

SEC Number: CS200613870
File Number: _____

AREIT, INC.

(Company's Full Name)

28F, Tower One and Exchange Plaza, Ayala Triangle
Ayala Avenue, Makati City 1226

(Company Address)

(632) 7908-3804

(Telephone Number)

March 31, 2026

(Quarter Ending)

SEC Form 17-Q Quarterly Report

(Form Type)

-

(Amendments)

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

**QUARTERLY REPORT PURSUANT TO SECTION 17 OF THE
SECURITIES REGULATION CODE AND SRC RULE 17(2)(b) THEREUNDER**

1. For the quarterly period ended **March 31, 2026**
 2. Commission Identification Number **CS200613870**
 3. BIR Tax Identification No. **006-346-689-00000**
 4. Exact name of issuer as specified in its charter: **AREIT, INC.**
 5. Province, Country, or other jurisdiction of incorporation or organization:
Makati City, Philippines
 6. Industry Classification Code: _____ (SEC Use Only)
 7. Address of issuer's principal office and postal code:
28F, Tower One and Exchange Plaza, Ayala Triangle, Ayala Avenue, Makati City 1226
 8. Issuer's telephone number, including area code: **(632) 7908-3804**
 9. Former name, former address, former fiscal year: **Not applicable**
 10. Securities registered pursuant to Sections 8 and 12 of the Code, or Sections 4 and 8 of the RSA
-

As of March 31, 2026

<u>Title of each class</u>	<u>Number of shares issued and outstanding</u>
Common shares	3,715,756,162

11. Are any or all of the securities listed on a Stock Exchange?

Yes No

Stock Exchange: **Philippine Stock Exchange**

Securities listed: **Common shares**

12. Indicate by check mark whether the registrant:

(a) has filed all reports required to be filed by Section 17 of the Code and SRC Rule 17 thereunder or Sections 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of the Corporation Code of the Philippines, during the preceding 12 months (or for such shorter period that the registrant was required to file such reports):

Yes No

(b) has been subject to such filing requirements for the past 90 days:

Yes No

TABLE OF CONTENTS

PART I -	FINANCIAL STATEMENTS	<u>Page No.</u>
Item 1.	Financial Statements	
	• Unaudited Statements of Financial Position as of March 31, 2026, and December 31, 2025	4
	• Unaudited Statements of Comprehensive Income for the Three Months ended March 31, 2026 and 2025	5
	• Unaudited Statements of Changes in Equity for the Three Months ended March 31, 2026 and 2025	6
	• Unaudited Statements of Cash Flows for the Three Months ended March 31, 2026 and 2025	7
	• Notes to Interim Financial Statements	8
Item 2.	Management's Discussion and Analysis of the Financial Condition and Results of Operations	23
PART II -	OTHER INFORMATION	
Item 3.	Developments as of March 31, 2026	27
Item 4.	Other Notes to 3M 2026 Operations and Financials	28
Item 5.	Performance Indicators	30
	Signature	31

PART I – FINANCIAL INFORMATION
Item 1. Financial Statements

AREIT, INC.

STATEMENTS OF FINANCIAL POSITION

(All amounts in Philippine Peso)

	Notes	March 31, 2026 Unaudited	December 31, 2025 Audited
ASSETS			
Current Assets			
Cash and cash equivalents	4	75,995,567	38,149,890
Receivables, net	5	6,602,813,617	6,561,917,476
Other current assets	6	946,237,755	688,625,609
Total current assets		7,625,046,939	7,288,692,975
Noncurrent Assets			
Receivables, net of current portion	5	35,427,984,016	35,000,113,450
Investment properties	7	104,153,858,987	104,179,274,197
Property and equipment, net		1,438,389	896,558
Other non-current assets	6	793,821,436	853,416,164
Total non-current assets		140,377,102,828	140,033,700,369
Total assets		148,002,149,767	147,322,393,344
LIABILITIES AND EQUITY			
Current Liabilities			
Accounts and other payables	8	4,576,761,196	4,123,092,012
Short-term debt	9	2,000,000,000	2,000,000,000
Current portion of deposits, other liabilities	11	292,321,600	536,951,627
Construction bonds	10	170,203,227	160,702,937
Total current liabilities		7,039,286,023	6,820,746,576
Non-current Liabilities			
Deposits, other liabilities, net of current portion	11	3,499,783,305	3,315,474,091
Lease liability		1,304,389,137	1,283,372,843
Total non-current liabilities		4,804,172,442	4,598,846,934
Total liabilities		11,843,458,465	11,419,593,510
Equity			
Paid-up capital	12	37,830,861,320	37,830,861,320
Treasury shares		(673,299,700)	(673,299,700)
Additional paid-in capital		72,223,544,610	72,223,544,610
Retained earnings		26,777,585,072	26,521,693,604
Total equity		136,158,691,302	135,902,799,834
Total liabilities and equity		148,002,149,767	147,322,393,344

AREIT, INC.**INTERIM STATEMENTS OF COMPREHENSIVE INCOME**

(All amounts in Philippine Peso)

	January 1 to March 31 2026 Unaudited	January 1 to March 31 2025 Unaudited
REVENUE		
Rental income	2,320,321,788	2,112,383,198
Dues- net	540,245,639	423,559,412
Interest income from finance lease receivables	684,228,626	384,787,183
	3,544,796,053	2,920,729,793
COSTS AND EXPENSES		
Direct operating expenses	883,128,921	763,420,490
General and administrative expenses	24,336,309	15,236,576
	907,465,230	778,657,066
OTHER (CHARGES) INCOME, NET		
Interest income	47,896,378	29,131,710
Interest expense and other charges	(61,154,382)	(72,822,058)
	(13,258,004)	(43,690,348)
Net fair value change in investment properties	(63,724,020)	(51,924,903)
INCOME BEFORE INCOME TAX	2,560,348,799	2,046,457,476
Less: Income tax expense	688,511	487,737
NET INCOME	2,559,660,288	2,045,969,739
Other comprehensive income	-	-
TOTAL COMPREHENSIVE INCOME	2,559,660,288	2,045,969,739
Basic and diluted earnings per share	0.69	0.64

AREIT, INC.**INTERIM STATEMENTS OF CHANGES IN EQUITY**

(All amounts in Philippine Peso)

	March 31, 2026	March 31, 2025
	Unaudited	Unaudited
PAID-UP CAPITAL		
Common Shares - ₱10 par value		
Balance at beginning of period	37,830,861,320	32,771,959,550
Issuance of new shares	-	-
Balance at end of the period	37,830,861,320	32,771,959,550
ADDITIONAL PAID-IN CAPITAL		
Balance at beginning of period	72,223,544,611	56,368,354,602
Issuance of new shares	-	-
Share issuance cost	-	-
Balance at end of the period	72,223,544,611	56,368,354,602
TREASURY SHARES		
Balance at beginning and end of period	(673,299,700)	(673,299,700)
RETAINED EARNINGS		
Balance at beginning of year	26,521,693,603	24,903,508,070
Total comprehensive income/Net income	2,559,660,288	2,045,969,739
Cash dividends	(2,303,768,820)	(1,861,722,271)
Balance at end of period	26,777,585,071	25,087,755,538
	136,158,691,302	113,554,769,990

AREIT, INC.**INTERIM STATEMENTS OF CASH FLOWS**

(All amounts in Philippine Peso)

	January 1 to March 31 2026 Unaudited	January 1 to March 31 2025 Unaudited
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	2,560,348,799	2,046,457,476
Adjustments for:		
Net fair value change in investment properties	63,724,020	51,924,903
Depreciation and amortization	107,847	85,365
Interest expense	45,326,326	50,001,947
Interest income from finance lease receivables	(684,228,626)	(384,787,183)
Interest income	(47,896,378)	(29,131,710)
Operating income before working capital changes	1,937,381,988	1,734,550,798
Changes in operating assets and liabilities:		
Decrease (increase) in:		
Receivables	1,010,321,359	(535,608,315)
Other assets	(198,017,417)	(142,394,823)
Increase (decrease) in:		
Accounts and other payables	453,669,185	442,541,079
Deposits and other liabilities	(60,320,813)	214,731,406
Construction bonds	9,500,289	8,982,624
Cash generated from (used in) operations	3,152,534,591	1,722,802,769
Interest received	47,896,378	29,131,710
Income tax paid	(688,512)	(487,738)
Net cash flows provided by (used in) operating activities	3,199,742,457	1,751,446,741
CASH FLOWS FROM INVESTING ACTIVITIES		
Decrease (increase) in due from related parties	(794,859,441)	150,775,000
Payments for additions to investment properties	(38,958,487)	(27,248,308)
Net cash flows provided by (used in) investing activities	(833,817,928)	123,526,692
CASH FLOWS FROM FINANCING ACTIVITIES		
Payments of dividends	(2,303,768,820)	(1,861,722,271)
Payments of principal portion of lease liability	(1,032,254)	(5,050,517)
Interest paid	(23,277,778)	(28,333,333)
Net cash flows provided by (used) financing activities	(2,328,078,852)	(1,895,106,121)
NET INCREASE (DECREASE) IN CASH	37,845,677	(20,132,688)
CASH AT BEGINNING OF PERIOD	38,149,890	71,173,448
CASH AT END OF PERIOD	75,995,567	51,040,760

AREIT, INC.

NOTES TO INTERIM FINANCIAL STATEMENTS

(In the notes, all amounts are shown in Philippine Peso unless otherwise stated)

1. Corporate Information

AREIT, Inc., (formerly One Dela Rosa Property Development, Inc.) (the “Company”) was incorporated and registered with the Philippine Securities and Exchange Commission (SEC) on September 4, 2006. On September 26, 2018, the Company amended its Articles of Incorporation to engage in the business of a real estate investment trust (REIT), as provided under Republic Act No. 9856 (the Real Estate Investment Trust Act of 2009), and its implementing rules and regulations (the REIT Act).

