



15 October 2025

Philippine Stock Exchange
Disclosure Department
6/F, PSE Tower, 5th Avenue corner 28th Street,
Bonifacio Global City, Taguig City

Subject: Revised Report on the Top 100 Shareholders

Gentlemen:

This is in connection with the Exchange's Revised Disclosure Rules requiring AREIT, Inc. to submit a report on the Top 100 Shareholders of the Company.

In compliance therewith, we are submitting herewith a list of the Company's Top 100 Shareholders for the quarter-ending September 2025.

Thank you.

Very truly yours,


MARIA FRANCHETTE M. ACOSTA
Corporate Secretary

Stock Transfer Service Inc.
AREIT, INC.
List of Top 100 Stockholders
As of 09/30/2025

Rank	Name	Holdings	Percentage
1	AYALA LAND, INC.	1,567,728,665	42.19%
2	PCD NOMINEE CORPORATION (FILIPINO)	1,091,912,253	29.39%
3	AYALALAND MALLS, INC.	287,186,771	07.73%
4	BUENDIA CHRISTIANA HOLDINGS CORP.	199,109,438	05.36%
5	PCD NOMINEE CORPORATION (NON FILIPINO)	151,894,347	04.09%
6	CAGAYAN DE ORO GATEWAY CORPORATION	133,334,821	03.59%
7	ACCENDO COMMERCIAL CORPORATION	112,424,084	03.03%
8	GREENHAVEN PROPERTY VENTURES, INC.	77,505,974	02.09%
9	NORTHBEACON COMMERCIAL CORPORATION	55,382,567	01.49%
10	CEBU INSULAR HOTEL CO., INC.	38,326,934	01.03%
11	EMILY CHUA CATIENZA	175,000	00.00%
12	MANUEL I. GUTIERREZ OR MARTINA MARIA ELIZABETH Y. GUTIERREZ	137,900	00.00%
13	JAMES ESTEVES TAKANO	120,000	00.00%
14	BENIYA ANTOINETTE CHUA CATIENZA	115,000	00.00%
15	GROUP 168 HOLDINGS CORPORATION	110,000	00.00%
16	NORIKO UMEMOTO	107,100	00.00%
17	CESAR SANTOS RODRIGUEZ JR.	52,000	00.00%
18	HAN-CHUN CHANG	35,000	00.00%
19	NSJS REALTY AND DEVELOPMENT CORP.	25,000	00.00%
20	MARIA VICTORIA ROMERO SAN PASCUAL	24,000	00.00%
21	SYLVETTE YOUNG TANKIANG	13,100	00.00%
22	DANIEL INIGO SIMBULAN CARINGAL	11,000	00.00%
23	ALBERTO B. GUEVARA JR. OR ALBERTO F. GUEVARA III OR ISABEL F. GUEVARA	8,000	00.00%
24	IVIE MAE DIM LAO	5,000	00.00%
25	YUNNAN ZHONG	4,000	00.00%
26	MARK LOUIE APAO	3,800	00.00%
27	ANDRES S. VAZQUEZ-PRADA	3,200	00.00%
28	MERCEDES DEL ROSARIO OR MIGUEL CARLOS DEL ROSARIO OR PAOLO JOSE DEL ROSARIO	1,000	00.00%

29	OFELIA R. BLANCO	200	00.00%
30	OMAR T. CRUZ	1	00.00%
31	ENRICO S. CRUZ	1	00.00%
32	BENGZON D. AUGUSTO	1	00.00%
33	MARIANA ZOBEL DE AYALA	1	00.00%
34	ALBERTO MACAPINLAC DE LARRAZABAL	1	00.00%
35	ANNA MARIA MARGARITA BAUTISTA DY	1	00.00%
36	MARIA THERESA MARCIAL-JAVIER	1	00.00%
37	JOSE EDUARDO A QUIMPO II	1	00.00%

Total Top 100 Shareholders :	----- 3,715,756,162 =====	----- 100.00% =====
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Total Issued Shares :	----- 3,715,756,162 =====
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AREIT0000000 September 30, 2025
OUTSTANDING BALANCES FOR SPECIFIC COMPANY
September 30, 2025
AREIT0000000

