, 6795 Ayala Avenue corner V.A. Rufino, Makati City	good	owned		
9	MANDAUE	National Highway corner Jayme Street, Mandaue City	good	owned		
10	MANGO	General Maxillom (Mango) Ave., Cebu City	good	owned		
11	MARIKINA	34 J.P. Rizal St., Calumpang, Marikina	good	owned		
12	MERALCO AVENUE FORMER JU	C-1 Horizo Condominium, Meralco Avenue, Pasig City	good	owned		
13	QUIRINO-DAVAO	111 E. Quirino Avenue, Davao City	good	owned		
14	TAGUM	Pioneer Avenue, Tagum, Davao del Norte	good	owned		
15	U.N. AVENUE FORMER MA	U101 & 102, Don Alfonso Cond. 1108 MH del Pilar cor. UN Ave. & Guerrero Sts., Ermita, Manila	good	owned		
B. LEASED PROPERTIES UTILIZED AS BRANCHES						
1	ANGELES	Ground Floor, MLT Centre Building, Lot 28, Block 2, McArthur Highway, Brgy. Ninoy Aquino, Angeles City	good	leased	106,376.99	15-Aug-25
2	ANNAPOLIS	Unit 101 Victoria Plaza Condominium 41 Annapolis St., Greenhills, San Juan	good	leased	272,356.35	15-Apr-24
3	AYALA-ALABANG	ALPAP II Building, Investment Drive cor. Trade St., Madrigal Business Park, Ayala Alabang, Muntinlupa City	good	leased	279,482.82	31-Jan-26
4	BACOLOD	Units A-E, Ground Floor, Sorrento	good	leased	167,402.30	29-Feb-24
5	BAGUIO	Ground Floor Level, Unit Nos. 105, 106 & 106-B, Baguio Holiday Villas, No. 10 Legarda Road, Baguio City	good	leased	212,334.25	30-Nov-25
6	BALIUAG	NE Super Bodega, Dona Remedios Trinidad Highway, Baliuag, Bulacan	good	leased	42,444.00	22-Sep-24
7	BANAWE	G/F 2 Benby Building, Banawe Street, Quezon City	good	leased	113,448.72	22-Nov-24
8	BATANGAS	Diego Silang St., Batangas City	good	leased	100,000.00	31-Jan-25
9	BMA	Web-Jet Building, Quezon Ave., Q.C.	good	leased	109,689.37	30-Nov-28
10	CABANATUAN	Ground Floor, SAM Building along Maharlika Highway, Cabanatuan City	good	leased	63,000.00	31-Jan-24
11	CAINTA	LG/F 04 & LG/F 05, CK Square Building, Ortigas Avenue Extension corner Sunset Drive, Cainta, Rizal	good	leased	79,856.56	17-Oct-26
12	CALAMBA	Ground Floor Walter Mart, National Highway corner Real Street, Calamba, Laguna	good	leased	75,264.00	31-Dec-26
13	CALOOCAN	298-C2 6th Avenue Ext. Caloocan City	good	leased	94,623.41	14-Sep-25
14	CAUAYAN	Mateo-Patricia Bldg., Rizal Avenue Extension, Cauayan, Isabela	good	leased	86,821.88	31-May-25
15	CEBU BUSINESS PARK	Unit 1, G/F, Creativo 2 Building, Mindanao Avenue, Cebu Business Park, Cebu City	good	leased	140,315.53	20-Jun-26
16	CONGRESSIONAL	No. 8 Congressional Ave., Brgy. Bahay Toro, Quezon City	good	leased	108,007.84	30-Apr-28
17	CORINTHIAN GARDENS	Sanso Street, Corinthian Gardens, Q.C.			Leasehold Rights of P12 Millio	30-Sep-31
18	CUBAO	2nd Floor SPARK Place, P. Tuazon cor. 10th Avenue, Quezon City	good	leased	205,077.17	31-Aug-23
19	DAGUPAN	Ground Floor, Balingit Building, Arellano Street, Dagupan City	good	leased	103,697.88	15-May-24
20	DASMARINAS	EVY Building Salawag-Paliparan Road Dasmariñas, Cavite	good	leased	101,516.80	31-Oct-25
21	DAVAO BUHANGIN (reloc	G/F Pacific Plaza, Lot 3, Block 18, Buhangin Road, Davao	good	leased	64,680.00	30-Apr-26
22	DIVISORIA MALL	Stalls No. 3N-01, 03 and 05 located at Third Floor (3rd) Old Divisoria Market, bounded by Tabora, Comercio, M. De Santos and Sto. Cristo, Manila	good	leased	129,531.72	2-Jul-26
23	ELCANO	SHC Tower, Elcano St., San Nicolas, Manila	good	leased	182,676.91	28-Feb-24
24	F1 HOTEL, BGC	F1 Hotel Building, Lane Q corner Lane A Roads, Bonifacio Global City	good	leased	846,201.27	28-Feb-23