The Company was organized primarily to engage in the business, which includes the following: (1) to own, invest in, purchase, acquire, hold, possess, lease, construct, develop, alter, improve, operate, manage, administer, sell, assign, convey, encumber, in whole or in part, or otherwise deal in and dispose of, income-generating real estate, whether freehold or leasehold, within or outside the Philippines with or to such persons and entities and under such terms and conditions as may be permitted by law; (2) to invest in, purchase, acquire, own, hold, sell, assign, transfer, mortgage, pledge, exchange or otherwise dispose of real estate and managed funds; (3) to receive, collect and dispose of the rent, interest, dividends and income arising from its property and investments; and (4) to exercise, carry on or undertake such other powers, acts, activities and transactions as may be deemed necessary, convenient or incidental to or implied from the purposes herein mentioned. On April 12, 2019, the Company changed its name to AyalaLand REIT, Inc., and, on June 28, 2019, further amended its name to AREIT, Inc.

Initial Public Offering (IPO)

On July 10, 2020, the SEC rendered effective the Company’s REIT Plan and the registration of its 1,092,986,405 common shares. On July 15, 2020, the Philippine Stock Exchange, Inc. (PSE) approved the application of the Company for the initial listing of its 1,092,986,405 common shares under the Main Board of the PSE to cover the Company’s IPO. The Company was listed on the Main Board of the PSE on August 13, 2020. The Company’s common stock was listed in the PSE on August 13, 2020 as a REIT entity.

Registration as a REIT entity

As a REIT entity, the Company, provided it has complied with the requirements under the REIT Act, is entitled to the following:

- (a) not subject to 2% minimum corporate income tax (MCIT);
- (b) exemption from value-added tax (VAT) and documentary stamp tax (DST) on the transfer of property in exchange of its shares;
- (c) deductibility of dividend distribution from its taxable income; and
- (d) fifty percent (50%) of the standard DST rate on the transfer of real property into the Company, including the sale or transfer of any security interest thereto.

The Company’s operational and administrative functions are handled by ALI prior to its listing. Beginning August 13, 2020, AREIT Fund Managers, Inc. and AREIT Property Managers, Inc. handle the fund manager functions and property management functions of the Company, respectively.

The Company’s registered office address and principal place of business is at 28th Floor, Tower One and Exchange Plaza, Ayala Triangle, Ayala Avenue, Makati City.

As at March 31, 2026, the Company is 56.08% collectively owned by Ayala Land, Inc. (ALI) or (the “Parent Company”) and its subsidiaries, 5.36%-owned by Buendia Christiana Holdings, Corp. a wholly-owned subsidiary of AC Energy, and the rest by the public.

ALI’s parent is Ayala Corporation (AC). AC is 47.84%-owned by Mermac, Inc., and the rest by the public. Both ALI and AC are publicly listed companies domiciled and incorporated in the Philippines.

2. Basis of Financial Statement Preparation

The financial statements of the Company have been prepared in accordance with Philippine Financial Reporting Standards (PFRS), which comprise the following authoritative literature:

- PFRS Accounting Standards;
- Philippine Accounting Standards (PAS); and
- Interpretations of the Philippine Interpretations Committee (PIC), Standing Interpretations Committee (SIC) and International Financial Reporting Interpretations Committee (IFRIC) which have been approved by the Financial and Sustainability Reporting Standards Council (FSRSC) and adopted by the SEC.

On April 27, 2026 and May 13, 2026, the Audit Committee and Board of Directors, respectively, approved and authorized the release of the accompanying unaudited interim financial statements of AREIT, Inc.

3. Summary of Material Accounting Policies

Adoption of Amended Accounting Standards and Interpretations

(a) Amendments to Existing Standards adopted by the Company effective January 1, 2025

The following amendments to existing standards have been adopted by the Company effective January 1, 2025:

- Lack of Exchangeability – Amendments to PAS 21 The Effects of Changes in Foreign Exchange Rates

The adoption of the above amendment did not result in a material impact to the consolidated financial statements of the Company.

There are no other new standards, interpretations, and amendments to existing standards effective January 1, 2025 that are considered to be relevant or have a material impact on the Company’s consolidated financial statements.

(b) Amendments to Existing Standards adopted by the Company effective January 1, 2026

- Amendments to PFRS 9, Financial Instruments, and PFRS 7, Financial Instruments: Disclosures — Amendments to the Classification and Measurement of Financial Instruments. The Company is currently assessing the impact of these amendments on its financial statements. Based on preliminary assessment, these amendments are not expected to have a significant effect on the Company's financial position or results of operations.

(c) Amendments to Existing Standards not yet effective and not early adopted by the Company

The following amendments to existing standards are not mandatory for the March 31, 2026 reporting period and have not been early adopted by the Company:

- PFRS 18 *Presentation and Disclosure in Financial Statements* (effective beginning on or after January 1, 2027)

PFRS 18 *Presentation and Disclosure in Financial Statements* will replace PAS 1 *Presentation of Financial Statements*, introducing new requirements that will help to achieve comparability of the financial performance of similar entities and provide more relevant information and transparency to users.

Even though PFRS 18 will not impact the recognition or measurement of items in the financial statements, its impacts on presentation and disclosure are expected to be pervasive, in particular those related to the statement of financial performance and providing management-defined performance measures within the financial statements.

Management is currently assessing the detailed implications of applying the new standard on the Company's consolidated financial statements. From the high-level preliminary assessment performed, the adoption of PFRS 18 will have no impact on the Company's net profit. However, the Company expects that grouping items of income and expenses in the statement of profit or loss into the new categories will impact how operating profit is calculated and reported.

The line items presented on the primary financial statements might change as a result of the application of the concept of 'useful structured summary' and the enhanced principles on aggregation and disaggregation. In addition, since goodwill will be required to be separately presented in the statement of financial position, the Company will disaggregate goodwill and other intangible assets and present them separately in the statement of financial position.

The Company does not expect there to be a significant change in the information that is currently disclosed in the notes because the requirement to disclose material information remains unchanged; however, the way in which the information is grouped might change as a result of the aggregation/disaggregation principles. In addition, there will be significant new disclosures required for:

- management-defined performance measures;
- a break-down of the nature of expenses for line items presented by function in the operating category of the statement of profit or loss – this break-down is only required for certain nature expenses; and
- for the first annual period of application of PFRS 18, a reconciliation for each line item in the statement of profit or loss between the restated amounts presented by applying PFRS 18 and the amounts previously presented applying PAS 1.

From a cash flow statement perspective, there will be changes to how interest received and interest paid are presented. Interest paid will be presented as financing cash flows and interest received as investing cash flows, which is a change from current presentation as part of operating cash flows.

The Company will apply the new standard from its mandatory effective date of January 1, 2027.

Retrospective application is required, and so the comparative information for the financial year ending December 31, 2026 will be restated in accordance with PFRS 18.

There are no other new standards, interpretations and amendments to existing standards not yet effective as at the March 31, 2026 reporting period that are considered to be relevant or have a material impact on the Company's financial statements.

4. Cash

This account consists of:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Cash on hand	320,000	312,500
Cash in banks	42,675,567	12,837,390
Cash equivalents	33,000,000	25,000,000
	75,995,567	38,149,890

Cash equivalents pertain to short-term investments with an original maturity of three (3) months or less.

Cash in banks and cash equivalents earn interest at the prevailing market rates.

5. Receivables

This account consists of:

	Notes	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Finance lease receivables	13	35,514,323,204	35,086,452,638
Due from related parties	13	4,698,596,987	4,677,770,304
Trade receivables – billed		1,226,877,301	1,245,751,587
Accrued receivables		763,405,912	722,276,607
Other receivables		997,434	3,182,994
		42,204,200,838	41,735,434,130
Allowance for credit losses		(173,403,204)	(173,403,204)
		42,030,797,634	41,562,030,926
Non-current portion of finance lease receivables		(35,427,984,017)	(35,000,113,450)
Current portion of receivables		6,602,813,617	6,561,917,476

Finance lease receivables pertain to the outstanding balance of net investment in lease relating to various building master lease agreements entered by the Company with its Parent Company or related parties (entities under common control).

Trade receivables arise mainly from tenants for the rental of office and retail spaces and for recovery charges for common areas and utilities. These are non interest- bearing and are generally collectible on a 30-day term.

Accrued receivables pertain to receivables resulting from the straight-line method of recognizing rental income.

Other receivables pertain to non interest- bearing advances to service providers, which are subject to liquidation upon completion of the business transaction.

As of March 31, 2026, the aging analysis of the Company's receivables presented per class is as follows:

	Neither Past Due nor Impaired	Past due but not Impaired				Impaired	Total
		<30 days	31-60 days	61-90 days	>90 days		
Finance lease receivables	35,514,323,204	-	-	-	-	-	35,514,323,204
Due from related parties	3,439,136,583	279,172,235	218,003,868	213,091,265	549,193,036	-	4,698,596,987
Trade receivables	75,367,109	94,833,551	283,551,140	170,883,129	428,839,168	173,403,204	1,226,877,301
Total	39,083,442,094	442,727,452	707,031,931	507,805,812	1,288,792,911	173,403,204	41,439,797,491

Movements in the allowance for credit losses of trade receivables are as follows:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Balance at beginning of year	173,403,204	148,703,334
Additions	-	24,699,870
Balance at end of year	173,403,204	173,403,204

6. Other Assets

(a) Other Current Assets

This account consists of:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Input VAT	495,400,111	474,355,079
Deferred Input VAT	61,513,813	61,513,813
Prepaid expenses	357,467,548	120,900,434
Recoverable deposits	31,856,283	31,856,283
	946,237,755	688,625,609

Input VAT represents taxes due or paid on purchases of goods and services subjected to VAT that the Company can claim against future liability to the Bureau of Internal Revenue (BIR) for output VAT pertaining to sale of goods and services that have been incurred and billings which have been received as at date. The input VAT can also be refunded subject to the approval of the BIR. Input VAT under Other Current Assets is expected to be applied against output VAT within 12 months from reporting date.

