05 November 2026

Philippine Stock Exchange, Inc.
6th Floor, PSE Tower, 28th Street corner 5th Avenue, Bonifacio Global City, Taguig City
To **Atty. Marigel B. Garcia** | Head, Issuer Regulation Division

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 9M 2026 financial and operating results.

Thank you.

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

EARNINGS RELEASE

Ayala Land Achieves Php17.5B Net Income for 9M 2026

ALI by the Numbers (3Q 2026)
Net Income | Php6.0B
2H Dividends Declared | Php5.0B; P0.3530/share; FY26 of P0.70/share

"Despite headwinds, Ayala Land achieved steady income in the third quarter of 2026. Our continuous goal is to build a more resilient ALI with more diversified revenue streams, focusing on our recurring income base," said Anna Ma. Margarita Bautista-Dy. **"We remain committed in executing our strategies of further growing our leasing business, staying disciplined in the residential segment, and strengthening the balance sheet while sustaining returns.**

MANILA, Philippines — November 5, 2026 — Ayala Land, Inc. (ALI) achieved third-quarter 2026 revenues of P34.2 billion and net income of P6.0 billion, holding steady quarter-on-quarter. For the first nine months of the year, ALI delivered topline revenues and bottomline income of P109.2 billion and P17.5 billion, respectively.

Property Development
Revenues from Ayala Land's Property Development business reached P57.6 billion for the first nine months of 2026. Total sales reservations stood at P77.7 billion equivalent to monthly sales of P8.6 billion, buoyed by steady third-quarter contributions from Premium Residential and Commercial and Industrial lot offerings.

ALI launched horizontal residential developments namely – sequel phases of Sereneo in Nuvali and South Palm Grove in Lipa, Batangas, receiving good interest from buyers.

Leasing and Hospitality
Leasing and Hospitality businesses delivered topline growth of 8% to P37.8 billion owing to better portfolio-wide occupancies and operations. Notably, Earnings Before Interest, Taxes, Depreciation, and Amortization (EBITDA) from recurring income businesses now account for 55% of the Company's total, up from 44% from the previous year.

Excluding the impact of one-offs from asset sales in 2025, Shopping Center revenues grew 10% versus the previous year to P18.2 billion from higher merchant sales as well as higher contribution from reinvented flagship malls. Offices contributed P9.4 billion in revenues while maintaining better-than-industry vacancy. Moreover, Hospitality revenues increased 20% to P8.9 billion driven by operational gains from renovated hotels and resorts.

Ayala Land's growing portfolio of dry warehouses and cold storage facilities generated revenues of P1.3 billion, up 12% year-on-year on the back of higher portfolio occupancy.

Capital Spending and Balance Sheet
The Company's year-to-date Capital Expenditures (CAPEX) reached P53.1 billion, 19% lower year-on-year. Executing its push to scale Ayala Land's recurring income businesses, Leasing CAPEX now represents 36% of total spend, up from 28% in the previous year.

In the third quarter, total debt was reduced by P8.4 billion enabled by excess cash. Net gearing ratio improved to 0.78x with a healthy interest coverage ratio of 4.3x.

Shareholder Returns
Ayala Land remains focused on delivering value to its shareholders and broader stakeholders. Last October 15, the Company's Board of Directors approved the declaration of regular and special cash dividends totaling P0.3530 per common share equivalent to P5.0 billion.

Combined with first half dividends paid earlier this year, ALI has returned P10.1 billion of direct capital to shareholders, 19% higher year-on-year. On a per-share basis, 2026 dividends reached P0.70, a 21% increase from the prior 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.

Ayala Land, Inc.
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