25	GREENHILLS	Quadstar Building, 80 Ortigas Avenue, San Juan, Metro Manila	good	leased	247,087.18	31-Mar-26
26	ILIGAN	Roxas Avenue, Poblacion, Iligan City, Lanao del Norte.	good	leased	100,088.67	18-Jul-24
27	IMUS	Luis Gaerlan St., and Imus Boulevard, Imus, Cavite	good	leased	89,600.00	30-Jun-26
28	INOZA TOWER	Ground Floor Unit D, 40th St., Bonifacio Global City, Taguig City	good	leased	368,757.46	6-Jul-27
29	INTRAMUROS (using ECH	AVR Building, Beaterio Intramuros Manila	good	leased	104,720.00	31-Mar-26

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30	J.P. RIZAL	Ground Floor, Santini Corp. Building, 519 J.P. Rizal Ave., Brgy. Olympia, Makati City	good	leased	181,226.38	31-Aug-23
31	LA UNION	Quezon Avenue, San Fernando City, La Union	good	leased	101,494.44	31-Jan-25
32	LAPU-LAPU	G/F Unit 11 Alpha Arcade Bldg., M.L. Quezon Ave. National Highway, Lapu Lapu City	good	leased	30,261.23	31-Jul-25
33	LAS PINAS	2012 Marcos Alvarez, Brgy. Talon Singko, Las Pinas City	good	leased	61,016.40	7-Jan-27
34	LEGASPI VILLAGE	Unit 1-A, Vernida I 120 Amorsolo St., Legaspi Vill., Makati City	good	leased	85,911.21	31-Jul-26
35	LEGAZPI CITY	Ground Floor De Los Santos, Commercial Building, Landco, Business Park, Legazpi City	good	leased	180,042.64	9-Aug-24
36	S & R C5 LIBIS	of Ground Floor Commercial Spaces at Nuvo City - Aspire Tower, 150 E. Rodriguez Jr. Avenue cor. Calle Industria, Bagumbayan, Quezon City	good	leased	95,631.90	5-Sep-25
37	LIPA	ATDRMAM Building Ayala Highway Mataas na Kahoy, Lipa	good	leased	117,928.98	31-Jan-24
38	LUCENA	VCCI Building Merchan cor. San Fernando, Lucena City	good	leased	107,749.43	15-Nov-28
39	M. DE SANTOS, DIVISORIA	553-561 M. De Santos St., Divisoria, Tondo, Manila	good	leased	292,676.89	31-Mar-25
40	MAKATI PLACE	Ground Floor Unit C-15, Alphaland Makati Place, Ayala Ave. cor. Maluagay St. Makati City.	good	leased	167,346.58	30-Nov-25
41	MALABON	Building L, #34 Gov. Pascual Avenue corner Ibarra Street, Brgy. Acacia, Malabon City.	good	leased	96,878.88	24-Jun-24
42	MALOLOS	Malolos Shopping Arcade Paseo Del Congreso, Malolos City	good	leased	77,045.10	15-Aug-26
43	MASANGKAY	1004-1006 Masangkay St. Binondo, Manila	good	leased	175,000.00	30-Sep-24
44	MEYCAUAYAN	Mancon Building McArthur Highway, Calvario, Meycauyan City	good	leased	92,726.56	15-Apr-26
45	NAGA	Ground Floor, Rodriguez Building, 956 Panganiban St., corner Balintawak St., Naga City	good	leased	98,494.90	28-Feb-26
46	OLONGAPO	Grd. Flr. YBC Centre Mall, Rizal, Avenue Extension, Olongapo City	good	leased	152,945.60	30-Sep-25
47	ONGPIN	Sabino St. corner Ongpin St., Sta. Cruz, Manila	good	leased	348,085.39	31-Dec-22
47	STRATA ONGPIN (RELOC SITE)	Strata Gold Condominium, 738 Ongpin St., Binondo, Manila	good	leased	169,078.65	14-Jan-26
48	ORMOC	Unit 105, Ground Floor of L & R Building, Bonifacio Street, District 8, Ormoc City, Leyte	good	leased	21,290.56	12-Apr-23
49	PADRE RADA	951 Juan Luna Street, Tondo, Manila	good	leased	142,191.20	14-Jul-25
50	PARANAQUE	Unit 3-4, Kingsland Building Dr. A. Santos Avenue, P'que. City	good	leased	160,980.21	31-May-27
51	PASAY	2492 Taft Avenue, Pasay City	good	leased	136,122.00	31-Oct-26
52	PIONEER	RFM Corporate Center Pioneer cor. Sheridan Sts., Mandaluyong City	good	leased	205,164.08	13-May-26
53	PUREGOLD SAN PEDRO	Puregold San Pedro, Old National Highway cor. Magsaysay St., San Pedro, Laguna	good	leased	55,932.69	31-Jan-25
54	QUEZON AVE	APC Building, 1186 Quezon Avenue, Quezon City	good	leased	272,249.60	30-Sep-26
