



14 January 2026

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 December 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 12/31/2025

Rank	Name	Holdings	Rank
1	AYALA LAND, INC.	1,467,728,665	39.50%
2	PCD NOMINEE CORPORATION (FILIPINO)	1,158,862,730	31.19%
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)	184,936,570	04.98%
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	GREGORY C. QUE	6,300	00.00%

25	IVIE MAE DIM LAO	5,000	00.00%
26	YUNNAN ZHONG	4,000	00.00%
27	MARK LOUIE APAO	3,800	00.00%
28	ANDRES S. VAZQUEZ-PRADA	3,200	00.00%
29	MERCEDES DEL ROSARIO OR MIGUEL CARLOS DEL ROSARIO OR PAOLO JOSE DEL ROSARIO	1,000	00.00%
30	LEOVILLO DELA CRUZ AGUSTIN	1,000	00.00%
31	OFELIA R. BLANCO	200	00.00%
32	OMAR T. CRUZ	1	00.00%
33	MARIANA ZOBEL DE AYALA	1	00.00%
34	JOSE EDUARDO A QUIMPO II	1	00.00%
35	ENRICO S. CRUZ	1	00.00%
36	ANNA MARIA MARGARITA BAUTISTA DY	1	00.00%
37	BENGZON D. AUGUSTO	1	00.00%
38	MARIA THERESA MARCIAL-JAVIER	1	00.00%
39	ALBERTO MACAPINLAC DE LARRAZABAL	1	00.00%

Total Top 100 Shareholders :	-----	-----
	3,715,756,162	99.99%
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Total Issued Shares	-----
	3,715,756,162
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AREIT0000000 December 29, 2025
OUTSTANDING BALANCES FOR SPECIFIC COMPANY
December 29, 2025
AREIT0000000

BPNAME	QUANTITY
UPCC SECURITIES CORP.	657,800
A & A SECURITIES, INC.	615,550
ABACUS SECURITIES CORPORATION	6,817,740
PHILSTOCKS FINANCIAL INC	6,773,502
A. T. DE CASTRO SECURITIES CORP.	371,920
ALPHA SECURITIES CORP.	477,500
BA SECURITIES, INC.	142,900
AP SECURITIES INCORPORATED	1,291,180
ANSALDO, GODINEZ & CO., INC.	155,200
AB CAPITAL SECURITIES, INC.	6,231,192
SARANGANI SECURITIES, INC.	633,600
SB EQUITIES, INC.	26,697,240
ASIA PACIFIC CAPITAL EQUITIES & SECURITIES CORP.	11,900
ASIASEC EQUITIES, INC.	1,360,100
ASTRA SECURITIES CORPORATION	329,900
CHINA BANK SECURITIES CORPORATION	4,935,183
BELSON SECURITIES, INC.	406,400
B. H. CHUA SECURITIES CORPORATION	583,980
BPI SECURITIES CORPORATION	104,184,363
CAMPOS, LANUZA & COMPANY, INC.	900,500
SINCERE SECURITIES CORPORATION	427,300
CTS GLOBAL EQUITY GROUP, INC.	21,600
LUNA SECURITIES, INC.	55,709
TRITON SECURITIES CORP.	544,300
IGC SECURITIES INC.	1,678,500
CUALOPING SECURITIES CORPORATION	1,519,300
DAVID GO SECURITIES CORP.	52,000
DIVERSIFIED SECURITIES, INC.	91,600
E. CHUA CHIACO SECURITIES, INC.	320,800
EAST WEST CAPITAL CORPORATION	9,500
EASTERN SECURITIES DEVELOPMENT CORPORATION	1,445,400
EQUITIWORLD SECURITIES, INC.	14,100
EVERGREEN STOCK BROKERAGE & SEC., INC.	166,200
FIRST ORIENT SECURITIES, INC.	599,300
FIRST INTEGRATED CAPITAL SECURITIES, INC.	359,500
F. YAP SECURITIES, INC.	1,177,419
AURORA SECURITIES, INC.	206,390
GLOBALINKS SECURITIES & STOCKS, INC.	1,385,000
JSG SECURITIES, INC.	357,900
GOLDSTAR SECURITIES, INC.	338,700
GUILD SECURITIES, INC.	126,242

