

September 24, 2025

THE PHILIPPINE STOCK EXCHANGE

Philippine Stock Exchange Plaza
6th Floor, PSE Tower
Bonifacio Global City, Taguig

Attention: Disclosure Department

Subject: 2025 Final Report on the Disbursement of Proceeds from the Sale of 75 million
AREIT, Inc. ("AREIT") Shares

Dear Gentlemen,

We are pleased to submit our Final Report on the Application of Proceeds for 2025, duly certified by our external auditors, in compliance with the disclosure requirements of the Philippine Stock Exchange.

On September 24, 2024, Ayala Land, Inc. ("ALI") received net proceeds from the sale of 75 million AREIT Shares amounting to Two Billion Six Hundred Ninety-Six Million Eight Hundred Twenty-Three Thousand Seventy-Five (Php 2,696,823,075.00).

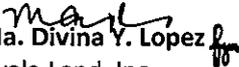
As of September 24, 2025, ALI already disbursed the total net proceeds from the sale of 75 million AREIT Shares.

The details of the disbursement are as follows:

Balance of Proceeds from sale of AREIT Shares as of September 24, 2024	Php	2,696,823,075.00
Less: Disbursements from September 24, 2024 to September 24, 2025 (Annex A)		<u>2,696,823,075.00</u>
Balance of Proceeds from sale of AREIT Shares as of September 24, 2025	Php	<u>0</u>

Thank you.

Very truly yours,


Ma. Divina Y. Lopez
Ayala Land, Inc.
Comptroller


Ma. Teresa R. Famy
AREIT, Inc.
Treasurer and Chief Finance Officer

SEP 24 2025

SUBSCRIBED AND SWORN to before me this _____ at Makati City, affiants exhibiting to me their identification documents as follows:

Name	Competent Evidence of Identity	Date and Place Issued
AYALA LAND, INC.	TIN: 000-153-790-000	
<i>Represented by:</i> Ma. Divina Y. Lopez	Passport No. P4368305B	Issued 11 January 2020/DFA NCR East
AREIT, Inc.	TIN: 006-346-689-000	
<i>Represented by:</i> Ma. Teresa R. Famy	Driver's License No. D06-97-186463	Expiration 05 December 2033

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Page No. 57;
Book No. IX;
Series of 2025.



(Signature)
MA. FELORA A. MANGAWANG
Notary Public – Makati City
Appr. No. M-158 until December 31, 2025
Roll of Attorneys No. 64804
Lifetime IBP No. 013749 – Makati City
PTR No. MKT10473034 – 01/06/2025 - Makati City
MCLE Compliance No. VIII-00026828 – 04/10/2025
28th Floor, Tower One and Exchange Plaza
Ayala Triangle, Ayala Avenue
Makati City, Philippines

Notarial DST pursuant to Sec. 61 of the
TRAIN Act (Amending Sec. 188 of the NIRC)
affixed on Notary Public's copy

ANNEX A - Disbursements from September 24, 2024 to September 24, 2025

Project Name	Disbursing Entity	Amount (in PHP)
New World Hotel	Ayala Land, Inc.	1,438,200,000.00
Arbor Lanes	Ayala Land, Inc.	699,206,629.41
Mandarin Oriental	Ayala Land, Inc.	559,416,445.59
Total		2,696,823,075.00

Agreed-Upon Procedures Report

To the Management of
Ayala Land, Inc.
31st Floor, Tower One & Exchange Plaza
Ayala Triangle, Ayala Avenue
Makati City

Purpose of this Agreed-Upon Procedures Report

Our report is solely for the purpose of assisting Ayala Land, Inc. (the “Company”) in connection with the Company’s compliance with the Philippine Stock Exchange, Inc.’s (PSE) requirement to submit an external auditor’s certification on the information being presented by the Company on the Final Progress Report for the period from September 24, 2024 to September 24, 2025 relating to the use of proceeds received by the Company from the block sale of its shares in AREIT, Inc. (“AREIT”) on September 24, 2024 and may not be suitable for another purpose.

Responsibilities of the Engaging Party

The management of the Company has acknowledged that the agreed-upon procedures are appropriate for the purpose of the engagement. The Company is responsible for the subject matter on which the agreed-upon procedures are performed.

Practitioner’s Responsibilities

We have conducted the agreed-upon procedures engagement in accordance with Philippine Standard on Related Services (PSRS) 4400 (Revised), *Agreed-Upon Procedures Engagements*. An agreed-upon procedures engagement involves us performing the procedures that have been agreed with the Company, and reporting the findings, which are the factual results of the agreed-upon procedures performed. We make no representation regarding the appropriateness of the agreed-upon procedures.

