

26 August 2025

Philippine Dealing and Exchange Corp.

29th Floor, BDO Equitable Tower
Paseo de Roxas, Makati City

To **Atty. Suzy Claire R. Selleza**
Head, Issuer Compliance and Disclosure Department

Dear Madame,

We write with respect to the news article in the *Philippine Daily Inquirer* on 26 August 2025 titled “*ALI regains appetite for middle-income residential property dev’t*”. The article reported in part that:

“Recovery in its core middle market segment has encouraged Ayala Land, Inc. (ALI) to pursue its first residential high-rise project in this market since the pandemic batter the property sector five years ago.

ALI President and CEO Anna Ma. Margarita Bautista-Dy told reporters that their inventory levels in the long-challenged middle-income segment “are now manageable”.

“Hopefully, this will mean we can start launching new projects again in Avida (Land),” Dy said, referring to the real estate giant’s middle-income residential arm.

ALI has a ready-for-occupancy inventory of 17 months, much lower than the industry average of 37 months, based on data from real estate brokers.

As a result, ALI is encouraged to launch three projects in its core segment in the second semester, including a residential condominium project in Katipunan, Quezon City, under the Avida brand. This will be its first high-rise project since the pandemic.

“Based on initial feedback we’ve been getting, this is a welcome project for the core market,” said Raquel Cruz, ALI core residential group head.

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We wish to clarify that 17-months inventory quoted is for total core inventory which includes ready-for-occupancy and pre-selling units. We also wish to clarify that 1/3 of the planned launches for the second semester will be in the Core segment and that the residential project in Katipunan, Quezon City will be the first non-sequel vertical launch in the Core segment since the pandemic.



MICHAEL BLASE V. AQUILIZAN
Department Manager, Investor Relations