



14 July 2026

Philippine Stock Exchange
Disclosure Department
6/F, PSE Tower, 5th Avenue corner 28th Street,
Bonifacio Global City, Taguig City

Subject: Revised Report on the Top 100 Shareholders

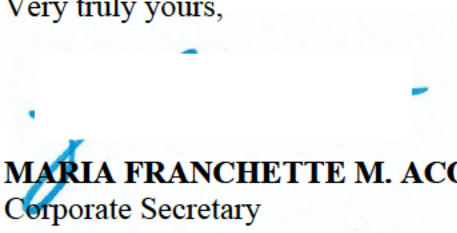
Gentlemen:

This is in connection with the Exchange's Revised Disclosure Rules requiring AREIT, Inc. to submit a report on the Top 100 Shareholders of the Company.

In compliance therewith, we are submitting herewith a list of the Company's Top 100 Shareholders for the quarter-ending June 2026.

Thank you.

Very truly yours,



MARIA FRANCHETTE M. ACOSTA
Corporate Secretary

**Stock Transfer Service Inc.
AREIT, INC.
List of Top 100 Stockholders
As of 06/30/2026**

Rank	Name	Holdings	Percentage
1	AYALA LAND, INC.	1,651,587,678	39.73%
2	PCD NOMINEE CORPORATION (FILIPINO)	1,308,298,888	31.47%
3	AYALALAND MALLS, INC.	287,186,771	06.91%
4	BUENDIA CHRISTIANA HOLDINGS CORP.	199,109,438	04.79%
5	PCD NOMINEE CORPORATION (NON FILIPINO)	198,501,612	04.78%
6	CAGAYAN DE ORO GATEWAY CORPORATION	133,334,821	03.21%
7	ACCENDO COMMERCIAL CORPORATION	112,424,084	02.70%
8	SUMMERHILL COMMERCIAL VENTURES CORP.	94,272,644	02.27%
9	GREENHAVEN PROPERTY VENTURES, INC.	77,505,974	01.86%
10	NORTHBEACON COMMERCIAL CORPORATION	55,382,567	01.33%
11	CEBU INSULAR HOTEL CO., INC.	38,326,934	00.92%
12	EMILY CHUA CATIENZA	175,000	00.00%
13	MANUEL I. GUTIERREZ OR MARTINA MARIA ELIZABETH Y. GUTIERREZ	137,900	00.00%
14	JAMES ESTEVES TAKANO	120,000	00.00%
15	BENIYA ANTOINETTE CHUA CATIENZA	115,000	00.00%
16	GROUP 168 HOLDINGS CORPORATION	110,000	00.00%
17	NORIKO UMEMOTO	107,100	00.00%
18	CESAR SANTOS RODRIGUEZ JR.	52,000	00.00%
19	HAN-CHUN CHANG	35,000	00.00%
20	NSJS REALTY AND DEVELOPMENT CORP.	25,000	00.00%
21	MARIA VICTORIA ROMERO SAN PASCUAL	24,000	00.00%
22	SYLVETTE YOUNG TANKIANG	13,100	00.00%
23	DANIEL INIGO SIMBULAN CARINGAL	11,000	00.00%
24	ALBERTO B. GUEVARA JR. OR ALBERTO F. GUEVARA III OR ISABEL F. GUEVARA	8,000	00.00%

25	GREGORY C. QUE	6,300	00.00%
26	IVIE MAE DIM LAO	5,000	00.00%
27	YUNNAN ZHONG	4,000	00.00%
28	MARK LOUIE APAO	3,800	00.00%
29	LEOVILLO DELA CRUZ AGUSTIN	3,000	00.00%
30	MERCEDES DEL ROSARIO OR MIGUEL CARLOS DEL ROSARIO OR PAOLO JOSE DEL ROSARIO	1,000	00.00%
31	OFELIA R. BLANCO	200	00.00%
32	OMAR T. CRUZ	1	00.00%
33	ENRICO S. CRUZ	1	00.00%
34	ALBERTO MACAPINLAC DE LARRAZABAL	1	00.00%
35	ANNA MARIA MARGARITA BAUTISTA DY	1	00.00%
36	MARIA THERESA MARCIAL-JAVIER	1	00.00%
37	JOSE EDUARDO A QUIMPO II	1	00.00%
38	MARIANA ZOBEL DE AYALA	1	00.00%

Total Top 100 Shareholders :	----- 4,156,887,818 =====	----- 100.00% =====
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Total Issued and Outstanding Shares :	----- 4,156,887,818 =====
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AREIT0000000 June 30, 2026

