

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. **February 19, 2026**
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)	Number of Shares of Stock Outstanding	Amount of Debt Outstanding (Registered)
Common	3,715,756,162	

Indicate the item numbers reported herein :

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

AREIT, Inc. (AREIT) posted total revenues of P13.0 billion and Earnings Before Interest, Taxes, Depreciation, and Amortization (EBITDA) of P9.5 billion, up 26% and 27% year-on-year, respectively. Net income, excluding the net fair value change in investment properties, reached P9.4 billion, a 28% increase from the same period in 2024.

AREIT, INC.
Registrant

Date: **February 19, 2026**


BETTINA MARIE E. DESIDERIO
Investor Relations Manager



February 19, 2026

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 FY 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 delivers P9.4B in net income in FY 2025, up 28%; declares P0.62/share in dividends

February 19, 2026 – AREIT, Inc. (AREIT) posted total revenues of P13.0 billion and Earnings Before Interest, Taxes, Depreciation, and Amortization (EBITDA) of P9.5 billion, up 26% and 27% year-on-year, respectively. Net income, excluding the net fair value change in investment properties, reached P9.4 billion, a 28% increase from the same period in 2024.

AREIT's 2025 performance was driven by income contributions from its 2025 acquisitions, 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 were complemented by full-year contributions from assets acquired in 2024 and the stable operations of its existing portfolio.

The company ended the year with a total gross leasable area (GLA) of 4.3 million square meters, including 1.4 million square meters of building GLA, and an overall occupancy rate of 99%. AREIT's Assets Under Management (AUM) rose to P139.3 billion, spanning a diversified portfolio of offices, retail, hotels, and industrial land.

In line with its strategy to accelerate portfolio growth, AREIT secured stockholder approval on December 11, 2025 for a property-for-share swap transaction with its Sponsor, Ayala Land, Inc. (ALI), and ALI's wholly-owned subsidiary, Summerhill Commercial Ventures Corp., involving Ayala Center Cebu and Ayala Malls Feliz, valued at P19.5 billion in exchange for 441,131,656 AREIT shares. Upon completion, the planned infusion is expected to increase AREIT's AUM to P159 billion.

During its meeting today, AREIT's Board of Directors approved a cash dividend of P0.62 per outstanding common share for the fourth quarter of 2025, payable on March 20, 2026 to shareholders on record as of March 5, 2026. This brings AREIT's total dividend per share to P2.41 for 2025, a 5.7% growth from P2.28 in 2024. Overall, AREIT will have distributed P8.36 billion in cash dividends for 2025, up 31% from P6.38 billion in 2024.

“AREIT's performance in 2025 reflects the strength and quality of our portfolio and our ability to execute growth in a disciplined manner,” said AREIT President and CEO Mr. Alberto M. de Larrazabal. **“As we continue to scale, we remain focused on delivering consistent returns to shareholders while maintaining portfolio quality and financial resilience.”**

As of end-2025, 24 commercial office buildings of AREIT received EDGE Zero Carbon certification comprising over 946,000 sqm of gross floor area. This forms part of the broader sustainability milestone of its Sponsor, Ayala Land, which has achieved EDGE Zero Carbon certification for more than 1.5 million square meters of office space, the largest EDGE Zero Carbon-certified office portfolio globally as of end-2025, providing AREIT with continued access to a deep pipeline of sustainability-aligned assets.



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.