

COVER SHEET

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(Company's Full Name)

3	1	/	F		T	O	W	E	R		O	N	E	,		A	Y	A	L	A		T	R	I	A	N	G	L	E
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A	Y	A	L	A		A	V	E	N	U	E	,		M	A	K	A	T	I		C	I	T	Y					
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(Business Address: No. Street City / Town / Province)

ATTY. MARIA FRANCHETTE M. ACOSTA

Contact Person

7908-3000

Company Telephone Number

1	2
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Month

3	1
---	---

Day

Fiscal Year

	2	3	-	B
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Secondary License Type, if Applicable

0	4
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Month

2	3
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Day

Annual Meeting

C	F	D
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Dept. Requiring this Doc.

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Amended Articles Number/Section

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Total No. Of Stockholders

Total Amount of Borrowings

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Domestic

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Foreign

To be accomplished by SEC Personnel concerned

[illegible]

File Number

LCU

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Document I.D.

Cashier

STAMPS

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Remarks = pls. Use black ink for scanning purposes

SECURITIES AND EXCHANGE COMMISSION
Metro Manila, Philippines

FORM 23-B

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES
Filed pursuant to Section 23 of the Securities Regulation Code

☐ Check box if no longer subject
to filing requirement

1. Name and Address of Reporting Person FERIA-DARRE PAULINE CLARISSE K.			2. Issuer Name and Trading Symbol AYALA LAND, INC (ALI)			7. Relationship of Reporting Person to Issuer (Check all applicable) ☒ Director ☐ 10% Owner ☐ Officer ☐ Other (give title below) (specify below) VICE PRESIDENT				
(Last)	(First)	(Middle)	3. Tax Identification Number		5. Statement for Month/Year July 2026					
(Street)			4. Citizenship		6. If Amendment, Date of Original (Month/Year)					
(City)			(Province)			(Postal Code)				
Table 1 - Equity Securities Beneficially Owned										
1. Class of Equity Security		2. Transaction Date (Month/Day/Year)		4. Securities Acquired (A) or Disposed of (D)		3. Amount of Securities Owned at End of Month		4. Ownership Form: Direct (D) or Indirect (I)	6. Nature of Indirect Beneficial Ownership	
						%	Number of Shares			
COMMON SHARES AT P1.00 PAR VALUE		Beg. Bal.		Amount	(A) or (D)	Price	0.00%	570,183	I - 465,183 sh	Indirect shares through ESOWN
								as of 7/7/2025	I - 105,000 sh	Shares held by immediate family member
										sharing the same household
		7/14/2026		49,500	A*	P14.52 (PSP Price)				
				*Acquired through 2025 Performance Share Plan (PSP)						
		End. Bal.					0.00%	619,683	I - 465,183 sh	Indirect shares through ESOWN
								as of 7/14/2026	I - 105,000 sh	Shares held by immediate family member
										sharing the same household
									I - 49,500 sh	Lodged with PCD

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

Reminder: Report on a separate line for each class of equity securities beneficially owned directly or indirectly.

- (1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:
- (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
 - (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.
- (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
- (A) held by members of a person's immediate family sharing the same household;
 - (B) held by a partnership in which such person is a general partner;
 - (C) held by a corporation of which such person is a controlling shareholder; or
 - (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned
(e.g., warrants, options, convertible securities)

1. Derivative Security	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Yr)	4. Number of Derivative Securities Acquired (A) or Disposed of (D)		5. Date Exercisable and Expiration Date (Month/Day/Year)		6. Title and Amount of Underlying Securities		7. Price of Derivative Security	8. No. of Derivative Securities Beneficially Owned at End of Month	9. Ownership Form of Derivative Security; Direct (D) or Indirect (I) *	10. Nature of Indirect Beneficial Ownership
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares				
N/A												

Explanation of Responses:

PAULINE CLARISSE K. FERIA

Signature of Reporting Person

07-16-2026

Date

Note: File three (3) copies of this form, one of which must be manually signed.
Attach additional sheets if space provided is insufficient.

