



July 10, 2026

Philippine Stock Exchange

6/F PSE Tower
5th Avenue corner 28th Street
Bonifacio Global City, Taguig City

Attention: Atty. Johanne Daniel M. Negre
Head, Disclosure Department

Gentlemen:

In compliance with the Exchange's Rule on Minimum Public Ownership, please find attached our Public Ownership Report as of June 30, 2026.

We trust that you will find the report in order.

Thank you.

Very truly yours,


Ma. Florence Therese dG. Martinez-Cruz
Chief Compliance Officer and
Assistant Corporate Secretary

AREIT, INC.

Computation of Public Ownership as of June 30, 2026

	A	B	Number of Shares
			Total
Number of Issued Shares			4,156,887,818
Less: Number of Treasury Shares (if any)			0

Number of Issued and Outstanding Shares **4,156,887,818**

Less:

	% to total I/O Shares	A	B	Total
Directors				
Anna Ma. Margarita B. Dy				
Direct	0.0000 %			1
Alberto M. De Larrazabal				
Direct	0.0000 %			1
Maria Theresa D. Marcial				
Direct	0.0000 %			1
Jose Eduardo A. Quimpo II				
Direct	0.0000 %			1
Enrico S. Cruz				
Direct	0.0000 %			1
Indirect (lodged with PCD)	0.0577 %			2,400,000
Omar T. Cruz				
Direct	0.0000 %			1
Indirect (lodged with PCD)	0.0232 %			962,900
Sherisa P. Nuesa				
Indirect (lodged with PCD)	0.0058 %			242,900
Mariana E. Zobel de Ayala				
Direct	0.0000 %			1
Sub-total	0.0867 %			3,605,807

Officers

Anna Ma. Margarita B. Dy (same as above)				
Alberto M. de Larrazabal (same as above)				
Daniel Jan E. del Mundo	0.0000 %			0
Paul Ryan M. Balon	0.0000 %			0
Maria Franchette M. Acosta	0.0000 %			0
Ma. Florence Therese dG. Martinez-Cruz				
Indirect (lodged with PCD)	0.0000 %			1,700
Millette A. Arnedo	0.0001 %			2,300
Beverly S. Espina	0.0000 %			900
Sub-total	0.0001 %			4,900

Principal Stockholders

Ayala Land, Inc.				
Direct	39.7314 %			1,651,587,678 *
Sub-total	39.7314 %			1,651,587,678

Others

Affiliates

Northbeacon Commercial Corporation				
Direct	1.3323 %			55,382,567
Greenhaven Property Ventures, Inc.				
Direct	1.8645 %			77,505,974

Cebu Insular Hotel Co., Inc.		
Direct	0.9220 %	38,326,934
Buendia Christiana Holdings Corp.		
Direct	4.7899 %	199,109,438
AyalaLand Malls, Inc.		
Direct	6.9087 %	287,186,771
Accendo Commercial Corporation		
Direct	2.7045 %	112,424,084
Cagayan de Oro Gateway Corporation		
Direct	3.2076 %	133,334,821
Summerhill Commercial Ventures Corp.		
Direct	2.2679 %	94,272,644
AREIT Fund Managers, Inc.	- %	0
AREIT Property Managers, Inc.	- %	0
Government	- %	0
Banks	- %	0
Employees	- %	0
Lock-Up Shares	- %	0
Sub-total	23.9974 %	997,543,233
TOTAL	63.8156 %	2,652,741,618

Total Number of Shares Owned by the Public	1,504,146,200
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**Exclusive of three shares assigned to directors.*

PUBLIC OWNERSHIP PERCENTAGE
Total Number of Shares Owned by the Public

$$\frac{1,504,146,200}{4,156,887,818} \text{ shares} = \underline{36.18\%}$$

No. of Issued Common Shares	=	4,156,887,818
Number of Outstanding Common Shares	=	4,156,887,818
Number of Treasury Shares (Common)	=	0
Number of Listed Common Shares	=	1,508,910,810
Number of Foreign-Owned Shares	=	198,647,712
Foreign Ownership Level (%)	=	4.78%
Foreign Ownership Limit (%)	=	40%