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## SECURITIES AND EXCHANGE COMMISSION Metro Manila, Philippines

**FORM 23-A** 

## INITIAL STATEMENT OF BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code

DE LABBAZABAL ALBERTO M	e of Event Requatement Inth/Day/Year)	uiring	Issuer Name and Trading Symbol     AREIT, INC.							
(Last) (First) (Middle)	AUG. 13		Relationship of Reporting F     (Check all applical	ble)	7. If Amendment, Date of Original					
(Street)	Identification N	umber	X Director X Officer (give title below) PRESIDENT & OFFICER	10% Owner Other (specify below) CHIEF EXECUTIVE	(Month/Day/Year)					
(City) (Province) (Postal Code)	Table 1 - Equity Securities Beneficially Owned									
Class of Equity Security		of Securities ally Owned Number	Ownership     Form: Direct (D)     or Indirect (I)  *	Nature of Indirect Beneficia	l Ownership					
Common Shares	0.00%	1	D							

## If the reporting person previously owned 5% or more but less than 10%, 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. (Print or Type Responses)

- \* (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.

FORM 23-A (continued) Table II - Derivative Securities Beneficially Owned (e.g., warrants, options, convertible securities)

Derivative Security	Date Exerci and Expirat (Month/Day	ion Date	Title and Amount of Equity :     Underlying the Derivative S		4. Conversion or Exercise Price of Derivative	5. Ownership Form of Derivative Security	Nature of Indirect     Beneficial Ownership
	Date Exercisable	Expiration Date	Title	Amount or Number of Shares	Security	Direct (D) or Indirect (I) *	
n/a							

Explanation of Responses:

ALBERTO M. DE LARRAZABAL	13 August 2025
Signature of Reporting Person	Date

Intentional misstatements or omissions of facts constitute Criminal Violations under the RSA.

Note: File five (5) copies of this form, one of which must be manually signed. Attach additional sheets if space provided is insufficient.