Deferred input VAT represents the unamortized input tax on the Company's purchases of goods and services in the prior years. The remaining balance will continue to be amortized and applied against the Company's future output VAT.

Prepaid expenses pertain to advance payment of real property taxes and business taxes for investment properties.

Recoverable deposits pertain to various utility deposits recoverable within 12 months from reporting date.

(b) *Other Non-Current Assets*

This account consists of:

	March 31, 2026	December 31, 2025
	(Unaudited)	(Audited)
Input VAT	339,152,297	439,799,347
Creditable withholding taxes (CWT), net	432,762,050	387,498,950
Advances to contractors	21,907,089	26,117,867
	793,821,436	853,416,164

The remaining balance of input VAT are assessed to be recoverable beyond 12 months from reporting date.

CWT represent the amount withheld by customers. These are recognized upon collection of the related income and utilized as tax credits against income tax due. The CWT can also be refunded subject to the approval of the BIR.

Advances to contractors are recouped upon every progress billing payment, depending on the percentage of accomplishment or delivery.

7. Investment Properties

The account consists of properties that are either held for capital appreciation, for rental purposes or both. The Company's investment properties are carried at fair value.

As of March 31, 2026, the investment properties are composed of the following:

Name of properties	Details and location
<i>Stand-alone buildings</i>	
Solaris One	One (1) building in Makati City
McKinley Exchange	One (1) building in Makati City
Teleperformance Cebu	One (1) building in Cebu I.T. Park, Cebu City
eBloc Towers 1-4	Four (4) towers in Cebu I.T. Park, Cebu City
ACC Tower	One (1) tower in Ayala Center Cebu, Cebu Business Park, Cebu City
Tech Tower	One (1) tower in Sumilon cor. Camiguin Roads, Cebu City
Evotech One and Two	Two (2) office buildings in Santa Rosa, Laguna
Bacolod Capitol Corporate Center	One (1) building in Bacolod City, Negros Occidental
Ayala Northpoint Technohub	One (1) building in Bacolod City, Negros Occidental
Marquee Mall ¹	One (1) mall building in Angeles City, Pampanga
Seda Lio ¹	One (1) hotel building in El Nido, Palawan
Greenbelt 3&5 Mall ¹	Two (2) mall buildings in Makati City
Holiday Inn Makati ¹	One (1) hotel building in Makati City
Seda Ayala Center Cebu ¹	One (1) hotel building in Ayala Center Cebu, Cebu Business Park, Cebu City
<i>Mixed-use properties</i>	
Ayala North Exchange ¹	Two (2) office towers and one (1) serviced apartment in Makati City
The 30th Commercial Development ¹	One (1) office building and one (1) mall building in Pasig City
Vertis North Commercial Development ¹	Three (3) office towers and one (1) mall building in Quezon City

One Ayala Development Glorietta 1&2 ¹	Two (2) office towers in Makati City Two (2) office buildings and two (2) mall buildings in Makati City
Ayala Triangle Garden Tower 2 Central Bloc Development ¹	One (1) office tower in Makati City Two (2) office buildings, (1) mall building and one (1) hotel building in Cebu I.T. Park, Cebu City
Abreeza BPO and Mall ¹ Centrio BPO and Mall ¹	One (1) office building and one (1) mall building in Davao One (1) office building and one (1) mall building in Cagayan de Oro
<i>Condominium office units</i>	
BPI-Philam Life Makati	Three (3) condominium office units located at the intersection of Ayala Avenue and Gil Puyat Avenue, Makati City
BPI-Philam Life Alabang	Three (3) condominium office units located at Madrigal Business Park, Alabang, Muntinlupa City
<i>Land parcels</i>	
Laguna Technopark Palauig Industrial Lot	Four (4) land parcels in Laguna Technopark, Laguna 276 hectares in Palauig, Zambales

¹ Mall and Hotel buildings subjected to finance lease and recognized under finance lease receivables

The movement in investment properties as at March 31, 2026 and December 31, 2025 are as follows:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Beginning of the period	104,179,274,197	97,579,387,207
Acquisitions and improvements	38,308,810	21,229,769,261
Property under finance lease	-	(14,731,708,050)
Disposal	-	(6,853,989)
Fair value adjustment	(63,724,020)	108,679,768
	104,153,858,987	104,179,274,197

Additions

For the year ended December 31, 2025, the Company entered into property-for-share swap transaction via a tax-free exchange for certain investment properties in exchange of issuance of shares amounting to P20.99 billion (Note 12).

Disposals

In 2025, the Company sold a building improvement for total proceeds of P0.66 million and recognized a loss on disposal of P6.20 million.

8. Accounts and Other Payables

This account consists of:

	Note	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Due to related parties	13	3,123,534,169	2,875,240,192
Accounts payable		1,118,197,718	923,656,396
Taxes payable		76,413,410	69,704,419
Accrued expenses			
Repairs and maintenance		112,554,945	108,225,908
Light and water		65,716,196	63,188,650
Outside services		42,624,655	54,222,726
Professional fees		168,476	3,608,020
Rent		12,419,642	2,369,322
Others		12,381,076	7,163,340
Retention payable		11,431,465	9,213,039
Interest payable		1,319,444	6,500,000
		4,576,761,196	4,123,092,012

Accounts payable arises from regular transactions with suppliers and service providers. These are non interest-bearing and are normally settled on 15 to 60-day terms.

Taxes payable consists of amounts payable to the BIR pertaining to withholding taxes and deferred output VAT.

Other accrued expenses consist mainly of accruals for professional fees, postal and communication, supplies, transportation and travel, security, insurance, and representation.

Retention payable pertains to the portion of contractor's progress billings withheld by the Company which will be released after the satisfactory completion of the contractor's work. The retention payable serves as a security from the contractor should there be defects in the project. These are non interest-bearing and are normally settled upon completion of the relevant contract.

9. Short-term Debt

As of March 31, 2026 and December 31, 2025, the Company's short-term debt pertain to short-term loans payable with a local bank, which are unsecured, with average term of 31 days and with average interest rate of 4.66% and 5.51%, respectively.

10. Construction Bonds

Construction bonds represent cash bonds to be used as a guarantee against damages to properties resulting from the construction, renovation, or improvements being undertaken therein by the lessee. The bond will be refunded after fully completing the construction, renovation, or improvements and inspection by the Company.

The carrying value of the Company's construction bonds amounted to P170.20 million and P160.70 million as of March 31, 2026, and December 31, 2025, respectively.

11. Deposits and Other Liabilities

This account consists of:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Security deposits	2,018,236,009	1,995,099,082
Advance rentals	1,536,951,281	1,499,649,298
Deferred credits	236,917,616	357,677,338
	3,792,104,906	3,852,425,718
Current portion	(292,321,600)	(536,951,627)
	3,499,783,306	3,315,474,091

The current portion of these accounts follows:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Security deposits	148,966,369	282,469,368
Advance rentals	76,104,176	178,378,083
Deferred credits	67,251,055	76,104,176
	292,321,600	536,951,627

Security deposits

Security deposits represent deposits from lessees to secure the faithful compliance by lessees of their obligation under the lease contract. These are equivalent to three (3) months' rent and will be refunded to the lessee at the end of the lease term.

Advance rentals

Advance rentals from lessees represent cash received in advance representing rent for a certain number of months which will usually be applied to the last three (3) months' rentals on the related lease contracts.

Deferred credits

Deferred credits pertain to the difference between the nominal value of the deposits and its fair value.

12. Equity

Paid-up capital

The details of the Company's paid-up capital as at March 31, 2026 and December 31, 2025 follow:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Authorized	4,050,000,000	4,050,000,000
Par value per share	10.00	10.00
Issued and outstanding shares	3,715,756,162	3,715,756,162

The changes in the number of shares are as follows:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
<i>Authorized number of shares</i>		
Beginning (P10.00 par value)	4,050,000,000	4,050,000,000
Increase in authorized capital stock	-	-
Ending	4,050,000,000	4,050,000,000
<i>Issued shares</i>		
Beginning	3,783,086,132	3,277,195,955
Issuance of new shares	-	505,890,177
Ending	3,783,086,132	3,783,086,132
<i>Treasury shares</i>		
Beginning and ending	(67,329,970)	(67,329,970)
Outstanding shares	3,715,756,162	3,715,756,162

Authorized Capital

On October 28, 2025 and December 11, 2025, the Company's Board of Directors and its Stockholders, respectively, approved the:

- decrease in the authorized capital stock of the Company from P40,500,000,000.00 to P39,826,700,300.00 through the retirement of 67,329,970 treasury common shares; and
- increase in the authorized capital stock of the Company from P39,826,700,300 with par value of P10.00 per share to P57,000,000,000 divided into 5,700,000,000.

As at March 31, 2026, the Company is in the process of completing the required corporate and regulatory processes.

Issuance of New Shares

During the years ended December 31, 2025, the Company entered into property-for-share swap transactions for certain investment properties in exchange of issuance of shares. The share issue price is set at a certain premium over the thirty (30)-day volume weighted average price ("30-day VWAP") prior to the transaction date. The transaction values are determined to be within the fair range of values as set by a third-party fairness opinion provider.