BPNAME	QUANTITY
UPCC SECURITIES CORP.	647,800
A & A SECURITIES, INC.	804,250
ABACUS SECURITIES CORPORATION	6,763,740
PHILSTOCKS FINANCIAL INC	6,323,694
A. T. DE CASTRO SECURITIES CORP.	366,820
ALPHA SECURITIES CORP.	507,500
BA SECURITIES, INC.	147,900
AP SECURITIES INCORPORATED	1,250,580
ANSALDO, GODINEZ & CO., INC.	143,200
AB CAPITAL SECURITIES, INC.	5,548,774
SARANGANI SECURITIES, INC.	633,600
SB EQUITIES, INC.	20,864,040
ASIA PACIFIC CAPITAL EQUITIES & SECURITIES CORP.	11,900
ASIASEC EQUITIES, INC.	1,343,200
ASTRA SECURITIES CORPORATION	373,100
CHINA BANK SECURITIES CORPORATION	5,047,660
BELSON SECURITIES, INC.	406,400
B. H. CHUA SECURITIES CORPORATION	583,980
BPI SECURITIES CORPORATION	106,904,287
CAMPOS, LANUZA & COMPANY, INC.	918,800
SINCERE SECURITIES CORPORATION	427,300
CTS GLOBAL EQUITY GROUP, INC.	21,400
LUNA SECURITIES, INC.	55,910
TRITON SECURITIES CORP.	538,600
IGC SECURITIES INC.	2,095,700
CUALOPING SECURITIES CORPORATION	1,519,300
DAVID GO SECURITIES CORP.	52,000
DIVERSIFIED SECURITIES, INC.	112,000
E. CHUA CHIACO SECURITIES, INC.	335,800
EAST WEST CAPITAL CORPORATION	9,500
EASTERN SECURITIES DEVELOPMENT CORPORATION	1,459,200
EQUITIWORLD SECURITIES, INC.	14,100
EVERGREEN STOCK BROKERAGE & SEC., INC.	166,200
FIRST ORIENT SECURITIES, INC.	597,700
FIRST INTEGRATED CAPITAL SECURITIES, INC.	359,500
F. YAP SECURITIES, INC.	1,178,097
AURORA SECURITIES, INC.	215,790
GLOBALINKS SECURITIES & STOCKS, INC.	1,422,600
JSG SECURITIES, INC.	357,900
GOLDSTAR SECURITIES, INC.	347,400
GUILD SECURITIES, INC.	126,442

CNN SECURITIES, INC.	2,979,480
H. E. BENNETT SECURITIES, INC.	197,500
I. B. GIMENEZ SECURITIES, INC.	163,000
INVESTORS SECURITIES, INC,	151,133
IMPERIAL,DE GUZMAN,ABALOS & CO.,INC.	413,260
INTRA-INVEST SECURITIES, INC.	803,400
VALUE QUEST SECURITIES CORPORATION	1,140,100
STRATEGIC EQUITIES CORP.	1,170,400
LARRGO SECURITIES CO., INC.	109,000
LOPEZ, LOCSIN, LEDESMA & CO., INC.	91,300
LUCKY SECURITIES, INC.	522,400
LUYS SECURITIES COMPANY, INC.	75,400
MANDARIN SECURITIES CORPORATION	997,600
COL Financial Group, Inc.	65,617,750
DA MARKET SECURITIES, INC.	99,600
MERCANTILE SECURITIES CORP.	27,600
MERIDIAN SECURITIES, INC.	149,701
MDR SECURITIES, INC.	132,500
REGIS PARTNERS, INC.	350,090
NEW WORLD SECURITIES CO., INC.	121,000
OPTIMUM SECURITIES CORPORATION	95,000
RCBC SECURITIES, INC.	7,672,200
PAN ASIA SECURITIES CORP.	85,600
PAPA SECURITIES CORPORATION	2,002,032
MAYBANK SECURITIES, INC.	3,461,820
PLATINUM SECURITIES, INC.	4,262,800
PNB SECURITIES, INC.	8,415,280
PREMIUM SECURITIES, INC.	320,800
SALISBURY SECURITIES CORPORATION	10,000
QUALITY INVESTMENTS & SECURITIES CORPORATION	483,000
ALAKOR SECURITIES CORPORATION	3,000
R. COYIUTO SECURITIES, INC.	51,800
REGINA CAPITAL DEVELOPMENT CORPORATION	972,251
R. NUBLA SECURITIES, INC.	2,658,100
AAA SOUTHEAST EQUITIES, INCORPORATED	941,259
R. S. LIM & CO., INC.	353,000
RTG & COMPANY, INC.	134,780
S.J. ROXAS & CO., INC.	127,000
SECURITIES SPECIALISTS, INC.	524,950
FIDELITY SECURITIES, INC.	12,500
SUMMIT SECURITIES, INC.	398,600
STANDARD SECURITIES CORPORATION	488,000
SUPREME STOCKBROKERS, INC	185,000
TANSENGCO & CO., INC.	268,816
THE FIRST RESOURCES MANAGEMENT & SECURITIES CORP.	93,900
TOWER SECURITIES, INC.	641,190
APEX PHILIPPINES EQUITIES CORPORATION	264,630

