

# SECURITIES AND EXCHANGE COMMISSION

## SEC FORM 17-C

### CURRENT REPORT UNDER SECTION 17 OF THE SECURITIES REGULATION CODE AND SRC RULE 17.2(c) THEREUNDER

1. Date of Report (Date of earliest event reported)  
Oct 23, 2020
2. SEC Identification Number  
CS200613870
3. BIR Tax Identification No.  
006-346-689
4. Exact name of issuer as specified in its charter  
AREIT, Inc.
5. Province, country or other jurisdiction of incorporation  
Makati City, Philippines
6. Industry Classification Code (SEC Use Only)
7. Address of principal office  
28/F Tower One and Exchange Plaza, Ayala Ave. Makati City  
Postal Code  
1226
8. Issuer's telephone number, including area code  
+6327908-3804
9. Former name or former address, if changed since last report  
AyalaLand REIT, Inc.
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding	
Common Shares	1,025,656,435	
Treasury Shares	67,329,970	

11. Indicate the item numbers reported herein  
Item 9 - Other Matters

*The Exchange does not warrant and holds no responsibility for the veracity of the facts and representations contained in all corporate disclosures, including financial reports. All data contained herein are prepared and submitted by the disclosing party to the Exchange, and are disseminated solely for purposes of information. Any questions on the data contained herein should be addressed directly to the Corporate Information Officer of the disclosing party.*

# AREIT, Inc.

## AREIT

### PSE Disclosure Form REIT-4 - Acquisition or Disposition of Assets

*References: Rule 5 of the IRR of the REIT Act of 2009 and  
Section 6 of the Amended PSE Listing Rules for REITS*

#### Subject of the Disclosure

Acquisition of The 30th, a 76,000 square meter (more or less) commercial development located along Meralco Avenue in Pasig City.

#### Background/Description of the Disclosure

The acquisition of The 30th by AREIT is an asset purchase from its Sponsor, Ayala Land Inc. for a purchase price of P5.1B inclusive of VAT.

The acquisition of The 30th will allow AREIT to increase its total portfolio of assets from 170 thousand to 246 thousand square meters of gross leasable area.

#### Date of Approval by Board of Directors

Oct 22, 2020

#### Details of the Acquisition or Disposition

##### Date

TBA

#### Description of the Assets Involved

The 30th is a commercial development that was planned and developed by Ayala Land and completed in 2017. The office building is fully occupied predominantly by BPO companies. The 30th includes an amenity retail podium which will be operated and leased by Ayala Land from AREIT.

#### Details of the Assets

Type (land, building, etc.)	Location	Size	Rights Acquired (Ownership/ Leasehold etc.)
Building	Meralco Avenue, Pasig City	76,000 square meters	Full ownership of building; leasehold over the land

#### Terms and conditions of the transaction

##### Contract price, valuation and the methods used to value the assets

Contract Price: P5.1 Billion inclusive of VAT, in line with Third Party property appraisal

**Terms of payment**

Cash purchase, installment schedule to be agreed by parties

**Conditions precedent to closing of the transaction, if any**

Full payment of the purchase price

**Any other salient terms**

Simultaneous to the acquisition of the building by AREIT, ALI will assign the long-term land lease to AREIT. AREIT to lease office spaces to tenants, and the retail podium to Ayala Land under a fixed lease as operator of the retail spaces.

**Identity of the person(s) from whom the assets were acquired or to whom they were sold**

Name	Nature of any material relationship with the Issuer, their directors/ officers, or any of their affiliates	
Ayala Land, Inc.	Ayala Land, Inc. is the sponsor of AREIT, Inc. and currently owns 54% of AREIT as of date of this disclosure	

**Discussion on the probable impact of the transaction on the business, financials and other aspects of the REIT**

The asset will increase AREIT's portfolio to 246,000 square meters of GLA from 170,000 square meters and will contribute to its net income and dividends in 2021.

The acquisition will be funded through debt. Currently, AREIT has no debt thereby allowing it to acquire assets that are yield accretive through leverage. This demonstrates AREIT's ability to grow its portfolio and add value to its shareholders while its Sponsor, Ayala Land, Inc. can recycle the capital for its real estate projects in the Philippines.

**Other Relevant Information**

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**Filed on behalf by:**

Name	Michael Blase Aquilizan
Designation	Associate Manager