

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17 OF THE SECURITIES REGULATIONS CODE (SRC) AND SRC RULE 17.1

1. January 17, 2023
Date of Report (Date of earliest event reported)
2. CS200613870 3. 006-346-689-000
SEC Identification Number BIR Tax Identification Number
4. AREIT, INC.
Exact Name of registrant as specified in its charter
5. MAKATI CITY, PHILIPPINES 6. (SEC Use Only)
Province, country or other jurisdiction of Industry Classification Code
incorporation
7. 28F Tower One and Exchange Plaza, Ayala Triangle, 1226
Ayala Avenue, Makati City
Address of principal office Postal code
8. (632) 7908-3804
Registrant's telephone number, including area code
9. N/A
Former name or former address, if changed since last report
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class (As of September 21, 2023)	Number of Shares of Stock Outstanding	Amount of Debt Outstanding (Registered)
Common	2,368,606,573	

Indicate the item numbers reported herein :

Item 9. Other Events

Re: Press Release on AREIT's Acquisition of SEDA Hotel in Lio, El Nido

AREIT, INC.

Registrant



MICHAEL ANTHONY L GARCIA

Head, Investor Communications and Compliance,

Date: January 17, 2024

*Unregistered



17 January 2024

Philippine Stock Exchange, Inc.

6F PSE Tower, 28th Street corner 5th Avenue, BGC, Taguig City

To **Alexandra D. Tom Wong**
Officer-in-Charge, Disclosure Department

Philippine Dealing and Exchange Corporation

29F BDO Equitable Tower, 8751 Paseo de Roxas, Makati City

To **Atty. Marie Rose M. Magallen-Lirio**
Head, Issuer Compliance and Disclosures Department

Securities and Exchange Commission

17F SEC Headquarters, 7907 Makati Avenue, Bel-Air, Makati City

To **Hon. Vicente Graciano P. Felizmenio, Jr.**
Director, Market Regulation Department

Dear Mesdames and Gentlemen,

We would like to inform you that AREIT, Inc. has successfully acquired Seda Lio in El Nido, Palawan, from Ayala Land's subsidiary Econorth Resort Ventures, Inc. for a total of P1.19 billion cash. This acquisition was completed on January 17, 2024.

Attached to this letter is the official press release for your reference.

Thank you


MA. FLORENCE THERESE DG. MARTIREZ-CRUZ
Chief Compliance Officer



Press Release

AREIT acquires Seda Hotel in Lio, El Nido

17 January 2024 – AREIT, Inc. (AREIT) completed the acquisition of Seda Lio in El Nido, Palawan, from Ayala Land Inc.'s subsidiary Econorth Resort Ventures, Inc. for Php1.19 billion cash.

Seda Lio is a 153-room resort hotel that caters primarily to leisure tourists, families, social and corporate events, and other visitors. With the acquisition, AREIT will earn a guaranteed building lease from the hotel operator, Econorth Resort Ventures, over the next 25 years beginning January 2024.

This transaction is part of AREIT's 2024 growth plans, which includes infusions from its Sponsor, Ayala Land, Inc. (ALI), of its flagship buildings in the Makati CBD, Ayala Triangle Gardens Tower 2 – ALI's most premium headquarter-office located at the corner of Paseo de Roxas and Makati Avenue, luxury mall Greenbelt wings 3 and 5 and Holiday Inn and Suites at Ayala Center, Makati, and Seda Hotel at Ayala Center Cebu, worth P21.8 billion. Complementing the ALI infusions is the acquisition of a 276-hectare industrial land in Zambales leased by Giga Ace 8, Inc. from Buendia Christiana Holdings Corp. (BCHC), wholly-owned subsidiaries of ACEN.

Except for Seda Lio, the aforementioned assets will be acquired through a property-for-share swap with ALI and its subsidiaries, Greenhaven Property Ventures, Inc. and Cebu Insular Hotel Co., Inc., subscribing to 642,149,974, and BCHC to 199,109,438 AREIT primary common shares at an exchange price of P34.00 per share, as validated by a third-party fairness opinion. The infusion will be for the approval of AREIT shareholders at their Special Stockholders Meeting on 12 February 2024 and pertinent regulatory bodies thereafter.

"The acquisition of Seda Lio, alongside the planned asset infusions in 2024, will not only enlarge and expand AREIT's footprint but also diversify its assets and reduce concentration risk," said Carol T. Mills, President and CEO of AREIT. She added, "Altogether, this will grow AREIT's Assets under Management from Php 87 to 117 billion, quadruple the company's size when it first listed in August 2020."



Photos of Seda Lio



Aerial view of Seda Lio overlooking Bacuit Bay



Poolside view of the 153-room Seda Lio resort

NOTE: This document contains forward-looking statements and financial information subject to significant risks and uncertainties. Such forward-looking statements and financial information are based on numerous assumptions regarding present and future business strategies. Important factors can cause some or all assumptions not to occur or cause actual results, performance, or achievements to differ materially from those in the forward-looking statements. The Company gives no assurance that such opinions or beliefs will prove correct or that such intentions will not change.