DRAGONFI SECURITIES, INC.	3,410,068
LANDBANK SECURITIES, INC.	651,000
VENTURE SECURITIES, INC.	237,300
FIRST METRO SECURITIES BROKERAGE CORP.	30,240,533
WEALTH SECURITIES, INC.	6,061,050
WESTLINK GLOBAL EQUITIES, INC.	381,100
BERNAD SECURITIES, INC.	19,000
WONG SECURITIES CORPORATION	20,000
YAO & ZIALCITA, INC.	159,400
YU & COMPANY, INC.	160,400
BDO SECURITIES CORPORATION	29,856,493
EAGLE EQUITIES, INC.	203,200
GOLDEN TOWER SECURITIES & HOLDINGS, INC.	26,000
SOLAR SECURITIES, INC.	2,780,520
G.D. TAN & COMPANY, INC.	260,027
CLSA PHILIPPINES, INC.	959,412
PHILIPPINE EQUITY PARTNERS, INC.	3,270,171
UNICAPITAL SECURITIES INC.	3,888,980
SunSecurities, Inc.	649,000
COHERCO SECURITIES, INC.	979,000
ARMSTRONG SECURITIES, INC.	37,000
TIMSON SECURITIES, INC.	148,600
VC SECURITIES CORPORATION	28,000
CHINA BANKING CORPORATION - TRUST GROUP	8,908,100
CITIBANK N.A.	175,567,803
DEUTSCHE BANK MANILA-CLIENTS A/C	81,270,638
BANCO DE ORO - TRUST BANKING GROUP	61,640,692
BANK OF COMMERCE - TRUST SERVICES GROUP	931,240
PNB TRUST BANKING GROUP	4,788,166
RCBC TRUST CORPORATION	5,308,710
RCBC TRUST CORPORATION	6,966,100
STERLING BANK OF ASIA TRUST GROUP	3,200
DEUTSCHE BANK MANILA-CLIENTS A/C	25,735,875
STANDARD CHARTERED BANK	57,348,363
THE HONGKONG AND SHANGHAI BANKING CORP. LTD. -CLIENTS' ACCT.	63,676,037
UNITED COCONUT PLANTERS LIFE ASSURANCE CORPORATION	280,000
ASIA UNITED BANK - TRUST & INVESTMENT GROUP	2,033,500
MBTC - TRUST BANKING GROUP	65,132,828
SOCIAL SECURITY SYSTEM	67,365,600
GOVERNMENT SERVICE INSURANCE SYSTEM	222,634,800
AB CAPITAL & INVESTMENT CORP. - TRUST & INVESTMENT DIV.	1,577,400
BDO-TIG SECURITIES SERVICES	35,600
THE HONGKONG AND SHANGHAI BANKING CORP. LTD. -CLIENTS' ACCT.	1,887,200
LAND BANK OF THE PHILIPPINES-TRUST BANKING GROUP	754,200
UCPB GENERAL INSURANCE CO., INC.	121,000
LBP-TBG THIRD PARTY CUSTODIANSHIP & REGISTRY DEPT	2,302,000
EASTWEST BANKING CORPORATION - TRUST DIVISION	2,029,440

SSS PROVIDENT FUND	4,792,100
COL Inv Mgt Inc as Investment Company Adviser for Various Mutual Funds	198,200
DEVELOPMENT BANK OF THE PHILIPPINES	10,000
SEEDBOX SECURITIES, INC.	667,600
BPI ASSET MANAGEMENT AND TRUST CORPORATION	14,099,418
WECAP FINANCIAL INC	45,750
CABALLES GO SECURITIES INC	25,600
Total Lodged Shares	1,243,806,600