The details of transaction value of investment properties acquired and the amount resulting from the issuance of new shares for the year ended December 31, 2025 are as follows:

December 31, 2025 Property	Counterparty*	Transaction Value	Number of Shares	Issue Price	Paid-up Capital	Additional Paid-in Capital
Central Bloc Office 1	ALI	2,262,316,163	54,513,642	41.50	545,136,420	1,717,179,743
Central Bloc Office 2	ALI	2,662,465,043	64,155,784	41.50	641,557,840	2,020,907,203
AyalaMalls Central Bloc	ALI	4,403,787,429	106,115,360	41.50	1,061,153,600	3,342,633,829
Seda Central Bloc	ALI	1,466,879,162	35,346,486	41.50	353,464,860	1,113,414,302
AyalaMalls Abreeza	Accendo Commercial Corporation (Accendo)	3,933,967,273	94,794,392	41.50	947,943,920	2,986,023,353
Abreeza Corporate Center	Accendo	731,632,200	17,629,692	41.50	176,296,920	555,335,280
AyalaMalls Centrio	Cagayan de Oro Gateway Corp. (CDOGC)	4,927,074,187	118,724,679	41.50	1,187,246,790	3,739,827,397
Centrio Corporate Center	CDOGC	606,320,889	14,610,142	41.50	146,101,420	460,219,469
		20,994,442,346	505,890,177		5,058,901,770	15,935,540,576

Cash Dividends

The Board of Directors approved the declaration of cash dividends amounting to P5.82 billion for the year ended December 31, 2025 as follows:

Applicable quarter	Board of Directors approval date	Record date	Dividend per share	Cash dividends approved (in millions)	Payment date to stockholders
Q3 of 2025	November 12, 2025	November 26, 2025	0.62	2,303.77	December 12, 2025
Q2 of 2025	August 13, 2025	August 29, 2025	0.59	1,893.82	September 12, 2025
Q1 of 2025	May 13, 2025	May 27, 2025	0.58	1,861.72	June 11, 2025
Q4 of 2024	February 19, 2025	March 5, 2025	0.58	1,861.72	March 21, 2025
				7,921.03	

On February 19, 2026, the Board of Directors approved the declaration of cash dividends for the fourth quarter of 2024, amounting to P0.62 per outstanding common share to stockholders on record as of March 5, 2026, amounting to P2,303.77 million. The cash dividend was paid on March 20, 2026.

Distributable Income

Under Section 4(c) of the Revised Implementing Rules and Regulations (IRR) of Republic Act No. 9856, otherwise known as the Real Estate Investment Trust (REIT) Act of 2009 (the "Act"), and its corresponding ruled and regulations (the "Rules"), the Company is required to present a computation of its distributable income, taking into consideration the requirements under the provisions of the Act and the Rules. Distributable income is not a measure of performance under PFRS.

The computation of the distributable income of the Company as of March 31, 2026, is shown below:

	March 31, 2026 (Unaudited)
Net income	2,559,660,288
Unrealized gain:	
Net fair value loss (gain) on investment properties	63,724,020
Straight-line adjustments recorded in rental income	(63,724,020)
Distributable income	2,559,660,288

Capital Management

The primary objective of the Company's capital management policies is to afford the financial flexibility to support its business initiatives while providing a sufficient cushion to absorb cyclical industry risks and to maximize stakeholder value. The Company manages its capital structure and makes adjustments to it, in light of changes in economic conditions.

The Company's sources of capital as of March 31, 2026 and December 31, 2025, follow:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Paid-up capital	37,830,861,320	37,830,861,320
Additional paid-in capital	72,223,544,610	(673,299,700)
Treasury shares	(673,299,700)	72,223,544,610
Retained earnings	26,777,585,071	26,521,693,604
	136,158,691,301	135,902,799,834

13. Related Party Transactions

Parties are related if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered related if they are subject to common control or common significant influence, including affiliates.

Terms and Conditions of Transactions with Related Parties

In its regular business conduct, the Company has entered into transactions with related parties consisting of advances and management, marketing and leasing, and administrative service agreements. These are based on terms agreed by the parties.

Outstanding balances are unsecured, noninterest-bearing, and settlement occurs in cash unless otherwise indicated. No guarantees have been provided or received for any related party receivables or payables.

The following tables provide the value and outstanding balances of transactions that have been entered into with related parties for the relevant financial year:

	March 31, 2026 (Unaudited) Outstanding balances	December 31, 2025 (Audited) Outstanding balances	Terms and conditions
Finance lease receivables			
Entities under common control	35,514,323,204	35,086,452,638	Balances are due quarterly or annually. These are non interest-bearing and secured with the related investment properties (Note 5)
Due from related parties			
Parent Company	866,271,108	1,305,163,717	Balances relating to trade receivables are due and demandable. These are interest and non interest-bearing, and unsecured. No impairment is recognized.
Entities under common control	3,772,574,689	3,323,235,587	
Other related parties	59,751,190	49,371,000	
	40,212,920,191	4,677,770,304	The Company also provides interest-bearing loans to related parties which are subject to monthly repricing and maturing in one month with interest ranging from 4.5% to 5.71%
Due to related parties			
Parent	904,654,788	871,163,555	Balances are due and demandable. These are non interest-bearing and unsecured.
Entities under common control	2,218,359,685	2,003,591,851	
Other related parties	519,696	484,786	
	3,123,534,169	2,875,240,192	

14. Financial Risk Management

The Company's principal financial instruments comprise cash, receivables, accounts and other payables and security deposits arising directly from its operations.

The Company's business activities lead to its exposure to various financial risks. The Company has policies and processes in place for managing such risks. The main objectives of the Company's financial risk management follow:

- to identify and monitor such risks on an ongoing basis;

- to minimize and mitigate such risks; and
- to provide a degree of certainty about costs.

The Company regularly reports financial risk management activities and the results of these activities to the Board of Directors.

The Company's risk exposures are as follows:

Market risk

Market risk is the risk that the fair value or future cash flows of financial instruments will fluctuate because of changes in market prices. Market risk includes foreign currency risk, interest rate risk, and other price risks.

Foreign currency risk

The Company has no financial assets and liabilities denominated in foreign currencies and, therefore, it has no exposure to foreign currency risk.

Interest rate risk

Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Fair value interest rate risk is the risk that the value of a financial instrument will fluctuate because of changes in market interest rates.

Cash in banks do not have significant exposure to cash flow interest rate risk as they are subject to minimal interest. Finance lease receivables, due to/from related parties, trade receivables, security deposits, accounts and other payables, and lease liabilities do not have significant exposure to cash flow interest rate risk as such are subject to zero or fixed interest rates. The Company has no financial assets carried at fair value and, therefore, it has no exposure to fair value interest rate risk.

Price risk

The Company has no exposure to price risk as its financial assets are measured at amortized cost.

Credit risk

Credit risk refers to the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company's credit risks are primarily attributable to cash, receivables and other financial assets. To manage credit risks, the Company maintains defined credit policies and monitors on a continuous basis its exposure to credit risks.

Credit risk arising from rental receivables from leased properties is primarily managed through a tenant selection process. In accordance with the provisions of the lease contracts, the lessees are required to deposit with the Company security deposits and advance rentals which helps reduce the Company's credit risk exposure in case of tenant delinquency. For existing tenants, the Company has put in place a monitoring and follow-up system. Receivables are aged and analyzed on a continuous basis to minimize credit risk associated with these receivables. Regular meetings with tenants are also undertaken to provide opportunities for counseling and further assessment of financial capacity. Except for finance lease and trade receivables, the maximum exposure to credit risk of all financial assets is equal to their carrying amounts.

Liquidity risk

The Company actively manages its liquidity position to ensure that all operating, investing and financing needs are met. The Company's policy is to maintain a level of cash deemed sufficient to fund its monthly cash requirements, at least for the next two (2) months. Capital expenditures are

funded through long-term debt, while working capital requirements are sufficiently funded through cash collections and short-term debt.

Through scenario analysis and contingency planning, the Company also assesses its ability to withstand both temporary and longer-term disruptions relative to its capacity to finance its activities and commitments in a timely manner and at reasonable cost and ensures the availability of ample unused credit facilities as back-up liquidity.

The Company's cash is maintained at a level that will enable it to fund its operations as well as to have additional funds as buffer for any opportunities or emergencies that may arise. To manage the Company's liquidity, credit facilities with designated local banks, as approved by the Board of Directors, were obtained. The Company's available credit line with various local banks as at March 31, 2026 is P23.5 billion. The Company may also refinance its loans and manage payment terms for its payables.

15. Fair Value Measurement

The Company follows the fair value measurement hierarchy to disclose the fair value measurements of its financial instruments. As of March 31, 2026 and December 31, 2025, the Company has no financial instrument measured at fair value.

16. Notes to Interim Statements of Cash Flow

The Company's noncash operating and investing activities are as follows:

Operating

- Interest income from finance leases amounting to P684.23 million and P384.78 million for the three (3) months ended March 31, 2026 and 2025.

17. Segment Reporting

The Company has determined that it is currently operating as one operating segment. Based on management's assessment, no part or component of the business of the Company meets the qualifications of an operating segment as defined by PFRS 8 *Operating Segments*.

The Company's four (4) parcels of land, nine (9) condominium office units, and 13 building lease operations are its only income-generating activity, and such is the measure the management uses in allocating resources.

18. Seasonality of Operations

There were no operations subject to seasonality or cyclicity except for the Company's retail spaces. The Company generates a relatively stable stream of revenues throughout the year, with higher sales experiences from retail tenants in the fourth quarter of every year due to holiday spending. This information is provided to better understand the results; however, management has concluded that this is not 'highly seasonal' under PAS 34 *Interim Financial Reporting*.

19. Events After Financial Reporting Date

On May 13, 2026, the Company's Board of Directors approved the declaration of cash dividends for the first quarter of 2026, amounting to P0.62 per outstanding common share to stockholders on

record as of May 27, 2026 amounting to P2,303.77 million. The cash dividend will be payable on June 11, 2026 to said stockholders.

