

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)
Jan 5, 2021
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
(+632) 7908-3804
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	

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 98,179 square meters of land owned by Technopark Land, Inc. (TLI) located in Laguna Technopark is being leased by Integrated Micro-Electronics, Inc. (IMI) for its manufacturing operations.

Background/Description of the Disclosure

On 5 Jan 2021, AREIT, Inc. (AREIT) entered into a Deed of Absolute Sale with TLI, a subsidiary of Ayala Corporation (AC), to acquire 98,179 square meters (sqm) of land for Php1.1 billion (VAT inclusive).

Located in Laguna Technopark, the land is composed of four (4) parcels occupied by IMI in two (2) sites currently under a long-term lease for its global manufacturing and technology solutions

Date of Approval by Board of Directors

Oct 22, 2020

Details of the Acquisition or Disposition

Date

Jan 5, 2021

Description of the Assets Involved

Four (4) land parcels totaling 98,179 sqm

Details of the Assets

Type (land, building, etc.)	Location	Size	Rights Acquired (Ownership/ Leasehold etc.)
Land parcel 1	Laguna Techopark, Biñan, Laguna	23,447 sqm	Ownership
Land parcel 2	Laguna Techopark, Biñan, Laguna	31,401 sqm	Ownership
Land parcel 3	Laguna Techopark, Biñan, Laguna	31,402 sqm	Ownership
Land parcel 4	Laguna Techopark, Biñan, Laguna	11,929 sqm	Ownership

Terms and conditions of the transaction

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

Price: Php1.1 billion, inclusive of VAT

Third Party Valuation using market approach; 2021E yield of 6.28% based on the total acquisition cost

Terms of payment

Cash purchase; down payment upon execution of the Deed of Absolute Sale, full settlement on January 29, 2021

Conditions precedent to closing of the transaction, if any

Full settlement of the purchase price and the transfer of the land lease contract to AREIT

Any other salient terms

IMI has been leasing the land since 2005. TLI will assign the land lease contract of IMI to AREIT which has a remaining seven (7)-year term commencing January 1, 2021 until 31 December 2027, escalated annually at a rate of 5%. The lease may be renewed at the option of the lessor with terms subject to the agreement of both parties.

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
Technopark Land Inc.	TLI is an affiliate of AREIT; AC owns 78.77% of TLI. AC owns 44.44% of Ayala Land, Inc. (ALI) - AREIT's sponsor and ALI owns 54.00% of AREIT as of the date of this disclosure.

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

The 98 thousand sqm of land that directly generates lease income from IMI will start to contribute to AREIT's income starting January 2021, adding to the earnings generated by the company's existing buildings. This will increase the distributable income to its shareholders, demonstrate AREIT's ability to deliver stable and regular dividends and strengthen the potential for capital appreciation.

Together with the acquisition of The 30th, AREIT's recurring income portfolio will reach 344 thousand sqm of leasable space (composed of 246 thousand from commercial buildings and 98 thousand from leased land), double its current size of 171 thousand sqm, only five (5) months from its IPO. This likewise brings up AREIT's total property value to Php37 billion.

Other Relevant Information

The acquisition will be partially funded with debt.

Please see the attached press release.

About the Third-Party Appraiser:

Appraisals were conducted by Colliers International Philippines and Leechiu Property Consultants.

About Laguna Technopark

<http://lagunatechnopark.com.ph/>

About IMI

<https://www.global-imi.com/>

Filed on behalf by:

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Designation	Associate Manager