COVER SHEET

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A	Y	A	L	A		L	A	N	D	,		I	N	C	.															

(Company's Full Name)

3	1	/	F		T	O	W	E	R		O	N	E	,		A	Y	A	L	A		T	R	I	A	N	G	L	E	
A	Y	A	L	A		A	V	E	N	U	E	,		M	A	K	A	T	I		C	I	T	Y						

(Business Address: No. Street City / Town / Province)

ATTY. MARIA FRANCHETTE M. ACOSTA															7908-3000									
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Contact Person

Company Telephone Number

1	2	3	1
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Month Day

Fiscal Year

2	3	-	B
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0	4	2	3
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Month Day

Annual Meeting

Secondary License Type, if Applicable

C	F	D
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Dept. Requiring this Doc.

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Amended Articles Number/Section

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Total No. Of Stockholders

Total Amount of Borrowings									

Domestic

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Foreign

To be accomplished by SEC Personnel concerned

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File Number

LCU

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Document I.D.

Cashier

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SECURITIES AND EXCHANGE COMMISSION
Metro Manila, Philippines

FORM 23-B

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES
Filed pursuant to Section 23 of the Securities Regulation Code

☐ Check box if no longer subject
to filing requirement

1. Name and Address of Reporting Person LOPEZ-VITO HANSGEORG G.			2. Issuer Name and Trading Symbol AYALA LAND, INC (ALI)			7. Relationship of Reporting Person to Issuer (Check all applicable) ☒ Director ☐ 10% Owner ☐ Officer ☐ Other (give title below) (specify below) VICE PRESIDENT		
(Last)	(First)	(Middle)	3. Tax Identification Number	5. Statement for Month/Year July 2026				
(Street)			4. Citizenship	6. If Amendment, Date of Original (Month/Year)				
(City)			(Province)			(Postal Code)		
Table 1 - Equity Securities Beneficially Owned								
1. Class of Equity Security	2. Transaction Date (Month/Day/Year)	4. Securities Acquired (A) or Disposed of (D)			3. Amount of Securities Owned at End of Month		4. Ownership Form: Direct (D) or Indirect (I)	6. Nature of Indirect Beneficial Ownership
		Amount	(A) or (D)	Price	%	Number of Shares		
COMMON SHARES AT P1.00 PAR VALUE	Beg. Bal.				0.00%	160,088	I	Indirect shares through ESOWN
						as of 7/7/2025		
	7/14/2026	49,500	A*	P14.52 (PSP Price)				
		*Acquired through 2025 Performance Share Plan (PSP)						
	End. Bal.				0.00%	209,588	I - 160,088 sh	Indirect shares through ESOWN
						as of 7/14/2026	I - 49,500 sh	Lodged with PCD

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

Reminder: Report on a separate line for each class of equity securities beneficially owned directly or indirectly.

(1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:

- (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
- (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.

(2) A person will be deemed to have an indirect beneficial interest in any equity security which is:

- (A) held by members of a person's immediate family sharing the same household;
- (B) held by a partnership in which such person is a general partner;
- (C) held by a corporation of which such person is a controlling shareholder; or
- (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned
(e.g., warrants, options, convertible securities)

1. Derivative Security	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Yr)	4. Number of Derivative Securities Acquired (A) or Disposed of (D)		5. Date Exercisable and Expiration Date (Month/Day/Year)		6. Title and Amount of Underlying Securities		7. Price of Derivative Security	8. No. of Derivative Securities Beneficially Owned at End of Month	9. Ownership Form of Derivative Security; Direct (D) or Indirect (I) *	10. Nature of Indirect Beneficial Ownership
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares				
N/A												

Explanation of Responses:

Note: File **three (3)** copies of this form, one of which must be manually signed.
Attach additional sheets if space provided is insufficient.