Item 2. Management's Discussion and Analysis on the Results of Operation and Financial Condition

Review of 3M 2026 operations vs 3M 2025

The Company's net income before the net fair value change in investment properties grew by 25% from P2,097.89 million in 3M 2025 and P2,623.38 million in 3M 2026. The increase was mainly driven by income from the contribution of additional properties acquired in the third quarter of 2025. Net income after tax likewise increased by 25% from P2,045.97 million in 3M 2025 to P2,559.66 million in 3M 2026.

Revenues

Total revenues rose by 21% from P2,920.73 million in 3M 2025 to P3,544.80 million in 3M 2026, driven primarily by higher rental income, dues and interest income from finance leases from the additional properties acquired in the third quarter of 2025.

Rental Income increased by 10% from P2,112.38 million in 3M 2025 to P2,320.32 million in 3M 2026. Dues increased by 28% from P423.56 million in 3M 2025 to P540.25 million in 3M 2026. Lastly, interest income from finance leases increased by 78% from P384.79 million in 3M 2025 to P684.23 million in 3M 2026.

Cost and Expenses

Direct operating expenses increased by 16% from P763.42 million in 3M 2025 to P883.13 million in 3M 2026. General and administrative expenses increased by 60% from P15.24 million in 3M 2025 to P24.34 million in 3M 2026. The increase was primarily due to higher costs arising from the additional properties acquired in the third quarter of 2025.

Other Income (charges)

Interest Income increased by 64% from P29.13 million in 3M 2025 to P47.90 million in 3M 2026, mainly due to higher interest earned on intercompany loans.

Interest expense and other charges decreased by 16% from P72.82 million in 3M 2025 to P61.15 million in 3M 2026, due to lower interest expense on short-term debt.

Net Fair Value Change in Investment Properties

The Company recognized a reduction in fair value in investment properties of (P51.92 million) and (P63.72 million) for three months ended March 31, 2025 and 2026, respectively.

Provision for Income Tax

Income tax provision increased from P0.49 million in 3M 2025 to P0.69 million in 3M 2026, pertaining to the final tax on interest income from banks.

Capital Expenditure

The Company has no material commitments for capital expenditures.

Causes for any material changes (+/- 5% or more) in the financial statements

Balance Sheet items – March 31, 2026 versus December 31, 2025

Cash increased by 99%, reflecting a higher cash position as of the end of the period.

Other current assets increased by 37%, mainly due to higher prepaid expenses from advance payment of real property taxes and business taxes.

Property and equipment increased by 60% primarily due to the acquisition of additional office equipment.

Other noncurrent assets decreased by 7%, mainly due to lower input VAT.

Accounts and other payables increased by 11%, in line with the growth in operations arising from additional properties.

Deposits and other liabilities – current decreased by 46% due to lower collections of advance rent.

Deposits and other liabilities – non-current portion increased by 6% due to higher security deposits.

Financial Condition

The Company's balance sheet remains healthy to support the financial and operational requirements during this period.

As of March 31, 2026, total current assets — comprising cash, current portion of receivables, input VAT, prepaid expenses, and recoverable deposits — stood at P7,625.05 million, resulting in a current ratio of 1.08:1.

Total debt as of March 31, 2026 registered at P2.0 billion, translating to both a debt-to-equity ratio and a net debt-to-equity ratio of 0.01:1.

Return on equity stood at 8% as of March 31, 2026.

Key Financial Ratios	2026	2025
Current Ratio ⁽¹⁾	1.08	1.07
Debt to Equity ⁽²⁾	0.01	0.01
Profitability Ratios		
Return on Asset ⁽³⁾	7%	7%
Return on Equity ⁽⁴⁾	8%	8%
Asset to Equity Ratio ⁽⁵⁾	1.09	1.08

⁽¹⁾ Current Assets/Current Liabilities

⁽²⁾ Total Debt/Average Stockholder's Equity

⁽³⁾ Total Net Income/Total Average Assets

⁽⁴⁾ Total Net Income/Average Stockholder's Equity

⁽⁵⁾ Total Assets/Total Stockholder's Equity

The Company actively manages its liquidity position to ensure that all operating, investing, and financing needs are met. Working capital requirements are sufficiently funded through cash collections. The Company secured credit line facilities with various local banks as approved by Board of Directors. As of March 31, 2026, the Company's available credit line is ₱23.5 billion.

There is no material commitment for capital expenditures other than those performed in the ordinary course of trade or business.

No known trend, event, or uncertainty has had or is reasonably expected to materially impact the net sales, revenues, or income from continuing operations.

There is no significant element of income arising from continuing operations.

There have not been any seasonal aspects that had a material effect on the financial condition or results of the Company's operations.

No known events and uncertainties will trigger direct or contingent financial obligation material to the Company, including any default or acceleration of an obligation.

There were no material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of the Company with unconsolidated entities or other persons created during the reporting period.

Property Performance as of March 31, 2026

Property	Location	Valuation Date	Valuation cost (in Pesos, millions)	Total gross leasable area (GLA) (in sq.m)	Occupied GLA (in sq.m)	Occupancy rate	Remaining Land lease term	Rental Income (in Pesos, millions) ¹	Gross Revenues (in Pesos, millions)
Solaris	Makati	Dec 2025	7,267	46,768	43,675	93%	23	135	171
Ayala North Exchange	Makati	Dec 2025	12,193	95,314	88,518	93%	32	189	274
MECC	Makati	Dec 2025	1,710	10,688	10,585	99%	29	40	55
TP Cebu	Cebu	Dec 2025	1,793	18,093	18,093	100%	26	42	61
The 30th	Pasig	Dec 2025	4,775	74,704	73,480	98%	30	109	160
Laguna Technopark Land	Laguna	Dec 2025	1,339	98,179	98,179	100%	n/a	23	23
Vertis ¹	Quezon City	Dec 2025	16,698	164,450	158,652	96%	33	314	403
BPI - Philam Makati	Makati	Dec 2025	18	1,072	660	62%	n/a	1	2
BPI - Philam Alabang	Muntinlupa	Dec 2025	7	212	-	0%	n/a	-	(0)
Bacolod Capitol	Negros Occidental	Dec 2025	358	11,313	6,814	60%	36	11	14
Ayala Northpoint	Negros Occidental	Dec 2025	279	4,654	4,654	100%	33	6	9
Evotech	Laguna	Dec 2025	3,164	23,727	23,105	97%	33	47	79
eBloc Towers 1 to 4	Cebu	Dec 2025	7,492	79,640	77,082	97%	33	160	224
ACC Tower	Cebu	Dec 2025	1,626	27,458	23,514	86%	33	43	49
Tech Tower	Cebu	Dec 2025	1,039	16,273	15,129	93%	33	26	30
One Ayala West and East Towers	Makati	Dec 2025	12,612	70,995	70,995	100%	39	382	432
Glorietta 1&2 BPOs and Mall ¹	Makati	Dec 2025	12,713	108,790	107,634	99%	33	139	251
Marque Mall	Pampanga	Dec 2025	2,756	66,041	66,041	100%	33	-	46
SEDA Lio	Palawan	Dec 2025	1,142	17,680	17,680	100%	23	-	26
Ayala Triangle Garden Tower 2	Makati	Dec 2025	14,186	63,150	63,150	100%	38	348	387
Greenbelt 3&5 Mall	Makati	Dec 2025	6,889	94,029	94,029	100%	38	-	109
Holiday Inn	Makati	Dec 2025	3,355	27,391	27,391	100%	23	-	53
Seda Ayala Center Cebu	Cebu	Dec 2025	1,750	13,579	13,579	100%	38	-	28
Palauig Industrial Land	Zambales	Dec 2025	6,857	2,759,135	2,759,135	100%	23	144	144
Central Bloc Development	Cebu	Dec 2025	11,691	197,494	197,494	100%	39	130	288
Abreeza BPO and Mall ¹	Davao	Dec 2025	5,389	99,107	99,106	100%	41	16	105
Centrio BPO and Mall ¹	Cagayan De Oro	Dec 2025	6,182	101,760	101,760	100%	41	16	121

⁽¹⁾ Does not include portion of mall and hotel buildings under finance lease

PART II – OTHER INFORMATION

Item 3. Developments as of March 31, 2026

A. New project or investments in another line of business or corporation	None	
B. Composition of Board of Directors (as of August 13, 2025)	Anna Ma. Margarita B. Dy	Chairman
	Alberto M. de Larrazabal	President & CEO
	Jose Eduardo A. Quimpo II	Non-Executive Director
	Mariana Zobel de Ayala	Non-Executive Director
	Maria Theresa D. Marcial-Javier	Non-Executive Director
	Omar T. Cruz	Lead Independent Director
	Enrico S. Cruz	Independent Director
	Sherisa P. Nuesa	Independent Director
C. Performance of the corporation or result/progress of operations	Please see the unaudited financial statements and management's discussion on the results of operations.	
D. Declaration of dividends	₱0.62 cash dividend per outstanding common share Declaration date: February 19, 2026 Record date: March 5, 2026 Payment date: March 19, 2026	
E. Contracts of merger, consolidation, or joint venture; contract of management, licensing, marketing, distributorship, technical assistance, or similar agreements	None	
F. Offering of rights, granting of Stock Options, and corresponding plans, therefore	None	
G. Acquisition of additional mining claims or other capital assets or patents, formula, real estate	None	
H. Other information, material events, or happenings that may have affected or may affect the market price of the security	None	
I. Transferring of assets, except in the normal course of business	None	

Item 4. Other Notes to 1Q 2026 Operations and Financials

- J. Nature and amount of items affecting assets, liabilities, equity, or net income that are unusual because of their nature, size, or incidents** Please see Item 2: Management's Discussion on Results of Operations and Analysis.
- K. Nature and amount of changes in estimates of amounts reported in prior periods and their material effect in the current period** Please see page 24: Causes for any material changes (+/- 5% or more) in the financial statements
- L. New financing through loans / Issuances, repurchases, and repayments of debt and equity securities** None
- M. Material events subsequent to the end of the interim period that has not been reflected in the financial statements for the interim period** **May 13, 2026** | The Company's Board of Directors approved the declaration of cash dividends for the first quarter of 2026, amounting to P0.62 per outstanding common share to stockholders on record as of May 27, 2026, amounting to P2,303.77 million. Payment date is June 11, 2026.
- N. The effect of changes in the composition of the issuer during the interim period, including business combinations, acquisition or disposal of subsidiaries and long-term investments, restructurings, and discontinuing operations** None
- O. Changes in contingent liabilities or contingent assets since the last annual balance sheet date** None
- P. Other material events or transactions during the interim period** **February 19, 2026** | AREIT's Chairperson, pursuant to the authority delegated by the Board of Directors, during its meeting on November 12, 2025, has approved the holding of AREIT's annual stockholders' meeting on April 23, 2026 in a fully virtual format, including all the necessary and related arrangements thereto, subject to applicable rules and regulations of the Securities and Exchange Commission.
- February 20, 2026** | 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.
- February 21, 2026** | AREIT submitted its Audited Financial Statements with the Auditor's Report for the year ended December 31, 2025.

