

COVER SHEET

C	S	2	0	0	6	1	3	8	7	0
---	---	---	---	---	---	---	---	---	---	---

[illegible]

(f	o	r	m	e	r	l	y		A	y	a	i	a	L	a	n	d		R	E	I	T	,						
---	---	---	---	---	---	---	---	---	--	---	---	---	---	---	---	---	---	---	--	---	---	---	---	---	--	--	--	--	--	--

[illegible]

(Company's Full Name)

2	8	/	F		T	O	W	E	R		O	N	E		A	N	D		E	X	C	H	A	N	G	E				
---	---	---	---	--	---	---	---	---	---	--	---	---	---	--	---	---	---	--	---	---	---	---	---	---	---	---	--	--	--	--

P	L	A	Z	A	,			A	Y	A	L	A			T	R	I	A	N	G	L	E	,			A	Y	A	L	A			
---	---	---	---	---	---	--	--	---	---	---	---	---	--	--	---	---	---	---	---	---	---	---	---	--	--	---	---	---	---	---	--	--	--

A	V	E	N	U	E	,		M	A	K	A	T	I		C	I	T	Y		1	2	2	6						
---	---	---	---	---	---	---	--	---	---	---	---	---	---	--	---	---	---	---	--	---	---	---	---	--	--	--	--	--	--

(Business Address: No. Street City / Town / Province)

ATTY. MARIA FRANCHETTE M. ACOSTA

Contact Person

79083804

Company Telephone Number

1	2
---	---

Month

3	1
---	---

Day

Fiscal Year

	1	7	-	C
--	---	---	---	---

0	4
---	---

Month

2	3
---	---

Day

Annual Meeting

Secondary License Type, if Applicable

--	--	--

Dept. Requiring this Doc.

Amended Articles Number/Section

--	--	--	--	--

Total No. Of Stockholders

Total Amount of Borrowings

--	--	--	--	--	--	--	--

Domestic

--	--	--	--	--	--

Foreign

To be accomplished by SEC Personnel concerned

[illegible]

File Number

LCU

[illegible]

Document I.D.

Cashier


STAMPS

Remarks = pls. Use black ink for scanning purposes

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17 OF THE SECURITIES REGULATIONS CODE (SRC) AND SRC RULE 17(a)-1(b)(3) THEREUNDER

1. **March 7, 2025**
Date of Report (Date of earliest event reported)
2. **CS200613870**
SEC Identification Number
3. **006-346-689**
BIR Tax Identification Number
4. **AREIT, INC. (formerly AyalaLand REIT, Inc.)**
Exact Name of registrant as specified in its charter
5. **PHILIPPINES**
Province, country or other jurisdiction of incorporation
6.  (SEC Use Only)
Industry Classification Code
7. **28th Floor, Tower One and Exchange Plaza, Ayala Triangle, Ayala Avenue, Makati City**
Address of principal office
- 1226**
Postal code
8. **(02) 9083804**
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 4 and 8 of the SRC

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
COMMON SHARES	3,209,865,985

Indicate the item numbers reported herein : **Item 9 - Other Events**

Re: **Detailed Noticed and Agenda of the 2025 Annual Stockholders' Meeting**

Pursuant to the requirements of the Securities Regulations Code, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

AREIT, INC.
(formerly AyalaLand REIT, Inc.)
Registrant

Date : **March 7, 2025**


Michelle Marie T. Valbuena
Senior Compliance Manager

* Print name and title of the signing officer under the signature.



March 7, 2025

Securities and Exchange Commission

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

Attention: Atty. Oliver O. Leonardo
Director, Markets and Securities Regulation Department

Philippine Stock Exchange, Inc.

6th Floor, PSE Tower
5th Avenue corner 28th Street
Bonifacio Global City, Taguig City

Attention: Atty. Johanne Daniel M. Negre
Officer-in-Charge, Disclosure Department

Gentlemen:

Please see the attached detailed notice and agenda of annual stockholders' meeting which is set for April 24, 2025.

Thank you.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'f. acosta'.

MARIA FRANCHETTE M. ACOSTA
Corporate Secretary



NOTICE OF ANNUAL STOCKHOLDERS' MEETING

NOTICE IS HEREBY GIVEN that the annual meeting of stockholders of **AREIT, INC.** will be conducted virtually via <https://conveneagm.com/ph/AREIT2025ASM> on **Thursday, April 24, 2025** at **3:00 o'clock in the afternoon** with the following

A G E N D A¹

1. Call to Order
2. Certification of Notice and Quorum
3. Matters for Approval of Stockholders
 - i. Approval of Minutes of Previous Meeting
 - ii. Ratification of the Acts of the Board of Directors and Management
 - iii. Approval of Issuance of Common Shares in Exchange for Properties
 - iv. Election of Directors (Including the Independent Directors)
 - v. Appointment of External Auditor and Fixing of its Remuneration
 - vi. Approval of the Audited Financial Statements, including noting of Annual Report
4. Consideration of Such Other Business as May Properly Come Before the Meeting
5. Presentation of Management and Open Forum
6. Adjournment

Pursuant to the Company's By-Laws, the Chairman, acting on the authority delegated by the Board of Directors during its meeting on November 13, 2024, has approved that the Annual Stockholders' Meeting be conducted in a fully virtual format. Stockholders may only attend the meeting by remote communication and by voting *in absentia*, electronically or by proxy.

