



January 15, 2026

**Philippine Stock Exchange**  
6/F PSE Tower  
5<sup>th</sup> Avenue corner 28<sup>th</sup> 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 December 31, 2025.

We trust that you will find the report in order.

Thank you.

Very truly yours,

**Ma. Florence Therese dG. Martinez-Cruz**  
Assistant Corporate Secretary

**AREIT, INC.**

**Computation of Public Ownership as of December 31, 2025**

		<b>Number of Shares</b>		
		<b>A</b>	<b>B</b>	<b>Total</b>
Number of Issued Shares				3,783,086,132
Less: Number of Treasury Shares (if any)				67,329,970
<b>Number of Issued and Outstanding Shares</b>				<b>3,715,756,162</b>
<b>Less:</b>				
	<b>% to total I/O Shares</b>	<b>A</b>	<b>B</b>	<b>Total</b>
<b>Directors</b>				
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)	0.0673 %			2,500,000
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
<b>Sub-total</b>	<b>0.0997 %</b>			<b>3,705,807</b>
<b>Officers</b>				
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
<b>Sub-total</b>	<b>0.0006 %</b>			<b>23,700</b>
<b>Principal Stockholders</b>				
Ayala Land, Inc.				
Direct	39.5001 %			1,467,728,665 *
<b>Sub-total</b>	<b>39.5001 %</b>			<b>1,467,728,665</b>
<b>Others</b>				
<b>Affiliates</b>				
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
<b>Government</b>	- %	0
<b>Banks</b>	- %	0
<b>Employees</b>	- %	0
<b>Lock-Up Shares</b>	- %	0
<b>Sub-total</b>	<b>24.3092 %</b>	<b>903,270,589</b>
<b>TOTAL</b>	<b>63.9097 %</b>	<b>2,374,728,761</b>
<b>Total Number of Shares Owned by the Public</b>		<b>1,341,027,401</b>

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

**PUBLIC OWNERSHIP PERCENTAGE**  
**Total Number of Shares Owned by the Public**

1,341,027,401 shares = 36.09%  
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	=	185,082,670
Foreign Ownership Level (%)	=	4.98%
Foreign Ownership Limit (%)	=	40%