Q. Existence of material contingencies during the interim period; events that will trigger direct or contingent financial obligation that is material to the Company, including any default or acceleration of an obligation	None
R. Material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of the company with unconsolidated entities or other persons created during the reporting period	None
S. Material commitments for capital expenditures, general-purpose and expected sources of funds	None
T. Known trends, events, or uncertainties that have had or that are reasonably expected to have an impact on sales/revenues/ income from continuing operations	AREIT's performance will depend on the state of the Philippine Office Sector.
U. Significant elements of income or loss that did not arise from continuing operations	None
V. Causes for any material change/s from period to period, in one, or more line items of the financial statements	Please see Notes to Financial Statements (Item 2: Management's Discussion on Results of Operations and Analysis).
W. Seasonal aspects that had a material effect on the financial condition or results of operations	None
X. Disclosures not made under SEC Form 17-C	None.

Item 5. Performance Indicators

The table below shows AREIT's performance indicators:

	End-March 2026 (Unaudited)	End-December 2025 (Audited)
Current ratio ¹	1.08:1	1.07:1
Debt-to-equity ratio ²	0.01:1	0.02:1
Net debt-to-equity ratio ³	0.01:1	0.02:1
Profitability Ratios:		
Return on Assets ⁴	7%	7%
Return on Equity ⁵	8%	8%
Asset to Equity Ratio ⁶	1.09:1	1.08:1

Notes:

- (1) The current ratio is derived by dividing current assets by current liabilities at the end of a given period. The current ratio measures our ability to pay short-term obligations.*
- (2) The debt-to-equity ratio is derived by dividing our total loans and borrowings by total equity. The debt-to-equity ratio measures the degree of our financial leverage.*
- (3) The net debt to equity ratio is derived by dividing our total loans and borrowings less cash by total equity.*
- (4) Return on assets is derived by annualized net income by total assets*
- (5) Return on equity is derived by dividing annualized net income by average shareholders' equity. Return on equity measures how profitable we are at generating profit from each unit of shareholder equity.*
- (6) The asset-to-equity ratio is derived by dividing total assets by shareholders' equity. The asset-to-equity ratio measures our financial leverage and long-term solvency.*

SIGNATURE

Pursuant to the Securities Regulation Code requirements, the Issuer has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

Issuer: **AREIT, INC.**

By:

A handwritten signature in black ink, appearing to read 'Daniel Jan E. Del Mundo', written over the printed name and title.

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

Date: May 14, 2026

April 14, 2026

THE PHILIPPINE STOCK EXCHANGE

Philippine Stock Exchange Plaza
6th Floor, PSE Tower
Bonifacio Global City, Taguig

Attention: Disclosure Department

Subject: 2026 Final Report on the Disbursement of Proceeds from the Sale of 12 million
AREIT, Inc. ("AREIT") Shares

Dear Gentlemen,

We are pleased to submit our Final Report on the Application of Proceeds, duly certified by our external auditors, in compliance with the disclosure requirements of the Philippine Stock Exchange.

On July 7, 2025, Ayala Land, Inc. ("ALI") received net proceeds from the sale of 12 million AREIT Shares amounting to Four Hundred Eighty-Eight Million Six Hundred Thirty-Three Thousand Three Hundred and 40/100 Pesos (Php 488,633,300.40).

As of March 31, 2026, ALI already disbursed the total net proceeds from the sale of 12 million AREIT Shares.

The details of the disbursement are as follows:

Proceeds from sale of AREIT Shares	Php	488,633,300.40
Less: Disbursements from July 7, 2025 to March 31, 2026 (Annex A)		488,633,300.40
Balance of Proceeds from sale of AREIT Shares as of March 31, 2026	Php	<u>0</u>

Thank you.

Very truly yours,


Jose Eduardo A. Quimpo II
Ayala Land, Inc.
Treasurer and Chief Finance Officer


Ma. Veresa R. Pamy
AREIT, Inc.
Treasurer and Chief Finance Officer

13 APR 2026

SUBSCRIBED AND SWORN to before me this _____ at Makati City, affiants exhibiting to me their identification documents as follows:

Name	Competent Evidence of Identity	Date and Place Issued
AYALA LAND, INC.	TIN: 000-153-790-000	
<i>Represented by:</i> Jose Eduardo A. Quimpo II	Passport No. P9272745B	Issued 22 March 2022 / DFA Manila
AREIT, Inc.	TIN: 006-346-689-000	
<i>Represented by:</i> Ma. Teresa R. Famy	Driver's License No. D06-97-186463	Expiration 05 December 2033



ATTY. RYAN ANTHONY G. PEREÑA

NOTARY PUBLIC for MAKATI CITY

Commission No. M-012 until Dec. 31, 2027

Roll of Attorneys 77327

PTR No. 10764513; 01/02/2026; Makati City

IBP OR No. 566188 12/16/2025; Pasig City

MCLE Compliance No. VIII-0000389

6553 San Jose St., Guadalupe Nuevo, Makati City

Doc. No.

130

Page No.

99

Book No.

881

Series of 2026.

ANNEX A - Disbursements from July 7, 2025 to March 31, 2026

Project Name	Disbursing Entity	Amount (in PHP)
Gardencourt Residences	Ayala Land, Inc.	488,633,300.40

Agreed-Upon Procedures Report

To the Management of
Ayala Land, Inc.
31st Floor, Tower One & Exchange Plaza
Ayala Triangle, Ayala Avenue
Makati City

Purpose of this Agreed-Upon Procedures Report

Our report is solely for the purpose of assisting Ayala Land, Inc. (the "Company") in connection with the Company's compliance with the Philippine Stock Exchange, Inc.'s (PSE) requirement to submit an external auditor's certification on the information being presented by the Company on the Final Progress Report for the period from July 7, 2025 to March 31, 2026 relating to the use of proceeds received by the Company from the block sale of its shares in AREIT, Inc. ("AREIT") on July 7, 2025 and may not be suitable for another purpose.

Responsibilities of the Engaging Party

The management of the Company has acknowledged that the agreed-upon procedures are appropriate for the purpose of the engagement. The Company is responsible for the subject matter on which the agreed-upon procedures are performed.

Practitioner's Responsibilities

We have conducted the agreed-upon procedures engagement in accordance with Philippine Standard on Related Services (PSRS) 4400 (Revised), *Agreed-Upon Procedures Engagements*. An agreed-upon procedures engagement involves us performing the procedures that have been agreed with the Company, and reporting the findings, which are the factual results of the agreed-upon procedures performed. We make no representation regarding the appropriateness of the agreed-upon procedures.

This agreed-upon procedures engagement is not an assurance engagement. Accordingly, we do not express an opinion or an assurance conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported.

Isla Lipana & Co., 29th Floor, AIA Tower, 8767 Paseo de Roxas,
1226 Makati City, Philippines
+63 (2) 8845 2728

Professional Ethics and Quality Control

We have complied with the ethical requirements in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics). We have also complied with the independence requirements in accordance with Part 4A of the International Ethics Standards Board for Accountants (IESBA) Code.

Our firm applies International Standard on Quality Management 1, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Procedures and Findings

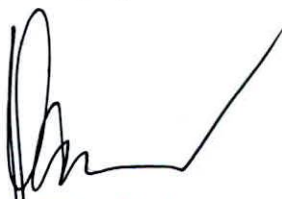
We have performed the procedures described below, which were agreed upon with the Company in the letter of engagement dated October 10, 2025, on the use of proceeds received by the Company from the block sale of its shares in AREIT:

Procedures	Factual Findings
Obtained the Final Progress Report on use of proceeds from the block sale of AREIT Shares (the "schedule") for the period from July 7, 2025 to March 31, 2026, and performed the following:	
a. Checked the mathematical accuracy of the schedule.	No exceptions were noted.
b. Checked whether there were additions and disbursements in the schedule and compared with the schedule of application of proceeds.	No exceptions were noted.
c. On a sample basis, traced additions and disbursements listed in the schedule for the period from July 7, 2025 to March 31, 2026, to the supporting documents such as progress billings, statement of accounts, invoices and official receipts, as applicable, and agreed the amount to the schedule.	No exceptions were noted. We present in Appendix A the schedule for the period from July 7, 2025 to March 31, 2026, based on the information we obtained from the Company.

