



October 15, 2025

Philippine Stock Exchange

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

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

Gentlemen:

In compliance with the Exchange's Rule on Minimum Public Ownership, please find attached our Public Ownership Report as of September 30, 2025.

We trust that you will find the report in order.

Thank you.

Very truly yours,

Ma. Florence T. dG. Martinez-Cruz
Assistant Corporate Secretary

AREIT, INC.

Computation of Public Ownership as of September 30, 2025

	A	B	Number of Shares
			Total
Number of Issued Shares			3,783,086,132
Less: Number of Treasury Shares (if any)			67,329,970

Number of Issued and Outstanding Shares **3,715,756,162**

Less:

	% to total I/O Shares	A	B	Total
Directors				
Anna Ma. Margarita B. Dy				
Direct	0.0000 %			1
Alberto M. De Larrazabal				
Direct	0.0000 %			1
Maria Theresa D. Marcial				
Direct	0.0000 %			1
Jose Eduardo A. Quimpo II				
Direct	0.0000 %			1
Enrico S. Cruz				
Direct	0.0000 %			1
Indirect (lodged with PCD)	0.0686 %			2,550,000
Omar T. Cruz				
Direct	0.0000 %			1
Indirect (lodged with PCD)	0.0259 %			962,900
Sherisa P. Nuesa				
Indirect (lodged with PCD)	0.0065 %			242,900
Mariana E. Zobel de Ayala				
Direct	0.0000 %			1
Sub-total	0.1011 %			3,755,807

Officers

Anna Ma. Margarita B. Dy (same as above)				
Alberto M. de Larrazabal (same as above)				
Ma. Teresa R. Famy				
Indirect (lodged with PCD)	0.0006 %			22,000
Rowena P. Libunao	0.0000 %			0
Maria Franchette M. Acosta	0.0000 %			0
Ma. Florence Therese dG. Martinez-Cruz				
Indirect (lodged with PCD)	0.0000 %			1,700
Roscoe M. Pineda	0.0000 %			0
Sub-total	0.0006 %			23,700

Principal Stockholders

Ayala Land, Inc.				
Direct	42.1914 %			1,567,728,665 *
Sub-total	42.1914 %			1,567,728,665

Others

Affiliates

Northbeacon Commercial Corporation				
Direct	1.4905 %			55,382,567
Greenhaven Property Ventures, Inc.				
Direct	2.0859 %			77,505,974

Cebu Insular Hotel Co., Inc.		
Direct	1.0315 %	38,326,934
Buendia Christiana Holdings Corp.		
Direct	5.3585 %	199,109,438
AyalaLand Malls, Inc.		
Direct	7.7289 %	287,186,771
Accendo Commercial Corporation		
Direct	3.0256 %	112,424,084
Cagayan de Oro Gateway Corporation		
Direct	3.5884 %	133,334,821
AREIT Fund Managers, Inc.	- %	0
AREIT Property Managers, Inc.	- %	0
Government	- %	0
Banks	- %	0
Employees	- %	0
Lock-Up Shares	- %	0
Sub-total	24.3092 %	903,270,589
TOTAL	66.6023 %	2,474,778,761
Total Number of Shares Owned by the Public		1,240,977,401

**Exclusive of three shares assigned to incumbent and former directors.*

PUBLIC OWNERSHIP PERCENTAGE
Total Number of Shares Owned by the Public

<u>1,240,977,401</u>	shares	=	<u>33.40%</u>
3,715,756,162	shares		

No. of Issued Common Shares	=	3,783,086,132
Number of Outstanding Common Shares	=	3,715,756,162
Number of Treasury Shares (Common)	=	67,329,970
Number of Listed Common Shares	=	1,576,240,780
Number of Foreign-Owned Shares	=	152,040,447
Foreign Ownership Level (%)	=	4.09%
Foreign Ownership Limit (%)	=	40%