CNN SECURITIES, INC.	3,103,980
H. E. BENNETT SECURITIES, INC.	197,500
I. B. GIMENEZ SECURITIES, INC.	163,880
INVESTORS SECURITIES, INC,	196,013
IMPERIAL,DE GUZMAN,ABALOS & CO.,INC.	420,960
INTRA-INVEST SECURITIES, INC.	806,000
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.	524,700
LUYS SECURITIES COMPANY, INC.	75,400
MANDARIN SECURITIES CORPORATION	1,006,300
COL Financial Group, Inc.	67,128,724
DA MARKET SECURITIES, INC.	94,700
MERCANTILE SECURITIES CORP.	32,700
MERIDIAN SECURITIES, INC.	118,701
MDR SECURITIES, INC.	132,500
REGIS PARTNERS, INC.	365,140
NEW WORLD SECURITIES CO., INC.	122,000
OPTIMUM SECURITIES CORPORATION	95,000
RCBC SECURITIES, INC.	7,372,000
PAN ASIA SECURITIES CORP.	85,600
PAPA SECURITIES CORPORATION	1,833,235
MAYBANK SECURITIES, INC.	3,546,820
PLATINUM SECURITIES, INC.	4,267,800
PNB SECURITIES, INC.	8,273,680
PREMIUM SECURITIES, INC.	245,800
SALISBURY SECURITIES CORPORATION	10,000
QUALITY INVESTMENTS & SECURITIES CORPORATION	447,000
ALAKOR SECURITIES CORPORATION	3,000
R. COYIUTO SECURITIES, INC.	62,000
REGINA CAPITAL DEVELOPMENT CORPORATION	708,351
R. NUBLA SECURITIES, INC.	2,672,900
AAA SOUTHEAST EQUITIES, INCORPORATED	977,159
R. S. LIM & CO., INC.	356,300
RTG & COMPANY, INC.	174,280
S.J. ROXAS & CO., INC.	127,000
SECURITIES SPECIALISTS, INC.	524,950
FIDELITY SECURITIES, INC.	12,500
SUMMIT SECURITIES, INC.	409,600
STANDARD SECURITIES CORPORATION	488,000
SUPREME STOCKBROKERS, INC	185,000
TANSENGCO & CO., INC.	268,816
THE FIRST RESOURCES MANAGEMENT & SECURITIES CORP.	95,600
TOWER SECURITIES, INC.	535,570
APEX PHILIPPINES EQUITIES CORPORATION	280,300

DRAGONFI SECURITIES, INC.	4,487,412
LANDBANK SECURITIES, INC.	659,400
VENTURE SECURITIES, INC.	235,400
FIRST METRO SECURITIES BROKERAGE CORP.	31,533,829
WEALTH SECURITIES, INC.	4,421,150
WESTLINK GLOBAL EQUITIES, INC.	381,100
BERNAD SECURITIES, INC.	19,000
WONG SECURITIES CORPORATION	25,000
YAO & ZIALCITA, INC.	159,400
META CAPITAL SECURITIES INC	143,000
BDO SECURITIES CORPORATION	30,188,404
EAGLE EQUITIES, INC.	203,200
GOLDEN TOWER SECURITIES & HOLDINGS, INC.	26,000
SOLAR SECURITIES, INC.	2,483,520
G.D. TAN & COMPANY, INC.	260,027
CLSA PHILIPPINES, INC.	897,112
PHILIPPINE EQUITY PARTNERS, INC.	3,109,409
UNICAPITAL SECURITIES INC.	3,926,680
SunSecurities, Inc.	588,800
COHERCO SECURITIES, INC.	979,000
ARMSTRONG SECURITIES, INC.	33,300
TIMSON SECURITIES, INC.	176,500
VC SECURITIES CORPORATION	28,500
CITIBANK N.A.	216,043,524
DEUTSCHE BANK MANILA-CLIENTS A/C	87,358,843
BANCO DE ORO - TRUST BANKING GROUP	70,288,812
BANK OF COMMERCE - TRUST SERVICES GROUP	1,481,240
RCBC TRUST CORPORATION	6,152,710
RCBC TRUST CORPORATION	7,120,500
STERLING BANK OF ASIA TRUST GROUP	3,200
DEUTSCHE BANK MANILA-CLIENTS A/C	26,139,502
STANDARD CHARTERED BANK	70,459,577
THE HONGKONG AND SHANGHAI BANKING CORP. LTD. -CLIENTS' ACCT.	74,972,028
UNITED COCONUT PLANTERS LIFE ASSURANCE CORPORATION	241,200
MBTC - TRUST BANKING GROUP	66,602,328
SOCIAL SECURITY SYSTEM	78,545,300
BDO-TIG SECURITIES SERVICES	35,600
COCOPLANS, INC.	10,000
LAND BANK OF THE PHILIPPINES-TRUST BANKING GROUP	759,200
UCPB GENERAL INSURANCE CO., INC.	20,000
SEEDBOX SECURITIES, INC.	730,000
BPI ASSET MANAGEMENT AND TRUST CORPORATION	8,932,218
WECAP FINANCIAL INC	350
CABALLES GO SECURITIES INC	28,000
AB CAPITAL & INVESTMENT CORP. - TRUST & INVESTMENT DIV.	1,877,400
CHINA BANKING CORPORATION - TRUST GROUP	9,804,900
COL Inv Mgt Inc as Investment Company Adviser for Various Mutual Funds	198,200

GOVERNMENT SERVICE INSURANCE SYSTEM	222,634,800
THE HONGKONG AND SHANGHAI BANKING CORP. LTD. -CLIENTS' ACCT.	6,478,500
ASIA UNITED BANK - TRUST & INVESTMENT GROUP	1,998,500
SSS PROVIDENT FUND	4,792,100
PNB TRUST BANKING GROUP	4,308,616
EASTWEST BANKING CORPORATION - TRUST DIVISION	2,883,740
LBP-TBG THIRD PARTY CUSTODIANSHIP & REGISTRY DEPT	2,400,600
Total Lodged Shares	1,343,799,300