Hansgeorg G. Lopez-Vito

Signature of Reporting Person

July 14, 2026

Date

COVER SHEET

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(Company's Full Name)

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A	Y	A	L	A		A	V	E	N	U	E	,		M	A	K	A	T	I		C	I	T	Y					
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(Business Address: No. Street City / Town / Province)

ATTY. MARIA FRANCHETTE M. ACOSTA

Contact Person

7908-3000

Company Telephone Number

1	2
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Month

3	1
---	---

Day

Fiscal Year

	2	3	-	B
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Secondary License Type, if Applicable

0	4
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Month

2	3
---	---

Day

Annual Meeting

C	F	D
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Dept. Requiring this Doc.

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Amended Articles Number/Section

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Total No. Of Stockholders

Total Amount of Borrowings

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Domestic

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Foreign

To be accomplished by SEC Personnel concerned

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File Number

LCU

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Document I.D.

Cashier

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SECURITIES AND EXCHANGE COMMISSION
Metro Manila, Philippines

FORM 23-B

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES
Filed pursuant to Section 23 of the Securities Regulation Code

☐ Check box if no longer subject
to filing requirement

1. Name and Address of Reporting Person			2. Issuer Name and Trading Symbol			7. Relationship of Reporting Person to Issuer (Check all applicable)			
VIRAY PAOLO O.			AYALA LAND, INC (ALI)						
(Last)	(First)	(Middle)	3. Tax Identification Number	5. Statement for Month/Year					
				July 2026					
(Street)			4. Citizenship	6. If Amendment, Date of Original (Month/Year)					
(City)					VICE PRESIDENT				
(Province)									
(Postal Code)									
Table 1 - Equity Securities Beneficially Owned									
1. Class of Equity Security		2. Transaction Date (Month/Day/Year)	4. Securities Acquired (A) or Disposed of (D)			3. Amount of Securities Owned at End of Month		4. Ownership Form: Direct (D) or Indirect (I)	6. Nature of Indirect Beneficial Ownership
			Amount	(A) or (D)	Price	%	Number of Shares		
COMMON SHARES AT P1.00 PAR VALUE		Beg. Bal.				0.00%	514,174	I	Indirect shares through ESOWN
							as of 7/7/2025		
		7/14/2026	49,500	A*	P14.52 (PSP Price)				
			*Acquired through 2025 Performance Share Plan (PSP)						
		End. Bal.				0.00%	563,674	I - 514,174 sh	Indirect shares through ESOWN
							as of 7/14/2026	I - 49,500 sh	Lodged with PCD

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

Reminder: Report on a separate line for each class of equity securities beneficially owned directly or indirectly.

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(B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.

(2) A person will be deemed to have an indirect beneficial interest in any equity security which is:

(A) held by members of a person's immediate family sharing the same household;

(B) held by a partnership in which such person is a general partner;

(C) held by a corporation of which such person is a controlling shareholder; or

(D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned
(e.g., warrants, options, convertible securities)

1. Derivative Security	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Yr)	4. Number of Derivative Securities Acquired (A) or Disposed of (D)		5. Date Exercisable and Expiration Date (Month/Day/Year)		6. Title and Amount of Underlying Securities		7. Price of Derivative Security	8. No. of Derivative Securities Beneficially Owned at End of Month	9. Ownership Form of Derivative Security; Direct (D) or Indirect (I) *	10. Nature of Indirect Beneficial Ownership
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares				
N/A												

Explanation of Responses:

Note: File **three (3)** copies of this form, one of which must be manually signed.
Attach additional sheets if space provided is insufficient.