OUTSTANDING BALANCES FOR SPECIFIC COMPANY

June 30, 2026

AREIT0000000

BPNAME	QUANTITY
UPCC SECURITIES CORP.	666,800
A & A SECURITIES, INC.	723,550
ABACUS SECURITIES CORPORATION	6,664,860
PHILSTOCKS FINANCIAL INC	5,750,004
A. T. DE CASTRO SECURITIES CORP.	415,620
ALPHA SECURITIES CORP.	621,500
BA SECURITIES, INC.	217,900
AP SECURITIES INCORPORATED	1,464,880
ANSALDO, GODINEZ & CO., INC.	73,667
AB CAPITAL SECURITIES, INC.	7,913,048
SARANGANI SECURITIES, INC.	633,600
SB EQUITIES, INC.	31,443,540
ASIA PACIFIC CAPITAL EQUITIES & SECURITIES CORP.	11,900
ASIASEC EQUITIES, INC.	1,591,000
ASTRA SECURITIES CORPORATION	325,500
CHINA BANK SECURITIES CORPORATION	6,399,083
BELSON SECURITIES, INC.	426,900
B. H. CHUA SECURITIES CORPORATION	583,980
BPI SECURITIES CORPORATION	108,108,429
CAMPOS, LANUZA & COMPANY, INC.	599,200
SINCERE SECURITIES CORPORATION	427,300
CTS GLOBAL EQUITY GROUP, INC.	17,900
LUNA SECURITIES, INC.	36,911
TRITON SECURITIES CORP.	505,700
IGC SECURITIES INC.	1,658,400
CUALOPING SECURITIES CORPORATION	1,523,200
DAVID GO SECURITIES CORP.	167,700
DIVERSIFIED SECURITIES, INC.	86,500
E. CHUA CHIACO SECURITIES, INC.	294,800
EAST WEST CAPITAL CORPORATION	9,500
EASTERN SECURITIES DEVELOPMENT CORPORATION	1,403,300
EQUITIWORLD SECURITIES, INC.	14,100
EVERGREEN STOCK BROKERAGE & SEC., INC.	117,200
FIRST ORIENT SECURITIES, INC.	725,200
FIRST INTEGRATED CAPITAL SECURITIES, INC.	359,500
F. YAP SECURITIES, INC.	1,249,345
AURORA SECURITIES, INC.	399,390
GLOBALINKS SECURITIES & STOCKS, INC.	1,281,800
JSG SECURITIES, INC.	355,700
GOLDSTAR SECURITIES, INC.	371,900
GUILD SECURITIES, INC.	124,242

CNN SECURITIES, INC.	3,390,180
H. E. BENNETT SECURITIES, INC.	359,000
I. B. GIMENEZ SECURITIES, INC.	169,890
INVESTORS SECURITIES, INC,	307,815
IMPERIAL,DE GUZMAN,ABALOS & CO.,INC.	520,960
INTRA-INVEST SECURITIES, INC.	825,900
VALUE QUEST SECURITIES CORPORATION	1,345,100
STRATEGIC EQUITIES CORP.	1,199,700
LARRGO SECURITIES CO., INC.	109,000
LOPEZ, LOCSIN, LEDESMA & CO., INC.	85,500
LUCKY SECURITIES, INC.	524,300
LUYS SECURITIES COMPANY, INC.	75,400
MANDARIN SECURITIES CORPORATION	988,600
COL Financial Group, Inc.	78,155,202
DA MARKET SECURITIES, INC.	139,700
MERCANTILE SECURITIES CORP.	62,700
MERIDIAN SECURITIES, INC.	192,601
MDR SECURITIES, INC.	55,100
REGIS PARTNERS, INC.	321,530
NEW WORLD SECURITIES CO., INC.	127,000
OPTIMUM SECURITIES CORPORATION	98,900
RCBC SECURITIES, INC.	8,955,257
PAN ASIA SECURITIES CORP.	98,600
PAPA SECURITIES CORPORATION	3,638,007
MAYBANK SECURITIES, INC.	3,797,120
PLATINUM SECURITIES, INC.	4,276,800
PNB SECURITIES, INC.	8,698,340
PREMIUM SECURITIES, INC.	218,800
SALISBURY SECURITIES CORPORATION	10,000
QUALITY INVESTMENTS & SECURITIES CORPORATION	499,000
R. COYIUTO SECURITIES, INC.	78,300
REGINA CAPITAL DEVELOPMENT CORPORATION	1,250,001
R. NUBLA SECURITIES, INC.	2,707,600
AAA SOUTHEAST EQUITIES, INCORPORATED	694,724
R. S. LIM & CO., INC.	364,300
RTG & COMPANY, INC.	325,680
S.J. ROXAS & CO., INC.	127,000
SECURITIES SPECIALISTS, INC.	255,876
FIDELITY SECURITIES, INC.	33,300
SUMMIT SECURITIES, INC.	481,900
STANDARD SECURITIES CORPORATION	538,500
SUPREME STOCKBROKERS, INC	185,000
TANSENGCO & CO., INC.	269,916
THE FIRST RESOURCES MANAGEMENT & SECURITIES CORP.	90,900
TOWER SECURITIES, INC.	710,970
APEX PHILIPPINES EQUITIES CORPORATION	286,300
DRAGONFI SECURITIES, INC.	12,122,687