Procedures	Factual Findings
<p>d. On a sample basis, inquired into and identified the nature of additions and disbursements. Checked if the disbursements were classified consistently according to its nature based on the schedule of planned use of proceeds from the block sale of AREIT shares.</p>	<p>No exceptions were noted.</p> <p>We have noted that the Sponsor Reinvestment Plan dated July 7, 2025, included the proceeds from the block sale of AREIT shares amounting to P488,633,300.40. Out of the total proceeds, P488,633,300.40 disbursements have been made from July 7, 2025 to March 31, 2026, based on the information we obtained from the Company as presented in Appendix A.</p>

Restriction on Distribution and Use

Our report is solely for the purpose set forth in the first paragraph of this report and is not to be used for any other purpose or to be distributed to any other parties.



Roderick M. Danao

Partner

CPA Cert No. 88453

PTR No. 0011280, issued on January 8, 2026, Makati City

SEC A.N. (individual) as general auditors 88453-SEC, Category A;

valid to audit 2025 to 2029 financial statements

SEC A.N. (firm) as general auditors 0142-SEC, Category A;

valid to audit 2020 to 2025 financial statements

T.I.N. 152-015-078

BIR A.N. 08-000745-042-2023, issued on December 22, 2023; effective until December 21, 2026

BOA/PRC Reg. No. 0142/P-001, effective until November 14, 2028

Makati City

April 14, 2026

Appendix A

Summary of Final Progress Report from July 7, 2025 to March 31, 2026 (Amounts are in PHP).

Distributing Entity	Project name	Total disbursements from July 7, 2025 to March 31, 2026
Ayala Land, Inc.	Gardencourt Residences	488,633,300.40
		488,633,300.40

REPUBLIC OF THE PHILIPPINES)
MAKATI CITY)S.S.

ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN to before me, a Notary Public, for and in behalf of the City of Makati this 14th day of April 2026, by RODERICK M. DANA0 who presented to me his CPA License ID No. 88453 issued by the Professional Regulation Commission in the City of Manila and valid until November 14, 2028, that he is the same person who personally signed before me the foregoing document and acknowledged that he executed the same.

Doc. No. 1 ;
Page No. 2 ;
Book No. 1 ;
Series of 2026.



Christa
ATTY. CHRISTA ANGELA C. ESTILO, CPA
Notary Public for and in the City of Makati
Appointment No. M-258 until December 31, 2027
Roll No. 79126
PTP No. MKT10767205, 5 January 2026, Makati City
IBP No. 588680, 5 January 2026, Manila III
MCLE Compliance No. VIII-0008158, 16 April 2024
29th floor, AIA Tower, 8767 Paseo de Roxas, Makati City 1226

April 14, 2026

THE PHILIPPINE STOCK EXCHANGE

Philippine Stock Exchange Plaza
6th Floor, PSE Tower
Bonifacio Global City, Taguig

Attention: Disclosure Department

Subject: 2026 First Quarter Progress Report on the Disbursement of Proceeds from the Sale of 88 million AREIT, Inc. ("AREIT") Shares

Dear Gentlemen,

We are pleased to submit our Progress Report on the Application of Proceeds for the First Quarter of 2026, duly certified by our external auditors, in compliance with the disclosure requirements of the Philippine Stock Exchange.

On March 3, 2026, Ayala Land, Inc. ("ALI") received net proceeds from the sale of 88 million AREIT Shares amounting to Three Billion Six Hundred Ninety Million Five Hundred Eleven Thousand Four Hundred Forty Pesos (Php 3,690,511,440.00).

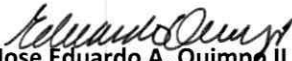
As of March 31, 2026, ALI has not yet disbursed any amount from the net proceeds of the sale of 88 million AREIT Shares.

The details of the disbursement for the First Quarter of 2026 are as follows:

Proceeds from sale of AREIT Shares	Php 3,690,511,440.00
Less: Disbursements from March 3 to 31, 2026	0
Balance of Proceeds from sale of AREIT Shares as of March 31, 2026	<u>Php 3,690,511,440.00</u>

Thank you.

Very truly yours,


Jose Eduardo A. Quimpo II
Ayala Land, Inc.
Treasurer and Chief Finance Officer


Ma. Yeresia R. Famy
AREIT, Inc.
Treasurer and Chief Finance Officer

13 APR 2026

SUBSCRIBED AND SWORN to before me this _____ at Makati City, affiants exhibiting to me their identification documents as follows:

Name	Competent Evidence of Identity	Date and Place Issued
AYALA LAND, INC.	TIN: 000-153-790-000	
<i>Represented by:</i> Jose Eduardo A. Quimpo II	Passport No. P9272745B	Issued 22 March 2022 / DFA Manila
AREIT, Inc.	TIN: 006-346-689-000	
<i>Represented by:</i> Ma. Teresa R. Famy	Driver's License No. D06-97-186463	Expiration 05 December 2033



ATTY. RYAN ANTHONY G. PEREÑA

NOTARY PUBLIC for MAKATI CITY

Commission No. M-012 until Dec. 31, 2027

Roll of Attorneys 77327

PTR No. 10764513; 01/02/2026; Makati City

IBP OR No. 566188 12/16/2025; Pasig City

MCLE Compliance No. VIII-0000389

8553 San Jose St., Guadalupe Nuevo, Makati City

Doc. No. 108
Page No. 99
Book No. XII
Series of 2026.

Agreed-Upon Procedures Report

To the Management of
Ayala Land, Inc.
31st Floor, Tower One & Exchange Plaza
Ayala Triangle, Ayala Avenue
Makati City

Purpose of this Agreed-Upon Procedures Report

Our report is solely for the purpose of assisting Ayala Land, Inc. (the "Company") in connection with the Company's compliance with the Philippine Stock Exchange, Inc.'s (PSE) requirement to submit an external auditor's certification on the information being presented by the Company on the Quarterly Progress Report for the period from March 3 to March 31, 2026 relating to the use of proceeds received by the Company from the block sale of its shares in AREIT, Inc. ("AREIT") on March 3, 2026 and may not be suitable for another purpose.

Responsibilities of the Engaging Party

The management of the Company has acknowledged that the agreed-upon procedures are appropriate for the purpose of the engagement. The Company is responsible for the subject matter on which the agreed-upon procedures are performed.

Practitioner's Responsibilities

We have conducted the agreed-upon procedures engagement in accordance with Philippine Standard on Related Services (PSRS) 4400 (Revised), *Agreed-Upon Procedures Engagements*. An agreed-upon procedures engagement involves us performing the procedures that have been agreed with the Company, and reporting the findings, which are the factual results of the agreed-upon procedures performed. We make no representation regarding the appropriateness of the agreed-upon procedures.

This agreed-upon procedures engagement is not an assurance engagement. Accordingly, we do not express an opinion or an assurance conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported.

Isla Lipana & Co., 29th Floor, AIA Tower, 8767 Paseo de Roxas,
1226 Makati City, Philippines
+63 (2) 8845 2728

Professional Ethics and Quality Control

We have complied with the ethical requirements in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics). We have also complied with the independence requirements in accordance with Part 4A of the International Ethics Standards Board for Accountants (IESBA) Code.

Our firm applies International Standard on Quality Management 1, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Procedures and Findings

We have performed the procedures described below, which were agreed upon with the Company in the letter of engagement dated April 13, 2026, on the use of proceeds received by the Company from the block sale of its shares in AREIT:

Procedures	Factual Findings
Obtained the Quarterly Progress Report on use of proceeds from the block sale of AREIT Shares (the "schedule") for the period from March 3 to March 31, 2026, and performed the following:	
a. Checked the mathematical accuracy of the schedule.	No exceptions were noted.
b. Checked whether there were additions and disbursements in the schedule and compared with the schedule of application of proceeds.	No exceptions were noted.
c. On a sample basis, traced additions and disbursements listed in the schedule for the period from March 3 to March 31, 2026, to the supporting documents such as progress billings, statement of accounts, invoices and official receipts, as applicable, and agreed the amount to the schedule.	No exceptions were noted. We present in Appendix A the schedule for the period from March 3 to March 31, 2026, based on the information we obtained from the Company.

Procedures	Factual Findings
<p>d. On a sample basis, inquired into and identified the nature of additions and disbursements. Checked if the disbursements were classified consistently according to its nature based on the schedule of planned use of proceeds from the block sale of AREIT shares.</p>	<p>No exceptions were noted.</p> <p>We have noted that the Sponsor Reinvestment Plan dated March 3, 2026, included the proceeds from the block sale of AREIT shares amounting to P3,690,511,440.00. Out of the total proceeds, no disbursements have been made from March 3 to March 31, 2026, based on the information we obtained from the Company as presented in Appendix A.</p>

Restriction on Distribution and Use

Our report is solely for the purpose set forth in the first paragraph of this report and is not to be used for any other purpose or to be distributed to any other parties.



Roderick M. Danao

Partner

CPA Cert No. 88453

PTR No. 0011280, issued on January 8, 2026, Makati City

SEC A.N. (individual) as general auditors 88453-SEC, Category A;

valid to audit 2025 to 2029 financial statements

SEC A.N. (firm) as general auditors 0142-SEC, Category A;

valid to audit 2020 to 2025 financial statements

T.I.N. 152-015-078

BIR A.N. 08-000745-042-2023, issued on December 22, 2023; effective until December 21, 2026

BOA/PRC Reg. No. 0142/P-001, effective until November 14, 2028

Makati City

April 14, 2026

Appendix A

Summary of Quarterly Progress Report from March 3 to March 31, 2026 (Amounts are in PHP).

Distributing Entity	Project name	Total disbursements from March 3 to March 31, 2026
Ayala Land, Inc.	-	-
		-


REPUBLIC OF THE PHILIPPINES)
MAKATI CITY)S.S.

ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN to before me, a Notary Public, for and in behalf of the City of Makati this 14th day of April 2026, by RODERICK M. DANA0 who presented to me his CPA License ID No. 88453 issued by the Professional Regulation Commission in the City of Manila and valid until August 1, 2028, that he is the same person who personally signed before me the foregoing document and acknowledged that he executed the same.

