COVER SHEET

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A R E I T , I N C .
(f o r m e r l y A y a l a L a n d R E I T ,
I n c .)

(Company's Full Name)

2 8 / F T O W E R O N E A N D E X C H A N G E
P L A Z A , A Y A L A T R I A N G L E , A Y A L A
A V E N U E , M A K A T I C I T Y 1 2 2 6

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

ATTY. MA. FLORENCE THERESE DG. MARTIREZ-CRUZ	79083804
Contact Person	Company Telephone Number

1 2	3 1	1 7 - C	0 4	2 3
Month	*Day*		*Month*	*Day*
Fiscal Year			Annual Meeting	

Secondary License Type, if Applicable

Dept. Requiring this Doc.

Amended Articles Number/Section

Total Amount of Borrowings

Total No. Of Stockholders

Domestic

Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document I.D.

Cashier

S T A M P S

Remarks = pls. Use black ink for scanning purposes

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATIONS CODE (SRC)
AND SRC RULE 17(a)-1(b)(3) THEREUNDER

1. **August 10, 2026**
   Date of Report (Date of earliest event reported)

2. **CS200613870**
   SEC Identification Number

3. **006-346-689**
   BIR Tax Identification Number

4. **AREIT, INC. (formerly AyalaLand REIT, Inc.)**
   Exact Name of registrant as specified in its charter

5. **PHILIPPINES**
   Province, country or other jurisdiction of incorporation

6. (SEC Use Only)
   Industry Classification Code

7. **28th Floor, Tower One and Exchange Plaza, Ayala Triangle, Ayala Avenue, Makati City**
   Address of principal office
   1226
   Postal code

8. **(02) 79083804**
   Registrant's telephone number, including area code

9. **N/A**
   Former name or former address, if changed since last report

10. Securities registered pursuant to Sections 4 and 8 of the SRC

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
COMMON SHARES	4,156,887,818

Indicate the item numbers reported herein : **Item 9 - Other Events**

Re: **Results of the Board of Directors' Meeting**

Pursuant to the requirements of the Securities Regulations Code, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

AREIT, INC.
(formerly AyalaLand REIT, Inc.)
Registrant

Date : **August 10, 2026**

Michelle Marie T. Valbuena
Senior Compliance Manager

* Print name and title of the signing officer under the signature.

August 10, 2026

Securities and Exchange Commission
17/F SEC Headquarters, 7907 Makati Avenue
Barangay Bel-Air, Makati City

Attention: Atty. Oliver O. Leonardo
Director, Markets & Securities Regulation Department

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

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

Gentlemen:

Please be informed that our Board of Directors ("Board"), at its regular meeting held today, approved the following:

1. The property-for-share swap transaction with Ayala Land, Inc. ("ALI"), Capitol Central Commercial Ventures Corp. ("CCCVC"), Makati Cornerstone Leasing Corp. ("MCLC"), Bay City Commercial Ventures Corp. ("BCCVC") and North Triangle Hotel Ventures, Inc. ("NTHVI") (CCCVC, MCLC, BCCVC and NTHVI are hereinafter referred to as "Subsidiaries") involving the subscription of ALI and its wholly-owned Subsidiaries to 462,481,990 primary AREIT common shares in exchange for commercial properties owned by ALI and its Subsidiaries with a transaction value of ₱17,333,824,985.20, as validated by a third-party fairness opinion.

   This transaction will be presented for approval of our stockholders at their special meeting, and pertinent regulatory bodies. AREIT shall submit the required Comprehensive Corporate Disclosure on the transaction within the period set under the PSE Listing Rules and in the Definitive Information Statement for the Special Stockholders' Meeting, which will be available to the shareholders in due course.

2. The acquisition of Fairmont Raffles Hotel Makati condominium units from ALI wholly-owned subsidiary, ALI Makati Hotel and Residences, Inc., for ₱2,616,897,832.00, by way of cash.

3. The conduct of a Special Stockholders' Meeting ("SSM") in a fully virtual format for September 23, 2026 at 10:00 o'clock in the morning pursuant to the approval of the infusion of assets into the Company and in compliance with the requirements of the Philippine Stock Exchange[1]. The record date for the determination of stockholders entitled to notice and to vote at the meeting is August 25, 2026. The deadline for the submission of proxies is September 14, 2026.

[1] Pursuant to Article V, Part A, Section 7 of the Philippine Stock Exchange's Consolidated Listing and Disclosure Rules.

Our Board further delegated to the Chairman the authority to approve the venue of, or the postponement of the SSM to another date and/or time, or any other arrangements relating to the said meeting.

4. The creation of the position of Chief Operating Officer ("COO"), as endorsed by our Board's Executive Committee. The establishment of a COO will strengthen the execution capacity, oversee an expanding investment and operating platform, and enable management to deliver AREIT's growth strategy while maintaining operational excellence, governance and stakeholder confidence.

5. The appointment of Mr. Eduardo Javier P. Carballo as our Chief Operating Officer, as endorsed by our Board's Nominations and Personnel Committee.

   Mr. Carballo, Filipino, 53, is a global finance executive with over 25 years of experience in debt capital markets, treasury strategy, and large-scale financing across Asia-Pacific, the United States, Europe, and emerging markets. He has advised Chief Executive Officers, Chief Finance Officers, boards, sovereign entities, financial institutions, and major corporates on capital structure optimization, funding strategy, investor engagement, and sustainable financing. He has led approximately US$20 billion in bond issuances and US$20 billion in loan financings in his regional leadership role and has been involved in numerous landmark green, sustainability-linked, and transition financing transactions across Asia. Prior to joining AREIT, he was a Managing Director and Head of Debt Capital Markets, Southeast Asia & India of Credit Agricole Corporate Investment Bank, Singapore. He holds a Master of Business Administration degree from Kellogg School of Management, Northwestern University in 2000, and a Bachelor of Arts degree from Ateneo de Manila University in 1995.

6. The declaration of regular cash dividend of Php0.63 per common share for the second quarter of 2026. The record date is August 25, 2026, and the payment date is September 9, 2026.

Thank you.

Very truly yours,

MA. FLORENCE THERESE dG. MARTIREZ-CRUZ
Chief Compliance Officer and
Assistant Corporate Secretary