

CERTIFICATION

As stock transfer agent of **AREIT, INC.** ("Corporation"), we hereby certify that the data indicated in the Public Ownership Report of the Corporation, excluding the shareholdings of the Directors and Officers and indirect shares lodged with the PCD, is in accordance with our records as of December 31, 2025.

This certification is being issued upon the request of the Corporation for their disclosure to the Philippine Stock Exchange, Inc.

Issued on 6th day of January 2026, Makati City, Philippines

Certified by:

STOCK TRANSFER SERVICE, INC.
Transfer Agent

RICHARD D. REGALA JR.
General Manager

ANTONIO M. LAVIÑA
President