This agreed-upon procedures engagement is not an assurance engagement. Accordingly, we do not express an opinion or an assurance conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported.

Isla Lipana & Co., 29th Floor, AIA Tower, 8767 Paseo de Roxas,
1226 Makati City, Philippines
+63 (2) 8845 2728

Professional Ethics and Quality Control

We have complied with the ethical requirements in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics). We have also complied with the independence requirements in accordance with Part 4A of the International Ethics Standards Board for Accountants (IESBA) Code.

Our firm applies International Standard on Quality Management 1, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Procedures and Findings

We have performed the procedures described below, which were agreed upon with the Company in the letter of engagement dated January 9, 2025, on the use of proceeds received by the Company from the block sale of its shares in AREIT:

Procedures	Factual Findings
Obtained the Final Progress Report on use of proceeds from the block sale of AREIT Shares (the "schedule") for the period from September 24, 2024 to September 24, 2025, and performed the following:	
a. Checked the mathematical accuracy of the schedule.	No exceptions were noted.
b. Checked whether there were additions and disbursements in the schedule and compared with the schedule of application of proceeds.	No exceptions were noted.
c. On a sample basis, traced additions and disbursements listed in the schedule for the period from September 24, 2024 to September 24, 2025, to the supporting documents such as progress billings, statement of accounts, invoices and official receipts, as applicable, and agreed the amount to the schedule.	No exceptions were noted. We present in Appendix A the schedule for the period from September 24, 2024 to September 24, 2025, based on the information we obtained from the Company.

Procedures	Factual Findings
<p>d. On a sample basis, inquired into and identified the nature of additions and disbursements. Checked if the disbursements were classified consistently according to its nature based on the schedule of planned use of proceeds from the block sale of AREIT shares.</p>	<p>No exceptions were noted.</p> <p>We have noted that the Sponsor Reinvestment Plan dated September 24, 2024, included the proceeds from the block sale of AREIT shares amounting to P2,696,823,075.00. Such proceeds have been disbursed from September 24, 2024 to September 24, 2025, based on the information we obtained from the Company as presented in Appendix A.</p>

Restriction on Distribution and Use

Our report is solely for the purpose set forth in the first paragraph of this report and is not to be used for any other purpose or to be distributed to any other parties.



Zaldy D. Aguirre

Partner

CPA Cert No. 0105660

P.T.R. No. 0024447, issued on January 3, 2025, Makati City

TIN 221-755-698

BIR A.N. 08-000745-077-2023, issued on December 22, 2023; effective until December 21, 2026

BOA/PRC Reg. No. 0142, effective until November 14, 2025

Makati City

September 24, 2025

Appendix A

Summary of Final Progress Report from September 24, 2024 to September 24, 2025 (Amounts are in PHP).

Distributing Entity	Project name	Disbursements from		Disbursements from		Disbursements from		Total
		September 24 to December 31, 2024	January 1 to March 31, 2025	April 1 to June 30, 2025	July 1 to September 24, 2025	September 24, 2025		
Ayala Land, Inc.	New World Hotel	-	-	-	1,438,200,000.00	1,438,200,000.00		1,438,200,000.00
	Arbor Lanes	276,824,501.94	201,130,912.42	-	221,251,215.05	699,206,629.41		699,206,629.41
	Mandarin Oriental	314,974,827.95	43,053,538.86	201,388,078.78	-	559,416,445.59		559,416,445.59
		591,799,329.89	244,184,451.28	201,388,078.78	1,659,451,215.05	2,696,823,075.00		2,696,823,075.00

REPUBLIC OF THE PHILIPPINES)
MAKATI CITY)S.S.

ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN to before me, a Notary Public, for and in behalf of the City of Makati this 24 day of September 2025, by ZALDY D. AGUIRRE who presented to me his CPA License ID No. 0105660 issued by the Professional Regulation Commission in the City of Manila and valid until June 17, 2028, that he is the same person who personally signed before me the foregoing document and acknowledged that he executed the same.

Doc. No. 34 ;
Page No. 8 ;
Book No. 90 ;
Series of 2025.

ATTY. EUGENIO GAMAL FERRER
Notary Public for and in Makati City
Until Dec 31, 2026 (2025-2026), Appt. No. M-033
Roll No 85695, TIN 208286514
Rm. 412, 4th Flr VGP Center, Ayala, Makati City
PTR No. 10465769, 01/02/2025, Makati City
IBP No 482449, 12/11/2024, Makati City
MCLE Compliance No VIII-0009020