LANDBANK SECURITIES, INC.	808,920
VENTURE SECURITIES, INC.	270,050
FIRST METRO SECURITIES BROKERAGE CORP.	29,988,109
WEALTH SECURITIES, INC.	6,142,150
WESTLINK GLOBAL EQUITIES, INC.	385,400
BERNAD SECURITIES, INC.	19,000
WONG SECURITIES CORPORATION	25,000
YAO & ZIALCITA, INC.	185,800
META CAPITAL SECURITIES INC	160,500
BDO SECURITIES CORPORATION	34,291,248
EAGLE EQUITIES, INC.	203,600
GOLDEN TOWER SECURITIES & HOLDINGS, INC.	67,000
SOLAR SECURITIES, INC.	2,612,760
G.D. TAN & COMPANY, INC.	260,027
CLSA PHILIPPINES, INC.	406,712
PHILIPPINE EQUITY PARTNERS, INC.	3,385,361
UNICAPITAL SECURITIES INC.	6,185,190
SunSecurities, Inc.	368,300
COHERCO SECURITIES, INC.	989,000
ARMSTRONG SECURITIES, INC.	68,900
TIMSON SECURITIES, INC.	229,829
VC SECURITIES CORPORATION	82,200
CITIBANK N.A.	137,132,082
DEUTSCHE BANK MANILA-CLIENTS A/C	92,402,028
BANCO DE ORO - TRUST BANKING GROUP	76,137,902
BANK OF COMMERCE - TRUST SERVICES GROUP	1,391,400
RCBC TRUST CORPORATION	7,791,310
RCBC TRUST CORPORATION	7,792,700
STERLING BANK OF ASIA TRUST GROUP	3,200
DEUTSCHE BANK MANILA-CLIENTS A/C	24,643,763
STANDARD CHARTERED BANK	78,710,899
THE HONGKONG AND SHANGHAI BANKING CORP. LTD. -CLIENTS' ACCT.	78,087,128
UNITED COCONUT PLANTERS LIFE ASSURANCE CORPORATION	708,000
MBTC - TRUST BANKING GROUP	68,206,225
SOCIAL SECURITY SYSTEM	123,047,500
BDO-TIG SECURITIES SERVICES	267,900
COCOPLANS, INC.	20,000
LAND BANK OF THE PHILIPPINES-TRUST BANKING GROUP	719,200
UCPB GENERAL INSURANCE CO., INC.	125,000
SEEDBOX SECURITIES, INC.	875,000
BPI ASSET MANAGEMENT AND TRUST CORPORATION	89,684,186
WECAP FINANCIAL INC	35,050
CABALLES GO SECURITIES INC	50,500
AB CAPITAL & INVESTMENT CORP. - TRUST & INVESTMENT DIV.	3,458,900
CHINA BANKING CORPORATION - TRUST GROUP	11,273,200
COL Inv Mgt Inc as Investment Company Adviser for Various Mutual Funds	199,600
GOVERNMENT SERVICE INSURANCE SYSTEM	257,810,800

THE HONGKONG AND SHANGHAI BANKING CORP. LTD. -CLIENTS' ACCT.	12,183,800
ASIA UNITED BANK - TRUST & INVESTMENT GROUP	2,383,500
SSS PROVIDENT FUND	5,706,900
PNB TRUST BANKING GROUP	5,896,966
LBP-TBG THIRD PARTY CUSTODIANSHIP & REGISTRY DEPT	2,427,500
LAND BANK OF THE PHILIPPINES	4,959,800
Total Lodged Shares	1,506,800,500