Only stockholders of record as of **March 21, 2025** are entitled to notice of, and to vote at, this meeting. Stockholders intending to participate by remote communication should notify the Company by email on or before **April 11, 2025**. Stockholders may likewise register online via Convene AGM starting March 28, 2025. Voting may be *in absentia*, electronically or by proxy, subject to validation procedures. The procedures for participating in the meeting through remote communication and for casting of votes *in absentia*, electronically or by proxy, will be set forth in the Information Statement.²

Duly accomplished proxy form and voting instruction addressed to the Office of the Corporate Secretary shall be submitted on or before **April 11, 2025** at 37/F Ayala Triangle Gardens Tower 2, Paseo de Roxas corner Makati Avenue, Makati City or by email. Validation of proxies is set for April 15, 2025 at 9:00 o'clock in the morning.

Stockholders of record as of March 21, 2025 owning at least 5% of the total outstanding capital stock of the Company may submit proposals on items for inclusion in the agenda on or before **April 16, 2025**.³

All email communications should be sent to corporate.secretary@areit.com.ph on or before the designated deadlines.

Makati City, March 7, 2025.


MARIA FRANCHETTE M. ACOSTA
Corporate Secretary

¹ See next page for the explanation for each agenda item.

² Stockholders should notify the Company by email of their preference to receive hard copies of the Information Statement and other ASM materials on or before March 21, 2025.

³ The inclusion of the proposed agenda item shall be in accordance with SEC Memorandum Circular No. 14, Series of 2020, and the Company's internal guidelines.

EXPLANATION OF AGENDA ITEMS WITH PROPOSED RESOLUTIONS

Call to order

The Chairman will formally open the meeting at approximately 3:00 o'clock in the afternoon.

Certification of notice and quorum (and rules of conduct and procedures)

The Corporate Secretary will certify that written notice for the meeting was duly sent to stockholders and that a quorum exists for the transaction of business.

Pursuant to Sections 57 and 23 of the Revised Corporation Code which allow voting *in absentia* by the stockholders, the Company has set up a designated online web address, <https://conveneagm.com/ph/AREIT2025ASM>, which may be accessed by the stockholders to register and vote electronically *in absentia* on the matters for resolution at the meeting⁴. A stockholder participating by remote communication or voting *in absentia*, electronically or by proxy, shall be deemed present for purposes of quorum.

The following are the rules of conduct and procedures for the meeting to be conducted in virtual format:

- (i) Stockholders may attend the meeting remotely through the online web address (URL) provided. Questions and comments may be sent prior to or during the meeting at corporate.secretary@areit.com.ph.
- (ii) Each of the proposed resolutions will be shown on the screen during the meeting as the same is taken up at the meeting.
- (iii) Stockholders must notify the Company through corporate.secretary@areit.com.ph on or before April 11, 2025 of their intention to participate in the Meeting by remote communication in order to be included in the determination of the existence of a quorum, together with the stockholders who voted *in absentia*, electronically and by proxy.
- (iv) Voting shall only be allowed for validated stockholders registered in Convene AGM or who submitted a duly accomplished proxy form. Stockholders registered in Convene AGM may cast their votes through the said system at any time prior to or at real time during the meeting. Vote tabulation shall be completed and finalized after the meeting.
- (v) All the items in the agenda for approval by the stockholders will need the affirmative vote of stockholders representing at least a majority of the issued and outstanding voting stock present at the meeting unless the law requires otherwise.
- (vi) Election of directors will be by plurality of votes and every stockholder will be entitled to cumulate his votes. Each outstanding share of stock entitles the registered stockholder to one vote.
- (vii) The Proxy Validation Committee will tabulate all votes received and an independent third party will validate the results. The Corporate Secretary shall report the results of initial voting during the meeting.
- (viii) The meeting proceedings shall be recorded in audio and video format.

Matters for Stockholders Approval

1. Approval of minutes of previous meeting

The minutes of the meeting held on April 23, 2024 are available at the Company's website, www.areit.com.ph and shall be presented for stockholders' approval. Below is the proposed resolution:

"RESOLVED, to approve the minutes of the annual stockholders' meeting held on April 23, 2024."

2. Ratification of the acts of the Board of Directors and Management

The actions of the Board and its committees taken and the acts of the management to implement the resolutions of the Board or its committees or made in the general conduct of business since the annual stockholders' meeting on April 23, 2024 until April 24, 2025 shall be presented for stockholders' ratification. They include the approval of the Company's agreements, projects, investments, capital allocations, treasury-related matters and other matters covered by disclosures to the Securities and Exchange Commission and the Philippine Stock Exchange. Below is the proposed resolution:

"RESOLVED, to ratify each and every act and resolution, from April 23, 2024 until April 24, 2025 (the "Period"), of the Board of Directors (the "Board"), the Executive Committee and other Board committees exercising powers delegated by the Board, and each and every act of the officers of the Corporation, during the Period, performed in accordance with the resolutions of the Board, the Executive Committee, and other Board committees as well as with the By-Laws of the Corporation."

