


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. **November 12, 2025**
Date of Report (Date of earliest event reported)
2. **CS200613870**
SEC Identification Number
3. **006-346-689-000**
BIR Tax Identification Number
4. **AREIT, INC.**
Exact Name of registrant as specified in its charter
5. **MAKATI CITY, PHILIPPINES**
Province, country or other jurisdiction of incorporation
6.  (SEC Use Only)
Industry Classification Code
7. **28F Tower One and Exchange Plaza, Ayala Triangle,
Ayala Avenue, Makati City**
Address of principal office
- 1226**
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 October 7, 2025)
Common

Number of Shares of
Stock Outstanding
3,715,756,162

Amount of Debt Outstanding
(Registered)

Indicate the item numbers reported herein :

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

AREIT, Inc. (AREIT) posted total revenues of P9.5 billion and Earnings Before Interest, Taxes, Depreciation, and Amortization (EBITDA) of P7.0 billion, up 34% and 37% year-on-year, respectively. Net income, excluding the net fair value change in investment properties, reached P7.0 billion, a 39% increase from the same period in 2024.

AREIT, INC.
Registrant

Date: **November 12, 2025**


BETTINA MARIE E. DESIDERIO
Investor Relations Manager



November 12, 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 9M 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 income rises 39% to P7.0B in 9M 2025; declares P0.62/share in dividends

November 12, 2025 – AREIT, Inc. (AREIT) posted total revenues of P9.5 billion and Earnings Before Interest, Taxes, Depreciation, and Amortization (EBITDA) of P7.0 billion, up 34% and 37% year-on-year, respectively. Net income, excluding the net fair value change in investment properties, reached P7.0 billion, a 39% increase from the same period in 2024.

Last September 25, 2025, AREIT secured approval from the Securities and Exchange Commission (SEC) for its property-for-share swap with Ayala Land, Inc. (ALI) and its subsidiaries, Accendo Commercial Corp. and Cagayan de Oro Gateway Corp. The transaction involved the issuance of 505,890,177 AREIT shares in exchange for 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. These new assets began contributing to the company's earnings starting July 1, 2025.

AREIT's growth in the first nine months was driven by contributions from its 2025 and 2024 acquisitions, alongside stable operations of its existing portfolio. These additions expanded the company's total gross leasable area (GLA) to 4.3 million square meters, including 1.4 million square meters of building GLA. AREIT's Assets Under Management (AUM) rose to P138.9 billion, spanning a diversified portfolio of offices, retail, hotels, and industrial land.

Last October 28, 2025, AREIT's Board of Directors approved a property-for-share swap transaction with Ayala Land, Inc. (ALI) and its wholly-owned subsidiary, Summerhill Commercial Ventures Corp., for Ayala Center Cebu and Ayala Malls Feliz, valued at P19.5 billion in exchange for 441,131,656 AREIT shares. The transaction is subject to the approval of AREIT shareholders at a Special Stockholders' Meeting on December 11, 2025, and to subsequent clearances from relevant regulatory bodies thereafter.

At its meeting today, AREIT's Board of Directors approved a cash dividend of P0.62 per outstanding common share for the third quarter of 2025, payable on December 12, 2025 to shareholders on record as of November 26, 2025. The dividend is 5% higher than the previous quarter's P0.59 per share, bringing total dividends for the first nine months of 2025 to P1.79 per share, up 5% from the same period in 2024.

Reaffirming its commitment to strong corporate governance practices, AREIT was again recognized at the Institute of Corporate Directors' (ICD) Golden Arrow Awards, earning a Three Golden Arrow distinction based on its 2024 ASEAN Corporate Governance Scorecard results.

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.