



May 13, 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
Head, Disclosure Department

Dear Mesdames and Gentlemen,

Please see the attached press release on AREIT, Inc.'s 1Q 2026 financial and operating results.

Thank you.

A handwritten signature in black ink, appearing to read 'Daniel Jan E. Del Mundo'.

DANIEL JAN E. DEL MUNDO
Chief Finance Officer, Treasurer and Chief Risk Officer



Press Release

AREIT posts 25% growth in first-quarter income to P2.6B; declares P0.62/share dividends

May 13, 2026 – In the first quarter of 2026, AREIT, Inc. (AREIT) recorded total revenues of P3.5 billion and Earnings Before Interest, Taxes, Depreciation, and Amortization (EBITDA) of P2.6 billion, up 21% and 23% year-on-year, respectively. Net income, excluding the net fair value change in investment properties, rose 25% to P2.6 billion.

Growth in the first quarter was driven by contributions from the eight (8) prime commercial properties infused in 2025, located in key regional markets of Cebu, Davao, and Cagayan de Oro, with income contributions beginning in July 2025. This was supported by the stable performance of its existing portfolio.

During its meeting, AREIT's Board of Directors declared cash dividends of P0.62 per outstanding common share for the first quarter of 2026, payable on June 11, 2026, to shareholders of record as of May 27, 2026.

On December 2025, AREIT obtained stockholder approval to enter into the Deed of Exchange covering the property-for-share swap transaction with its Sponsor, Ayala Land, Inc. (ALI) and its wholly owned subsidiary, Summerhill Commercial Ventures Corp., involving Ayala Center Cebu and Ayala Malls Feliz, with a total value of P19.5 billion. The transaction is undergoing regulatory review. Upon completion, the transaction is expected to expand AREIT's Assets Under Management to approximately P159 billion.

“Especially In periods of market uncertainty, we take pride in AREIT’s ability to deliver stable income streams from its high-quality assets,” said AREIT President and Chief Executive Officer Mr. Alberto M. de Larrazabal. **“In addition, we are poised to continue to deliver growth as we work on our next assets for acquisition.”**

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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.