

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. May 13, 2025
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. [REDACTED] (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 30, 2024)
Common

Number of Shares of
Stock Outstanding
3,209,865,985

Amount of Debt Outstanding
(Registered)

Indicate the item numbers reported herein :

Item 9. Other Events Re: Press Release on AREIT's 1Q 2025 Financial and Operating Results

In the first quarter of 2025, AREIT, Inc. (AREIT) registered total revenues of P2.9 billion and Earnings Before Interest, Taxes, Depreciation, and Amortization (EBITDA) of P2.1 billion, a 38% and 42% increase from the year prior, respectively. Net income excluding the net fair value change in investment properties reached P2.1 billion, a 43% rise year-on-year. AREIT's properties recorded a 99% overall occupancy at the end of the quarter.

AREIT, INC.

Registrant

Date: May 13, 2025

Bettina Marie E. Desiderio
BETTINA MARIE E. DESIDERIO
Investor Relations Manager



May 13, 2025

Securities and Exchange Commission

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

To 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

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

Dear Mesdames and Gentlemen,

Please see the attached press release on AREIT, Inc.'s 1Q 2025 financial and operating results.

Thank you.

A handwritten signature in black ink, appearing to read 'mfamy'.

MA. TERESA R. FAMY

Chief Finance Officer, Chief Risk Officer and Treasurer



Press Release

AREIT first quarter income up 43% to P2.1B; declares dividends at P0.58/share

May 13, 2025 – In the first quarter of 2025, AREIT, Inc. (AREIT) registered total revenues of P2.9 billion and Earnings Before Interest, Taxes, Depreciation, and Amortization (EBITDA) of P2.1 billion, a 38% and 42% increase from the year prior, respectively. Net income excluding the net fair value change in investment properties reached P2.1 billion, a 43% rise year-on-year. AREIT's properties recorded a 99% overall occupancy at the end of the quarter.

Driving AREIT's first quarter performance were the 2024 infused assets which includes Ayala Triangle Gardens Tower 2 office building, Greenbelt 3 and 5 mall, Holiday Inn & Suites Makati, Seda Ayala Center Cebu, and industrial land in Zambales, whose contributions started in July 2024.

AREIT also declared cash dividends of P0.58 per outstanding common share for the first quarter of 2025. The dividends are payable on June 11, 2025 to shareholders on record as of May 27, 2025.

Aligned with its strategy to grow Assets Under Management (AUM), AREIT secured stockholders' approval last April 24, 2025 for the property-for-share swap transaction with its sponsor Ayala Land, Inc. (ALI) and its subsidiaries, Accendo Commercial Corp., Cagayan de Oro Gateway Corp., and Central Bloc Hotel Ventures, Inc., involving eight (8) prime commercial assets in Visayas and Mindanao, valued at P21.0 billion, namely Central Bloc Corporate Center 1 and 2, Ayala Malls Central Bloc, and Seda Hotel Central Bloc in Cebu; Ayala Malls Abreeza and Abreeza Corporate Center in Davao; and Ayala Malls Centrio and Centrio Corporate Center in Cagayan de Oro.

AREIT's AUM is set to climb to P138 billion following the planned infusion. AREIT will execute the Deed of Exchange with ALI and its subsidiaries and apply for its approval with the Securities and Exchange Commission (SEC). The new shares will be issued, and income from the assets shall accrue to AREIT upon SEC approval.

"We will see our AUM quintuple to P138 billion from IPO, keeping us on track to reach our goal of reaching U\$3 billion within the coming years, scaling to levels comparable with major regional REITs," said AREIT President and CEO Mr. Jose Eduardo A. Quimpo II.

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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.