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SECURITIES AND EXCHANGE COMMISSION Metro Manila, Philippines

FORM:	23	-B
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STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code Check box if no longer subject to filing requirement

Name and Address of Reporting Person	2. Issuer Name and	Trading Symbol			7. Relationship of Reporting Person to Issuer									
AYALA LAND, INC.		AREIT, In	c. / AREIT				(Check all applicable)							
(Last) (First) (Middle) 31/F TOWER ONE AND EXCHANGE PLAZA, AYALA TRIANGLE, AYALA AVENUE	3. Tax Identification Number 000-1	53-790	5. Statement for Month/Year SEPTEMBER 2024			Director Officer (give title belo	ow)	X 10% Owner Other (specify below)						
(Street) MAKATI CITY	4. Citizenship	6. If Amendment, Date of Original (MonthYear)												
(City) (Province) (Postal Code)		Table 1 - Equity Securities Beneficially Owned												
Class of Equity Security	Transaction Date	4. Securities Acquired (A) or Disposed of (D)			Amount of Securities Owned at Er of Month		d 4 Ownership Form: Direct (D) or Indirect (I) *	Nature of Indirect Beneficial Ownership						
	(Month/Day/Year)	Amount	(A) or (D) Price		- %	Number of Shares								
Common Shares at P10.00 Par Value	Beg Bal				39.82%	943,280,330	D - 900,790,958 sh.							
						Bal as of 5/21/24	I - 42,489,370 sh.	42,489,370 sh. lodged with PCD						
							I - 2 sh.	2 shares assigned to a director						
	9/20/24	75,000,000	(D)*	₽36.20										
	9/25/24	526,317,066	(A)**	₽34.00										
			lock sale transa											
		**Property-for-Sha of Approval of Val 2024		g the SEC Certificate ets on Sept. 25,										
	End Bal				43.45%	1,394,597,396	D - 1,085,932,864 sh	h.						
						Bal as of 9/25/24	I - 308,664,530 sh.	308,664,530 sh. lodged with PCD						
							I - 2 sh.	2 shares assigned to a director						

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

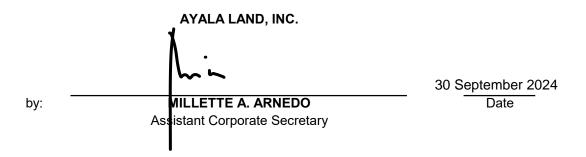
Reminder: Report on a separate line for each class of equity securities beneficially owned directly or indirectly.

- (1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:
 - (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
 - (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.
- (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
 - (A) held by members of a person's immediate family sharing the same household;
 - (B) held by a partnership in which such person is a general partner;
 - (C) held by a corporation of which such person is a controlling shareholder; or
 - (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

(Print or Type Responses)

1. Derivative Security	Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Yr)	Number of Derival Acquired (A) or Di		5. Date Exercisable and Expiration Date (Month/Day/Year)	6. Title and a Underlying S		7. Price of Derivative Security	8. No. of Derivative Securities Beneficially Owned at	9. Owner- ship Form of Derivative Security; Direct (D)	10. Nature of Indirect Beneficial Ownership	
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		End of Month	or Indirect (I) *	
N/A												

Explanation of Responses:



Note: File three (3) copies of this form, one of which must be manually signed.

Attach additional sheets if space provided is insufficient.