Doc. No. 3 ;
Page No. 2 ;
Book No. 1 ;
Series of 2026.




ATTY. CHRISTINA ANGELA C. ESTILO, CPA
Notary Public for and in the City of Makati
Appointment No. M-258 until December 31, 2027
Roll No. 79126
PTP No. MKT10767205, 5 January 2026, Makati City
IBP No. 588680, 5 January 2026, Manila
MCLE Compliance No. VIII-0008158, 16 April 2024
29th floor, AIA Tower, 8767 Paseo de Roxas, Makati City 1205

April 14, 2026

THE PHILIPPINE STOCK EXCHANGE

Philippine Stock Exchange Plaza
6th Floor, PSE Tower
Bonifacio Global City, Taguig

Attention: Disclosure Department

Subject: 2026 First Quarter Progress Report on the Disbursement of Proceeds from the Sale of 100 million AREIT, Inc. ("AREIT") Shares

Dear Gentlemen,

We are pleased to submit our Progress Report on the Application of Proceeds for the First Quarter of 2026, duly certified by our external auditors, in compliance with the disclosure requirements of the Philippine Stock Exchange.

On November 28, 2025, Ayala Land, Inc. ("ALI") received net proceeds from the sale of 100 million AREIT Shares amounting to Four Billion One Hundred Eighty-Three Million Seven Hundred Seventy-Seven Thousand Eight Hundred Fifty Pesos (Php 4,183,777,850.00).

As of March 31, 2026, the remaining balance of the net proceeds from the sale of 100 million AREIT Shares amounts to Two Billion One Hundred Three Million Four Hundred Eighty-Nine Thousand Five Hundred Fifty and 90/100 Pesos (Php 2,103,489,550.90).

The details of the disbursement for the First Quarter of 2026 are as follows:

Proceeds from sale of AREIT Shares	Php	4,183,777,850.00
Less: Disbursements from January 1 to March 31, 2026 (Annex A)		2,080,288,299.10
Balance of Proceeds from sale of AREIT Shares as of March 31, 2026	Php	<u>2,103,489,550.90</u>

Thank you.

Very truly yours,


Jose Eduardo A. Quimpo
Ayala Land, Inc.
Treasurer and Chief Finance Officer


Ma. Teresa R. Famy
AREIT, Inc.
Treasurer and Chief Finance Officer

SUBSCRIBED AND SWORN to before me this 15 APR 2026 at Makati City, affiants exhibiting to me their identification documents as follows:

Name	Competent Evidence of Identity	Date and Place Issued
AYALA LAND, INC.	TIN: 000-153-790-000	
<i>Represented by:</i> Jose Eduardo A. Quimpo II	Passport No. P9272745B	Issued 22 March 2022 / DFA Manila
AREIT, Inc.	TIN: 006-346-689-000	
<i>Represented by:</i> Ma. Teresa R. Famy	Driver's License No. D06-97-186463	Expiration 05 December 2033



ATTY. RYAN ANTHONY G. PEREÑA
NOTARY PUBLIC for MAKATI CITY
Commission No. M-012 until Dec. 31, 2027
Roll of Attorneys 77327
PTR No. 10764513, 01/02/2026; Makati City
IBP OR No. 566188 12/16/2025; Pasig City
MCLE Compliance No. VIII-0000389
8553 San Jose St., Guadalupe Nuevo, Makati City

Doc. No. 28:
Page No. 2:
Book No. XXI:
Series of 2026.

ANNEX A - Disbursements from January 1 to March 31, 2026

Project Name	Disbursing Entity	Amount (in PHP)
Park Central Tower North & South	Ayala Land, Inc.	452,596,407.15
Laurean Residences	Ayala Land, Inc.	129,564,335.77
Gardencourt Residences	Ayala Land, Inc.	35,370,192.50
Enara	Ayala Land, Inc.	208,517,877.69
Vertis North BPO 4&5	Ayala Land, Inc.	779,570,799.23
Mandarin Oriental	Ayala Land, Inc.	474,668,686.76
Total		2,080,288,299.10

Agreed-Upon Procedures Report

To the Management of
Ayala Land, Inc.
31st Floor, Tower One & Exchange Plaza
Ayala Triangle, Ayala Avenue
Makati City

Purpose of this Agreed-Upon Procedures Report

Our report is solely for the purpose of assisting Ayala Land, Inc. (the “Company”) in connection with the Company’s compliance with the Philippine Stock Exchange, Inc.’s (PSE) requirement to submit an external auditor’s certification on the information being presented by the Company on the Quarterly Progress Report for the period from January 1 to March 31, 2026 relating to the use of proceeds received by the Company from the block sale of its shares in AREIT, Inc. (“AREIT”) on November 28, 2025 and may not be suitable for another purpose.

Responsibilities of the Engaging Party

The management of the Company has acknowledged that the agreed-upon procedures are appropriate for the purpose of the engagement. The Company is responsible for the subject matter on which the agreed-upon procedures are performed.

Practitioner’s Responsibilities

We have conducted the agreed-upon procedures engagement in accordance with Philippine Standard on Related Services (PSRS) 4400 (Revised), *Agreed-Upon Procedures Engagements*. An agreed-upon procedures engagement involves us performing the procedures that have been agreed with the Company, and reporting the findings, which are the factual results of the agreed-upon procedures performed. We make no representation regarding the appropriateness of the agreed-upon procedures.

This agreed-upon procedures engagement is not an assurance engagement. Accordingly, we do not express an opinion or an assurance conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported.

Isla Lipana & Co., 29th Floor, AIA Tower, 8767 Paseo de Roxas,
1226 Makati City, Philippines
+63 (2) 8845 2728

Professional Ethics and Quality Control

We have complied with the ethical requirements in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics). We have also complied with the independence requirements in accordance with Part 4A of the International Ethics Standards Board for Accountants (IESBA) Code.

Our firm applies International Standard on Quality Management 1, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Procedures and Findings

We have performed the procedures described below, which were agreed upon with the Company in the letter of engagement dated January 15, 2026, on the use of proceeds received by the Company from the block sale of its shares in AREIT:

Procedures	Factual Findings
Obtained the Quarterly Progress Report on use of proceeds from the block sale of AREIT Shares (the "schedule") for the period from January 1 to March 31, 2026, and performed the following:	
a. Checked the mathematical accuracy of the schedule.	No exceptions were noted.
b. Checked whether there were additions and disbursements in the schedule and compared with the schedule of application of proceeds.	No exceptions were noted.
c. On a sample basis, traced additions and disbursements listed in the schedule for the period from January 1 to March 31, 2026, to the supporting documents such as progress billings, statement of accounts, invoices and official receipts, as applicable, and agreed the amount to the schedule.	No exceptions were noted. We present in Appendix A the schedule for the period from January 1 to March 31, 2026 based on the information we obtained from the Company.

Procedures	Factual Findings
<p>d. On a sample basis, inquired into and identified the nature of additions and disbursements. Checked if the disbursements were classified consistently according to its nature based on the schedule of planned use of proceeds from the block sale of AREIT shares.</p>	<p>No exceptions were noted.</p> <p>We have noted that the Sponsor Reinvestment Plan dated November 28, 2025, included the proceeds from the block sale of AREIT shares amounting to P4,183,777,850.00. Out of the total proceeds, P2,080,288,299.10 disbursements have been made from January 1 to March 31, 2026, based on the information we obtained from the Company as presented in Appendix A.</p>

Restriction on Distribution and Use

Our report is solely for the purpose set forth in the first paragraph of this report and is not to be used for any other purpose or to be distributed to any other parties.



Roderick M. Danao

Partner

CPA Cert No. 88453

P.T.R. No. 0011280, issued on January 3, 2025, Makati City

SEC A.N. (individual) as general auditors 88453-SEC, category A;

valid to audit 2025 to 2029 financial statements

SEC A.N. (firm) as general auditors 0142-SEC, Category A;

valid to audit 2020 to 2025 financial statements

TIN 152-015-078

BIR A.N. 08-000745-042-2023, issued on December 22, 2023; effective until December 21, 2026

BOA/PRC Reg. No. 0142, effective until November 14, 2028

Makati City

April 14, 2026

Appendix A

Summary of Quarterly Progress Report from January 1 to March 31, 2026 (Amounts are in PHP)

Distributing Entity	Project name	Total disbursements from January 1 to March 31, 2026
Ayala Land, Inc.	Park Central Tower North & South	452,596,407.15
Ayala Land, Inc.	Laurean Residences	129,564,335.77
Ayala Land, Inc.	Gardencourt Residences	35,370,192.50
Ayala Land, Inc.	Enara	208,517,877.69
Ayala Land, Inc.	Vertis North BPO 4 & 5	779,570,799.23
Ayala Land, Inc.	Mandarin Oriental	474,668,686.76
		2,080,288,299.10

REPUBLIC OF THE PHILIPPINES)
MAKATI CITY)S.S.

ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN to before me, a Notary Public, for and in behalf of the City of Makati this 14th day of April 2026, by RODERICK M. DANA0 who presented to me his CPA License ID No. 88453 issued by the Professional Regulation Commission in the City of Manila and valid until August 1, 2028, that he is the same person who personally signed before me the foregoing document and acknowledged that he executed the same.

Doc. No. 2 ;
Page No. 2 ;
Book No. 1 ;
Series of 2026.



Christa
ATTY. CHRISTA ANGELA C. ESTILO, CPA
Notary Public for and in the City of Makati
Appointment No. M-258 until December 31, 2027
Roll No. 79126
PTP No. MKT10767205, 5 January 2026, Makati City
IBP No. 588680, 5 January 2026, Manila III
MCLE Compliance No. VIII-0008158, 16 April 2024
29th floor, AIA Tower, 8767 Paseo de Roxas, Makati City 1226