55	S & R COMMONWEALTH	Ground Floor Unit 4 of S & R Membership Shopping - Commonwealth, Brgy. Kaligayahan, Quirino Highway, Novaliches, Quezon City	good	leased	145,068.93	15-Dec-24
56	S & R DAU	Ground Floor Unit 2 of S&R Membership Shopping Dau, NLEX Access Road, Barangay Dau, Mabalacat City, Pampanga	good	leased	108,631.53	15-Mar-25
57	S&R NEW Manila (reloc of Sr. Avenue, Brgy. Kalusugan, New Manila, Quezon City	G/F S&R Membership Shopping New Manila E. Rodriguez Sr. Avenue, Brgy. Kalusugan, New Manila, Quezon City	good	leased	119,637.00	4-Feb-25
58	SAN FERNANDO	McArthur Highway Dolores, San Fernando, Pampanga	good	leased	161,936.05	31-Mar-24
59	SAN MIGUEL AVE.	Unit G101OMM-CITRA Condominium, San Miguel Avenue, Ortigas Center, Pasig City	good	leased	183,693.97	31-Jul-25
60	SAN PABLO	Rizal Avenue, San Pablo City, Laguna	good	leased	55,594.90	30-Apr-26
61	SEN. GIL PUYAT	Unit 101-C, Oppen Building, 349 Sen. Gil Puyat Avenue, Makati City	good	leased	263,489.74	14-Jul-23
62	SHAW BLVD	146 Shaw Boulevard cor. San Roque St., Pasig City	good	leased	83,641.95	15-Nov-27
63	SOLER	No. 943 Soler St., of R & S Tower, Inc., Binondo, Manila	good	leased	129,670.40	31-May-25
64	SOUTH GATE MALL (3/F)	Unit T06 and T07, Third Floor, Alphaland Southgate Mall, 2258 Chino Roces Avenue corner EDSA, Makati City, Metro Manila	good	leased	242,039.88	18-Dec-22
64	SOUTH GATE MALL (G/F, reloc site)	Ground Floor, Alphaland Southgate Mall, 2258 Chino Roces Avenue corner EDSA, Makati City, Metro Manila	good	leased	178,534.94	18-Dec-25
65	STA. MESA	G. Araneta Avenue, Sta. Mesa, Q.C.	good	leased	94,315.78	31-Jul-24
66	STA. ROSA	Unit No. 2, Paseo 5, Phase 2, Paseo de Sta. Rosa	good	leased	219,786.07	31-Mar-24
67	STO. CRISTO	563 Sto. Cristo Street, Divisoria, Manila	good	leased	99,225.00	16-Sep-27
68	T. ALONZO	T. Alonzo Street, Sta. Cruz, Manila	good	leased	316,957.73	10-Sep-24
69	TACLOBAN (reloc site of)	Imelda Veteranos St. Brgy. 23, Tacloban City	good	leased	80,647.88	5-Mar-25
70	TAGBILARAN	Ground Floor, LTS Building, Carlos, P. Garcia Avenue, Tagbilaran City	good	leased	67,200.00	30-Jul-25
71	TIMOG	75 Timog Avenue, Quezon City	good	leased	170,372.49	15-Jul-24
72	TUTUBAN	Prime Block Building, Tutuban Center, C.M. Recto Avenue, Manila			Leasehold Rights of P9.92 Million	22-Aug-39
73	VALENZUELA (reloc site)	246 McArthur Highway, Karuhatan, Valenzuela	good	leased	53,760.00	16-Apr-27
74	WILSON	Ground Floor Unit of ONE86 at Wilson, San Juan, Metro Manila	good	leased	82,654.43	14-Oct-23

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75	ZAMBOANGA VALDEROSA	LKG Building, Valderosa Street, Zamboanga City	good	leased	136,399.10	30-Apr-24
76	ZAMBOANGA VETERANS	BSC Tower (formerly Zamsulu Bldg.) Ground Floor, Door 5-7, Veterans Ave., Zamboanga City	good	leased	123,824.84	30-Sep-24
LIST OF BRANCHES LITES/ POP-UPS						
1	BL- PG TAGUIG	G/F Puregold Taguig, Gen. A. Luna St. cor. Col. P. Cruz., Barangay Tuktukan, Taguig City	good	leased	41,065.71	31-Oct-24
2	BL- PG VALENZUELA	G/F Puregold Valenzuela, 419 Manila North Road (Mc Arthur Highway) Dalandanan, Valenzuela City	good	leased	23,240.00	31-Oct-23
3	BL- PG PASO DE BLAS	2/F VFC Mall, Puregold Paso de Blas, Paso de Blas cor. Gen. Luis St., Malinta Exit, Valenzuela City	good	leased	32,812.00	30-Jun-24
4	NE PACIFIC MALL - CABANATUAN	2/F VFC MaG/F NE Pacific Mall, Km.11, Maharlika Hi-way, Cabanatuan Ci	good	leased	63,388.27	22-Jan-26