Paolo O. Viray

Signature of Reporting Person

July 15, 2026

Date

COVER SHEET

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(Company's Full Name)

3	1	/	F		T	O	W	E	R		O	N	E	,		A	Y	A	L	A		T	R	I	A	N	G	L	E
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A	Y	A	L	A		A	V	E	N	U	E	,		M	A	K	A	T	I		C	I	T	Y					
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(Business Address: No. Street City / Town / Province)

ATTY. MARIA FRANCHETTE M. ACOSTA

Contact Person

7908-3000

Company Telephone Number

1	2
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Month

3	1
---	---

Day

Fiscal Year

	2	3	-	B
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Secondary License Type, if Applicable

0	4
---	---

Month

2	3
---	---

Day

Annual Meeting

C	F	D
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Dept. Requiring this Doc.

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Amended Articles Number/Section

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Total No. Of Stockholders

Total Amount of Borrowings

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Domestic

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Foreign

To be accomplished by SEC Personnel concerned

[illegible]

File Number

LCU

[illegible]

Document I.D.

Cashier

STAMPS

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SECURITIES AND EXCHANGE COMMISSION
Metro Manila, Philippines

FORM 23-B

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES
Filed pursuant to Section 23 of the Securities Regulation Code

☐ Check box if no longer subject
to filing requirement

1. Name and Address of Reporting Person ZOBEL DE AYALA, MARIANA BEATRIZ E.			2. Issuer Name and Trading Symbol AYALA LAND, INC (ALI)			7. Relationship of Reporting Person to Issuer (Check all applicable)			
(Last)	(First)	(Middle)	3. Tax Identification Number	5. Statement for Month/Year July 2026		☒ Director		10% Owner	
						☒ Officer		Other	
						(give title below)		(specify below)	
(Street)			4. Citizenship	6. If Amendment, Date of Original (Month/Year)		Senior Vice President			
(City)	(Province)	(Postal Code)	Table 1 - Equity Securities Beneficially Owned						
1. Class of Equity Security			2. Transaction Date (Month/Day/Year)	4. Securities Acquired (A) or Disposed of (D)		3. Amount of Securities Owned at End of Month		4. Ownership Form: Direct (D) or Indirect (I) *	6. Nature of Indirect Beneficial Ownership
				Amount	(A) or (D)	Price	%	Number of Shares	
COMMON SHARES AT P1.00 PAR VALUE			Beg. Bal.				0.01%	961,651	D - 1 sh
								as of 7/7/2025	I - 576,650 sh
									I - 385,000 sh
			7/14/2026	82,500	A*	P14.52 (PSP Price)			Shares held by immediate family
				*Acquired through 2025 Performance Share Plan (PSP)					member sharing the same household
							0.01%	1,044,151	D - 1 sh
			End. Bal.					as of 7/14/2026	I - 576,650 sh
									I - 385,000 sh
									Shares held by immediate family
									member sharing the same household
								I - 82,500 sh	Shares Lodged with PCD

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

Reminder: Report on a separate line for each class of equity securities beneficially owned directly or indirectly.

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 - (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.
- (2) A person will be deemed to have an indirect beneficial interest in any equity security which is:
- (A) held by members of a person's immediate family sharing the same household;
 - (B) held by a partnership in which such person is a general partner;
 - (C) held by a corporation of which such person is a controlling shareholder; or
 - (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

FORM 23-B (continued)

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned
(e.g., warrants, options, convertible securities)

1. Derivative Security	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Yr)	4. Number of Derivative Securities Acquired (A) or Disposed of (D)		5. Date Exercisable and Expiration Date (Month/Day/Year)		6. Title and Amount of Underlying Securities		7. Price of Derivative Security	8. No. of Derivative Securities Beneficially Owned at End of Month	9. Ownership Form of Derivative Security; Direct (D) or Indirect (I) *	10. Nature of Indirect Beneficial Ownership
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares				
N/A												

Explanation of Responses:

Intentional misstatements or omissions of facts constitute Criminal Violations under the RSA.
Note: File **three (3)** copies of this form, one of which must be manually signed.
Attach additional sheets if space provided is insufficient.

MARIANA E. ZOBEL DE AYALA

Signature of Reporting Person

July 14, 2026

Date