



20 February 2026

Philippine Stock Exchange, Inc.

6th Floor, PSE Tower, 28th Street corner 5th Avenue,
Bonifacio Global City, Taguig City

To **Atty. Stefanie Ann B. Go** | OIC, Disclosure Department

Philippine Dealing and Exchange Corporation

29th Floor, BDO Equitable Tower, 8751 Paseo de Roxas,
Makati City

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

Securities and Exchange Commission

17/F SEC Headquarters, 7907 Makati Avenue, Barangay Bel-Air,
Makati City

To **Atty. Oliver O. Leonardo** | Director, Market Regulation Department

Dear Mesdames and Gentlemen,

Please see the attached press release on Ayala Land's FY 2025 financial and operating results.

Thank you.


JOSE EDUARDO A. QUIMPO II
Senior Vice President
CFO and Treasurer



EARNINGS RELEASE

Ayala Land delivers FY25 Consolidated Net Income of Php39.1Bn

ALI by the Numbers

Property Development Revenues | Php113.9Bn

Leasing and Hospitality Revenues | Php48.7Bn

Core Net Income | Php30.6Bn (+8%)

Shareholder Capital Returned | P18.5Bn (+25%)

20 February 2026 – Ayala Land, Inc. (ALI) achieved Consolidated Net Income of P39.1 billion for the full-year of 2025 driven by the company's expanding Leasing and Hospitality segment and gains from portfolio management initiatives. Consolidated revenues for the period stood at P190.2 billion, representing a 5% growth from last year. Net income from Core Operations reached P30.6 billion, 8% higher year-on-year, on the back of robust fourth-quarter earnings from Estate Lots and Leasing and Hospitality businesses.

PROPERTY DEVELOPMENT

Ayala Land's Property Development business delivered P113.9 billion in revenues, notwithstanding market sentiment headwinds, propelled by strong Estate lot and Office-for-sale bookings, and a sequential improvement in Core Residential revenues. Development revenues in the fourth quarter reached P38.0 billion, up 5% year-on-year. Combined revenues of Office and Estate Lots for sale accelerated 25% to P22.5 billion on the back of healthy bookings from projects located in ALI estates such as Arca South, Circuit Makati, and Centrala in Pampanga.

Full-year Sales Reservations totaled P142.3 billion, steady year-on-year, buoyed by stable demand for residential and Estate Lots. Total launches ended at P60.4 billion, comprised of 77% residential developments, supplemented by 23% worth of prime commercial and industrial lots in key locations within ALI estates.

LEASING AND HOSPITALITY

Leasing and Hospitality revenues climbed 7% to P48.7 billion, driven by broad-based growth across all segments. Shopping Center revenues rose 5% to P24.2 billion, supported by improved occupancy and higher portfolio-wide merchant sales. Revenues from Office Leasing stood at P12.2 billion, 5% better than last year on the back of maintaining better-than-industry occupancy. In addition, the Hospitality segment posted revenues of P10.6 billion, improving 9% year-on-year, lifted by the value-accretive acquisition of New World Makati Hotel during the second half of the year.

ALI opened 77-thousand square meters of new commercial leasing space comprised of additional gross leasable area (GLA) at AyalaMalls Vermosa, the opening of new retail spaces at Evo City in Cavite and Park Triangle in BGC and the completion of regional office technohubs at Nuvali in Laguna and Atria Park in Iloilo. Complementing these expansion initiatives are the completion of reinvention works at two flagship



malls (Ayala Center Cebu and TriNoma), and five hospitality assets (Seda Abreeza, Centrio, BGC T1, Holiday Inn Makati, and Lagen).

“Our business delivered healthy growth in 2025 despite a challenging environment, underscoring the strength of our portfolio and execution. As we enter 2026, we focus on benchmark residential launches that emphasize quality and long-term value. Our Leasing portfolio continues to expand with a banner year of more than 250,000 sqm of leasable space coming online in our Estates,” said ALI President and CEO Ms. Anna Ma. Margarita Bautista-Dy.

CAPEX, BALANCE SHEET AND SHAREHOLDER VALUE

A total of P92.9 billion in Capital Expenditures was deployed in 2025 of which, 38% was spent on Property Development projects, 29% for the completion and expansion of the Leasing portfolio, 18% for Estate build-out, and the balance of 15% for land remaining acquisition commitments.

The Company maintained its solid balance sheet position with net gearing ratio of 0.78x:1.

Ayala Land is firmly committed to delivering shareholder value both in the short- and long-term. Through its regular cash dividends and active buyback program, the Company returned P18.5 billion of capital to shareholders, 25% higher year-on-year, and equivalent to 65% of prior years’ Net Income. Moreover, the Company’s buyback program boosted Core Earnings Per Share (EPS) growth to 10% year-on-year.

This document contains forward-looking statements and forward-looking financial information that are, by their nature, 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 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 remain the same.

ABOUT AYALA LAND, INC.

Ayala Land Inc. is the largest property developer in the Philippines, with more than 9,000 hectares of land bank and a solid track record in developing large-scale, integrated mixed-use, and sustainable estates. With a footprint spanning 54 estates nationwide, Ayala Land has a diverse real estate portfolio composed of residential, office, commercial, and industrial properties for sale, as well as properties for lease, such as shopping centers, offices, hotels, resorts, warehouses, co-living, and co-working spaces. Additionally, Ayala Land is engaged in construction, property management, and other property-related investments.

Building on the success of the Makati Central Business District (MCBD), Ayala Alabang, Cebu Park District, Bonifacio Global City (BGC), and Nuvali, Ayala Land adheres to globally recognized sustainability standards and practices. Inspired by its vision of “enhancing land and enriching lives for more Filipinos,” Ayala Land is committed to delivering high-quality products and services that generate long-term value for all stakeholders.