

COVER SHEET

C S 2 0 0 6 1 3 8 7 0

A R E I T , I N C .

(f o r m e r l y A y a l a L a n d R E I T ,

I n c .)

(Company's Full Name)

2 8 / F T O W E R O N E A N D E X C H A N G E

P L A Z A , A Y A L A T R I A N G L E , A Y A L A

A V E N U E , M A K A T I C I T Y 1 2 2 6

(Business Address: No. Street City / Town / Province)

ATTY. MA. FLORENCE THERESE DG. MARTIREZ-CRUZ

Contact Person

79083804

Company Telephone Number

1 2 3 1

Month Day
Fiscal Year

2 3 - A

Secondary License Type, if Applicable

0 4 2 3

Month Day
Annual Meeting

Dept. Requiring this Doc.

Amended Articles Number/Section

Total No. Of Stockholders

Total Amount of Borrowings

Domestic

Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document I.D.

Cashier

STAMPS

Remarks = pls. Use black ink for scanning purposes

**SECURITIES AND EXCHANGE COMMISSION
Metro Manila, Philippines**

FORM 23-A

INITIAL STATEMENT OF BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code

1. Name and Address of Reporting Person <p align="center">ESPINA, BEVERLY S.</p> (Last) (First) (Middle) (Street) (City) (Province) (Postal Code)			2. Date of Event Requiring Statement (Month/Day/Year) April 23, 2026	5. Issuer Name and Trading Symbol <p align="center">AREIT, INC. (AREIT)</p>	
			6. Relationship of Reporting Person to Issuer (Check all applicable) <input type="checkbox"/> Director <input type="checkbox"/> 10% Owner <input checked="" type="checkbox"/> Officer <input type="checkbox"/> Other (give title below) (specify below) Comptroller	7. If Amendment, Date of Original (Month/Day/Year)	
			Table 1 - Equity Securities Beneficially Owned		
1. Class of Equity Security	2. Amount of Securities Beneficially Owned		3. Ownership Form: Direct (D) or Indirect (I) *	4. Nature of Indirect Beneficial Ownership	
	%	Number			
Common Shares	0.00%	900	I	900 shares held thru PCD	

If the reporting person previously owned 5% or more but less than 10%, provide the disclosure requirements set forth on page 3 of this Form.

Reminder: Report on a separate line for each class of equity securities beneficially owned directly or indirectly.
 (Print or Type Responses)

* (1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:
 (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
 (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.

(2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
 (A) held by members of a person's immediate family sharing the same household;
 (B) held by a partnership in which such person is a general partner;
 (C) held by a corporation of which such person is a controlling shareholder; or
 (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

FORM 23-A (continued) Table II - Derivative Securities Beneficially Owned (e.g., warrants, options, convertible securities)

1. Derivative Security	2. Date Exercisable and Expiration Date (Month/Day/Year)		3. Title and Amount of Equity Securities Underlying the Derivative Security		4. Conversion or Exercise Price of Derivative Security	5. Ownership Form of Derivative Security Direct (D) or Indirect (I) *	6. Nature of Indirect Beneficial Ownership
	Date Exercisable	Expiration Date	Title	Amount or Number of Shares			
n/a							

Explanation of Responses:

BEVERLY S. ESPINA

Signature of Reporting Person

23-Apr-26

Date

Intentional misstatements or omissions of facts constitute Criminal Violations under the RSA.

Note: File five (5) copies of this form, one of which must be manually signed. Attach additional sheets if space provided is insufficient.