3. Approval of issuance of common shares in exchange for properties

Approval of the stockholders will be sought for the issuance of 505,890,177 primary common shares to Ayala Land, Inc. ("ALI") and its subsidiaries, Accendo Commercial Corporation (Accendo), Cagayan de Oro Gateway Corporation (CDOGC), and Central Bloc Hotel Ventures, Inc. (CBHVI) in exchange for eight (8) commercial properties with an aggregate value of ₱20,994,442,345.50, as validated by a third-party fairness opinion. A resolution on this agenda item will be presented to the stockholders for approval by the vote of the stockholders representing at least a majority of the outstanding capital stock. Below is the proposed resolution:

⁴ The detailed instructions pertaining to the URL and the use thereof will be provided in the Information Statement.

“RESOLVED, to approve the issuance of 505,890,177 primary common shares to Ayala Land, Inc. (ALI), and its subsidiaries, Accendo Commercial Corporation (Accendo), Cagayan de Oro Gateway Corporation (CDOGC), and Central Bloc Hotel Ventures, Inc. (CBHVI), in exchange of identified properties owned by ALI, Accendo, CDOGC, and CBHVI valued at Twenty Billion Nine Hundred Ninety-Four Million Four Hundred Forty-Two Thousand Three Hundred Forty-Five and 50/100 Pesos (₱20,994,442,345.50), under a property-for-share swap. At an issue price of ₱41.50 per share, set at a ~2% premium over the thirty (30)-day volume weighted average price (30-day VWAP) of ₱40.68 or the prevailing Market Price.”

4. Election of directors (including the independent directors)

The eight (8) nominees for directors, including the nominees for independent directors, as evaluated by the Corporate Governance and Nomination Committee of the Board to have all the qualifications and competence necessary for the effective performance of the Board's roles and responsibilities, and none of the disqualifications to serve as members of the Board, shall be presented for election to the stockholders. Below is the proposed resolution:

“RESOLVED, to elect the following as directors of the Corporation to serve as such beginning April 24, 2025 until their successors are elected and qualified: xxx”

The profiles of the nominees to the Board will be provided in the Information Statement. An updated resolution will be provided after the end of the nomination period on March 7, 2025.

5. Appointment of external auditor and fixing of its remuneration

As endorsed by the Audit Committee, the appointment of Isla Lipana & Co. (PWC) as the external auditor for the ensuing year as well as its proposed remuneration shall be presented for stockholders' approval. The external auditor conducts an independent verification of the Company's financial statements and provides an objective assurance on the accuracy of its financial statements. Below is the proposed resolution:

“RESOLVED, as endorsed by the Board of Directors, to approve the appointment of Isla Lipana & Co. (PWC) as the external auditor of the Corporation for the year 2025 with an audit fee of Eight Hundred Eighty-Two Thousand Pesos (₱882,000.00), net of value-added tax and out-of-pocket expenses, with inflationary allowance of up to 5%.”

The profile of the external auditor will be provided in the Information Statement.

6. Approval of the Audited Financial Statements, including noting of Annual Report

The Audited Financial Statements as of December 31, 2024 (AFS), to be approved by the Board upon the recommendation of the Audit Committee, will be embodied in the Information Statement to be sent to the stockholders at least 15 business days prior to the meeting. The Audited Financial Statement shall be presented for stockholders' approval during the meeting, together with the noting of the Company's annual report. The annual report will contain the “Message from the Chairman and President.”

“RESOLVED, to approve the audited financial statements of the Corporation as of December 31, 2025, as audited by the Corporation's external auditor, Isla Lipana & Co. (PWC).”

7. Consideration of such other business as may properly come before the meeting

The Chairman will take up agenda items received from stockholders on or before April 16, 2025 in accordance with existing laws, rules and regulations of the Securities and Exchange Commission and the Company's internal guidelines.⁵

8. Presentation of Management and Open Forum

The Chairman, Ms. Anna Ma. Margarita B. Dy, and the President and Chief Executive Officer, Mr. Jose Eduardo A. Quimpo, II, will report on the performance of the Company in 2024 and the outlook for 2025. The Company's performance is also embodied in the Company's Annual Report. A soft copy of the Annual Report will be posted on the Company's website, www.areit.com.ph.

The Chairman will open the floor for comments and questions by the stockholders.

⁵ SEC Memorandum Circular No. 14, series of 2020 or “Shareholders' Right to Put items on the Agenda for Regular/Special Stockholders' Meetings”: <https://www.sec.gov.ph/mc-2020/mc-no-14-s-2020shareholders-right-to-put-items-on-the-agenda-for-regular-special-stockholders-meetings/>.