SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATIONS CODE (SRC)
AND SRC RULE 17.1

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

2. **CS200613870**
   SEC Identification Number

3. **006-346-689-000**
   BIR Tax Identification Number

4. **AREIT, INC.**
   Exact Name of registrant as specified in its charter

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

6. (SEC Use Only)
   Industry Classification Code

7. **28F Tower One and Exchange Plaza, Ayala Triangle, Ayala Avenue, Makati City**
   Address of principal office

   1226
   Postal code

8. **(632) 7908-3804**
   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 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Stock Outstanding	Amount of Debt Outstanding (Registered)
Common	**4,156,887,818**	

Indicate the item numbers reported herein : **Item 9. Other Events**
Re: Press Release on AREIT's 1H 2026 Financial and Operating Results and Results of Board of Directors' Meeting

AREIT, Inc. (AREIT) delivered strong first-half 2026 results, with total revenues reaching P7.7 billion and Earnings Before Interest, Taxes, Depreciation, and Amortization (EBITDA) rising to P5.8 billion, representing year-on-year growth of 30% and 34%, respectively. Net income, excluding the net fair value change in investment properties, increased 36% to P5.8 billion.

AREIT, INC.
Registrant

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Date: **August 10, 2026**

BETTINA MARIE E. DESIDERIO
Investor Relations Manager

AREIT

August 10, 2026

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

To **Atty. Oliver O. Leonardo**
Director, Markets and Securities Regulation Department

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

To **Atty. Johanne Daniel M. Negre**
Head, Disclosure Department

Dear Mesdames and Gentlemen,

Please see the attached press release on AREIT, Inc.'s 1H 2026 financial and operating results and the proposed P20 billion asset infusion by Sponsor, Ayala Land, Inc. and its subsidiaries.

Thank you.

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

Press Release

AREIT 1H 2026 income climbs 36% to P5.8B; AUM set to reach P179B following proposed P20B infusion

August 10, 2026 – AREIT, Inc. (AREIT) delivered strong first-half 2026 results, with total revenues reaching P7.7 billion and Earnings Before Interest, Taxes, Depreciation, and Amortization (EBITDA) rising to P5.8 billion, representing year-on-year growth of 30% and 34%, respectively. Net income, excluding the net fair value change in investment properties, increased 36% to P5.8 billion.

On June 26, 2026, AREIT secured Securities and Exchange Commission (SEC) approval for its property-for-share swap transaction with its Sponsor, Ayala Land, Inc. (ALI) and its wholly-owned subsidiary, Summerhill Commercial Ventures Corp. The transaction involved the issuance of 441,141,656 AREIT shares in exchange for Ayala Center Cebu and Ayala Malls Feliz following master lease structures, with a combined value of P19.5 billion, with the assets contributing to AREIT's earnings effective April 1, 2026.

The first-half performance reflected the earnings contribution of assets acquired in 2025 and 2026, complemented by the steady performance of AREIT's existing portfolio. AREIT's Assets Under Management (AUM) rose to P159.4 billion, spanning a diversified portfolio of offices, retail, hotels and industrial land.

AREIT declared cash dividends of P0.63 per outstanding common share for the second quarter of 2026, payable on September 9, 2026, to shareholders of record as of August 25, 2026.

Proposed P20.0B Asset Infusion

In addition, AREIT's Board of Directors approved a property-for-share swap transaction with ALI and its subsidiaries, Capitol Central Commercial Ventures Corp., Makati Cornerstone Leasing Corp., Bay City Commercial Ventures Corp., and North Triangle Hotel Ventures, Inc. Under the proposed transaction, ALI and the subsidiaries will subscribe to 462,481,990 AREIT primary common shares in exchange for (1) Glorietta 4 Mall in Makati City, (2) Ayala Malls Capitol Central in Bacolod, Negros Occidental, (3) Ayala Malls Circuit in Makati City, (4) Ayala Malls Cloverleaf in Quezon City, (5) New World Makati Hotel in Makati City, and (6) Seda Vertis North in Quezon City. The assets have an aggregate transaction value of P17,333,824,985.20 at an exchange price of P37.48 per share, as validated by a third-party fairness opinion. The proposed property-for-share swap remains subject to the approval of AREIT shareholders in their Special Stockholders Meeting on September 23, 2026 and pertinent regulatory bodies thereafter.

The Board also approved the cash acquisition of Fairmont Raffles Hotel Makati from ALI subsidiary ALI Makati Hotel and Residences, Inc. for P2,616,897,832.00.

The proposed mall infusions will be structured under direct lease arrangements, consistent with AREIT's existing office portfolio, enabling AREIT to directly recognize rental income from the underlying retail leases. The hotel infusions will be structured under a hybrid master lease arrangement consisting of a fixed base rent and a variable component linked to hotel revenues, providing a combination of stable recurring income and participation in operating performance.

The additional assets, totaling nearly 350,000 sqm of building gross leasable area (GLA), will increase AREIT's total GLA to 5.0 million sqm, consisting of 2.2 million sqm of building GLA and 2.9 million sqm of industrial land.

Post-transaction, offices will comprise 53% of AREIT's P179 billion AUM, while retail, hotels and land will account for 33%, 9%, and 5%, respectively. The enhanced portfolio mix increases AREIT's exposure to retail and hospitality assets and supports a more diversified recurring income base.

The proposed infusions are expected to be accretive to AREIT's distributable income and reinforce its capacity for sustainable dividend growth.

"AREIT's first-half results reflect the resilience of our diversified portfolio and the contribution of the high-quality assets acquired over the years," said AREIT President and Chief Executive Officer Alberto M. de Larrazabal. **"The proposed infusions also represent an important step in the evolution of AREIT's growth model, with the direct and hybrid lease structures expected to provide additional participation in the underlying operating performance of these assets beyond traditional contractual rental escalations."**

Appointment of Chief Operating Officer

The Board also approved the creation of the position of Chief Operating Officer (COO) as part of the company's initiatives to strengthen operational oversight and execution capabilities to support the continued growth of its portfolio. Mr. Eduardo Javier P. Carballo has been appointed to the role, effective September 2026.

Mr. Carballo brings over 25 years of international experience in debt capital markets, treasury strategy, and large-scale financing across Asia-Pacific, the United States, Europe, and emerging markets. Prior to joining AREIT, he was Managing Director and Head of Debt Capital Markets, Southeast Asia & India at Crédit Agricole Corporate and Investment Bank, Singapore. He holds an MBA from the Kellogg School of Management, Northwestern University, and a Bachelor of Arts degree from the Ateneo de Manila University.

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NOTE: This document contains forward-looking statements and financial information subject to significant risks and uncertainties. Such forward-looking statements and financial information are based on numerous assumptions regarding present and future business strategies. Important factors can cause some or all assumptions not to occur or cause actual results, performance, or achievements to differ materially from those in the forward-looking statements. The Company gives no assurance that such opinions or beliefs will prove correct or that such intentions will not change.