10 August 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 1H 2026 financial and operating results.

Thank you.

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

Ayala Land, Inc.
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EARNINGS RELEASE

Ayala Land First-Half 2026 Net Income Reaches Php11.5B

ALI by the Numbers (2Q 2026)
Net Income | Php6.1B
Property Development Revenues | Php20.6B
Leasing and Hospitality Revenues | Php12.6B
AREIT Infusion | Php20.0Bn

"We are building a more resilient Ayala Land through disciplined capital allocation, a growing recurring income base, and a strong balance sheet," said Anna Ma. Margarita Bautista-Dy. **"Supported by our integrated estate model and diversified platforms, we are confident in Ayala Land's ability to deliver sustainable growth and remain well positioned for the opportunities ahead."**

MANILA, Philippines — August 10, 2026 — Ayala Land, Inc. (ALI) delivered second-quarter 2026 revenues of P37.5 billion and net income of P6.1 billion, a sequential growth of 13% versus the prior quarter despite challenges in the operating environment. This performance brought ALI's year-to-date 2026 revenues and net profit to P75.0 billion, and P11.5 billion, respectively.

Increasing efficiency in Property Development

Ayala Land's Property development business achieved P41.0 billion in revenues for the first half of 2026, buoyed by second-quarter revenues of P20.6 billion, stable compared to the first quarter of the year. Guided by disciplined inventory management, total sales reservations for the six-month period stood at P53.5 billion.

The Company is on track for deliveries across 40 projects with close to 6,000 residential units turned over to date. Residential inventory improved to15 months, from 1Q's 18months.

Leasing and Hospitality delivers across all platforms

Leasing and Hospitality businesses continued their growth trajectory with first-half revenues reaching P25.2 billion, 9% higher than the previous year, lifted by positive contributions across each asset class.

Revenues from Shopping Centers totaled P12.0 billion, up 4% year-on-year, anchored on higher occupancy, increasing foot traffic, growing merchant sales and early returns from the completion of reinvention works across flagship malls. Hospitality revenues grew 28% year-on-year to P6.3 billion, lifted by the solid performance of renovated facilities and the contribution of New World Makati Hotel to the topline. In addition, the Offices segment generated revenues of P6.0 billion on the back of healthy above-industry occupancy rates and contracted escalations from existing leases.

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Moreover, industrial real estate revenues saw a 15% growth in revenues to P879 million, lifted by solid occupancy across both dry warehouse and cold storage facilities.

Commitment to growing AREIT

Ayala Land remains committed to grow AREIT, the country's first and market-leading REIT. Earlier today, ALI's Board of Directors approved the infusion of four malls and three hotels with an aggregate amount of P20 billion. This infusion would not only expand AREIT's Assets Under Management (AUM) to P179 billion, but also further diversify its asset base across malls, offices, hotels and industrial land.

Through active capital recycling, the cash proceeds generated from AREIT infusions are strategically redeployed to fund ALI's pipeline of Leasing and Hospitality assets, accelerating the Company's growth of ALI's recurring income. Crucially, Ayala Land maintains majority ownership and full consolidation of these infused properties, ensuring they remain a core part of the long-term portfolio while strategically unlocking capital to fuel future growth.

Disciplined capital spending and balance sheet strength

The Company's Capital Expenditures (CAPEX) for the first half of 2026 stood at P39.5 billion, representing a 2% year-on-year decline. Reflecting on its strategic pivot, CAPEX for Leasing businesses grew 17% from a year ago to P13.2 billion, directly supporting the completion and ramp-up of key recurring-income assets this year.

ALI's balance sheet remains resilient and well-positioned. Net gearing ratio for the period ended at 0.8x, supported by strong liquidity and an interest coverage ratio of 4.4x.

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.