



30 April 2026

Philippine Stock Exchange, Inc.

6th Floor, PSE Tower, 28th Street corner 5th Avenue, Bonifacio Global City, Taguig City
To **Atty. Johanne Daniel M. Negre** | 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 1Q 2026 financial and operating results.

Thank you.

A handwritten signature in blue ink, appearing to read 'JOSE EDUARDO A. QUIMPO II', written over a faint, light blue circular stamp.

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



EARNINGS RELEASE

Ayala Land delivers 1Q26 net income of P5.4bn

ALI by the Numbers

Property Development Revenues | Php20.3Bn

Leasing and Hospitality Revenues | Php12.6Bn

Dividends Declared | Php5.0Bn

“Our strategy for 2026 is clear: to expand our leasing and hospitality platform, maintain stability in property development, and preserve the balance sheet strength,” said Anna Ma. Margarita Bautista-Dy.

MANILA, Philippines – April 30, 2026 – Ayala Land, Inc. (ALI) reported first-quarter 2026 revenues of P37.5 billion and net income of P5.4 billion.

Focused property development delivery

Property development revenues totaled P20.3 billion for the quarter and generated P28.2 billion in sales reservations, equivalent to an average of P9.4 billion per month. This reflected sustained demand across its Premium, Core, and Estate lot offerings. Residential sales stood at P24.4 billion, matching sales in the previous quarter.

For 2026, the company is focused on its existing inventory and delivering 13,000 residential units in 40 projects to buyers.

Leasing and Hospitality anchor growth

Leasing and hospitality revenues increased 9% year-on-year to P12.6 billion, supported by improving occupancy, higher tenant sales, and the contribution of newly opened and redeveloped assets across its mall, office, and hotel portfolio.

Shopping center revenues reached P5.8 billion, benefiting from improved mall traffic and the reinvention of flagship assets such as TriNoma and Ayala Center Cebu, alongside the opening of Ayala Malls Arca South, which added 17,500 square meters of gross leasable area.

The hospitality segment posted a 30% increase in revenues to P3.4 billion, driven by new capacity from New World Makati Hotel and stronger performance from renovated properties, including Seda hotels, Holiday Inn, and Lagen Resort in El Nido.

Office leasing revenues remained stable at P3.0 billion, with occupancy levels continuing to outperform industry benchmarks.



In addition, the growing industrial real estate portfolio contributed P439 million in revenues, 23% higher from a year ago, bolstered by higher occupancy across dry warehousing and cold storage facilities.

“Our leasing platform is delivering steady growth and providing greater stability to the business,” said Dy, President and CEO of Ayala Land. **“These results reflect the strength of our diversified portfolio and the continued ramp-up of assets we have invested in over the past few years.”**

Expanding recurring income platform

ALI is accelerating the expansion of its recurring income base, with plans to deliver over 270,000 square meters of new mall and office space, alongside the re-opening of the five-star Mandarin Hotel.

This expansion forms part of the company’s long-term strategy to build a more balanced portfolio, with recurring income streams providing stability across cycles.

Capital allocation and balance sheet strength

Ayala Land’s Capital Expenditures (CAPEX) for the first quarter of 2026 was P23.0 billion, up 11% year-on-year. Notably, the CAPEX spend for Leasing jumped 53% to P6.1 billion compared to the prior year, for the expansion and reinvention of the portfolio.

ALI maintains a solid balance sheet, with a net gearing ratio of 0.81:1 and an interest coverage ratio of 4.6x.

Reinforcing its commitment to shareholders, ALI declared regular and special cash dividends totaling P5 billion in February 2026, a 19% increase from the first-half dividends of 2025. Following the full utilization of a P28 billion share buyback program, a new P10-billion program was approved in March, providing an additional instrument to return capital to shareholders.

Positioned for sustained growth

“The current environment requires a more deliberate approach to how we deploy capital and manage our pipeline,” Dy said. **“We are actively reshaping our portfolio—scaling recurring income, delivering our existing projects, and positioning the business to emerge stronger and more balanced through the cycle.”**

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.